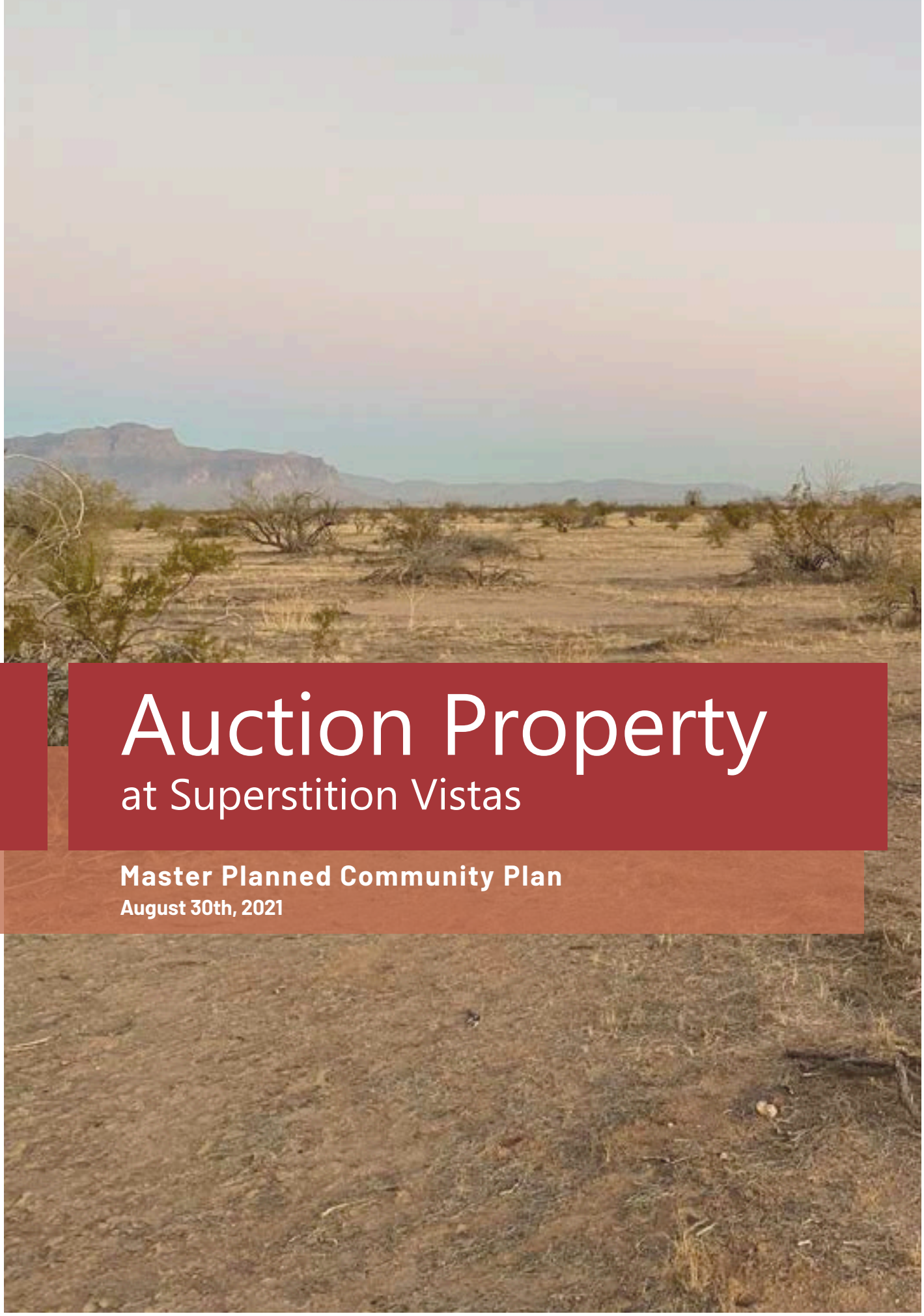

Auction Property
at Superstition Vistas

Master Planned Community Plan
August 30th, 2021

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Table of Contents

Table of Contents Continued

Exhibits and Appendices

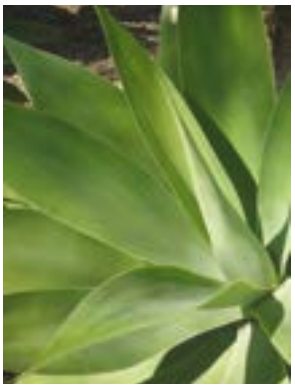
Exhibits and Appendices Continued

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." The Site is the largest contiguous parcel of land near a metropolitan area that is held in trust by the Arizona State Land Department (the "State Land Department").

Within the larger land area described, the State Land Department has identified approximately 8,090 acres (the "Site") of property for initial planning and entitlement efforts, which includes a portion of property north of Elliot Avenue outside of the Superstition Vistas, as shown on **Exhibit 1.1: Site** and **Exhibit 1.1: Site location within Superstition Vistas**. The Site is made up of two parcels, the first is approximately 2,783 acres of land auctioned by the State Land Department on November 4, 2020 for which D.R. Horton was the winning bidder (the "Auction Property" or "Property"), as shown on **Exhibit 1.1: Auction Property**. The second parcel consists of approximately 5,307 acres, which is being retained by the State Land Department for future disposition (the "Retained Property"), as shown on **Exhibit 1.1: Retained Property**. At the time of the auction, the Auction Property and portions of the Retained Property were situated in an unincorporated area of Pinal County. As the successful bidder at the auction, D.R. Horton accepted the responsibility to request annexation of the Auction Property and portions of the Retained Property into the municipal limits of the City of Apache Junction, an Arizona municipal corporation (the "City" or "Apache Junction"). The annexation application was filed with the Pinal County Recorder on December 22, 2020.



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

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

1.2 Applicant

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

1.3 Authority

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

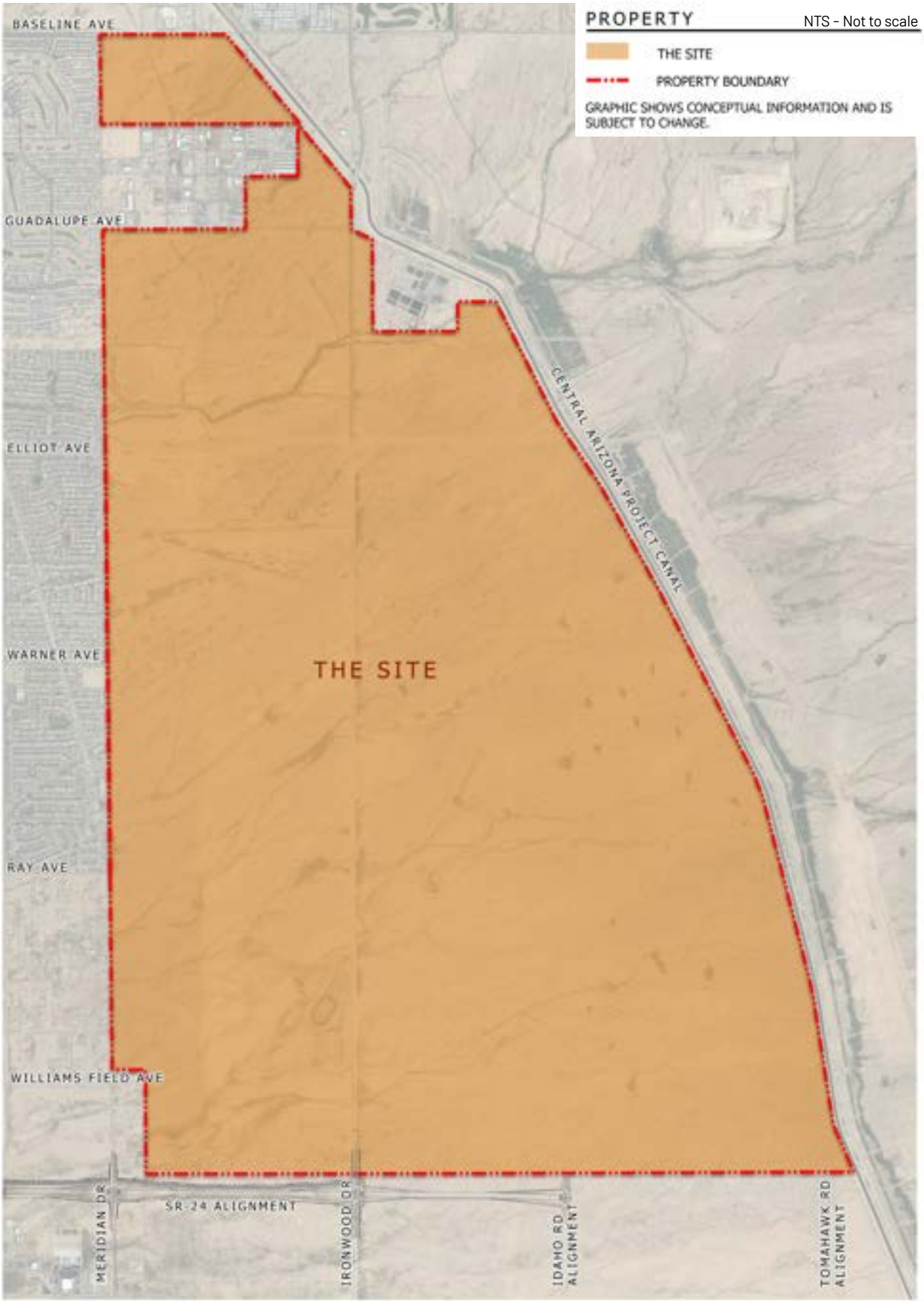
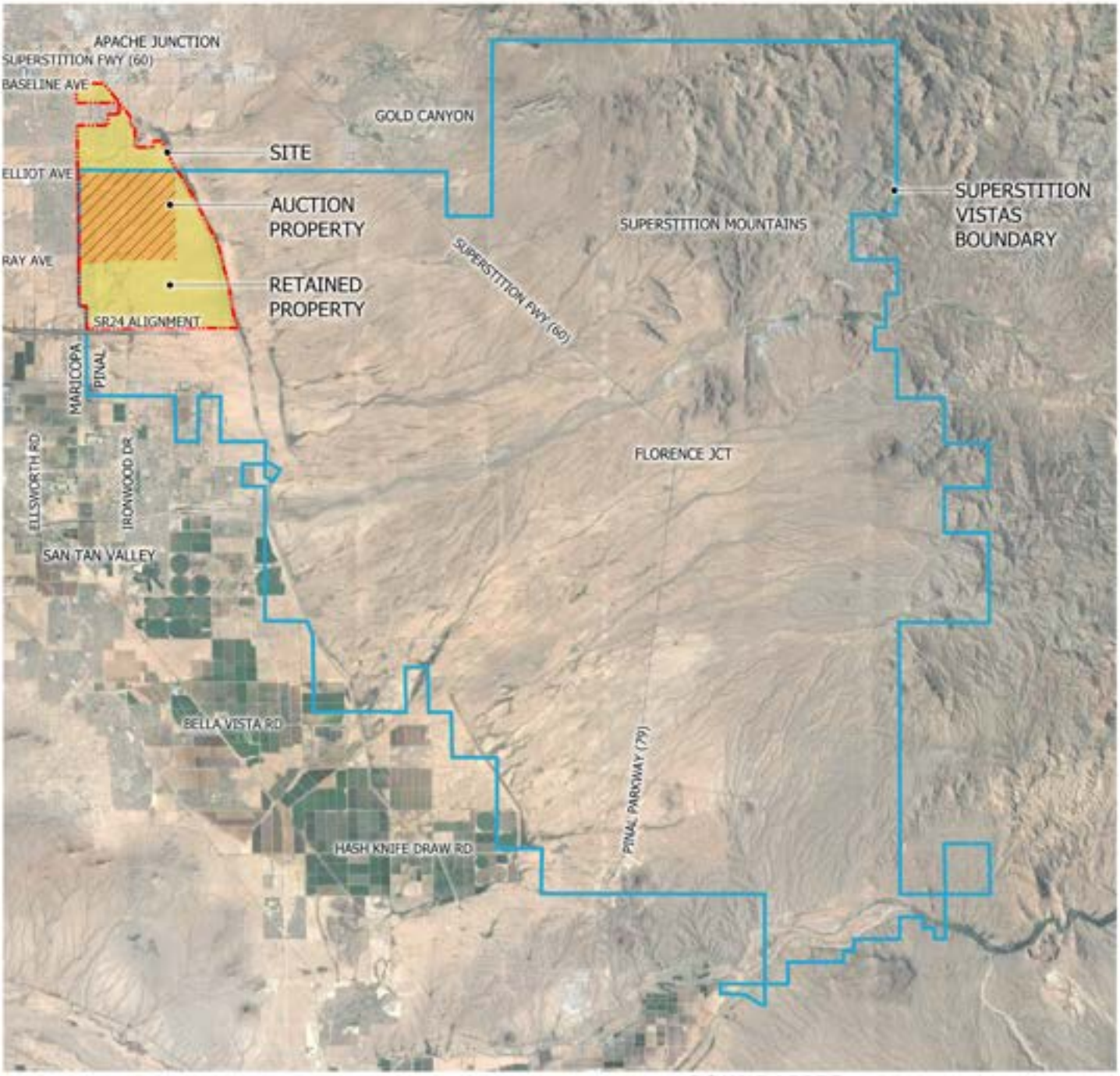


Exhibit 1.1.1: Site



SOURCE: ARIZONA STATE LAND DEPARTMENT
-SUPERSTITION VISTAS CONCEPTUAL PLAN

Exhibit 1.1.2: Site Property Location within Superstition Vistas

Exhibit 1.1.3: Auction Property

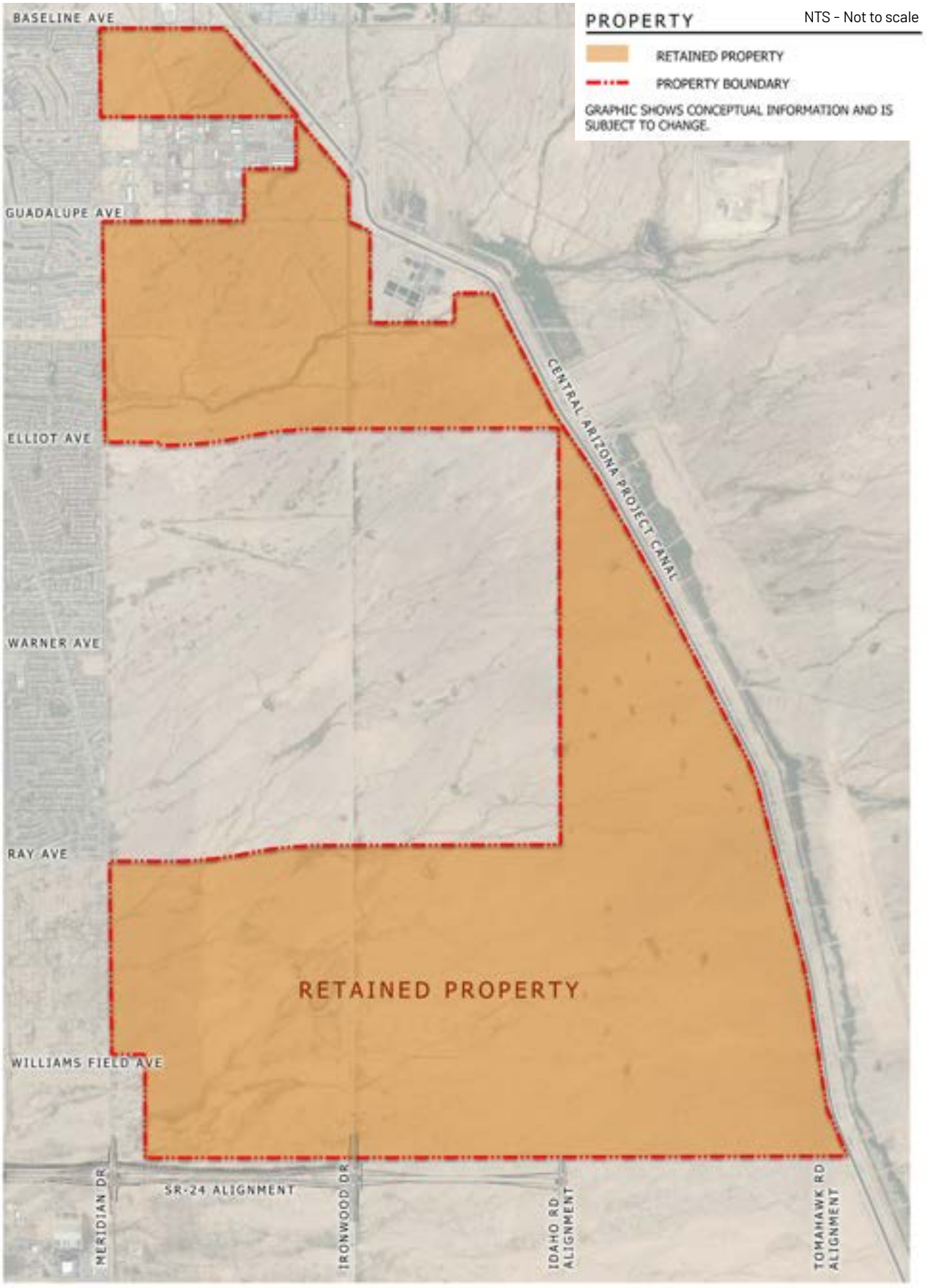


Exhibit 1.1.4: Retained Property

1.4 Vision

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

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

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

1.5 Purpose

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

1.6 Conformance with General Plan

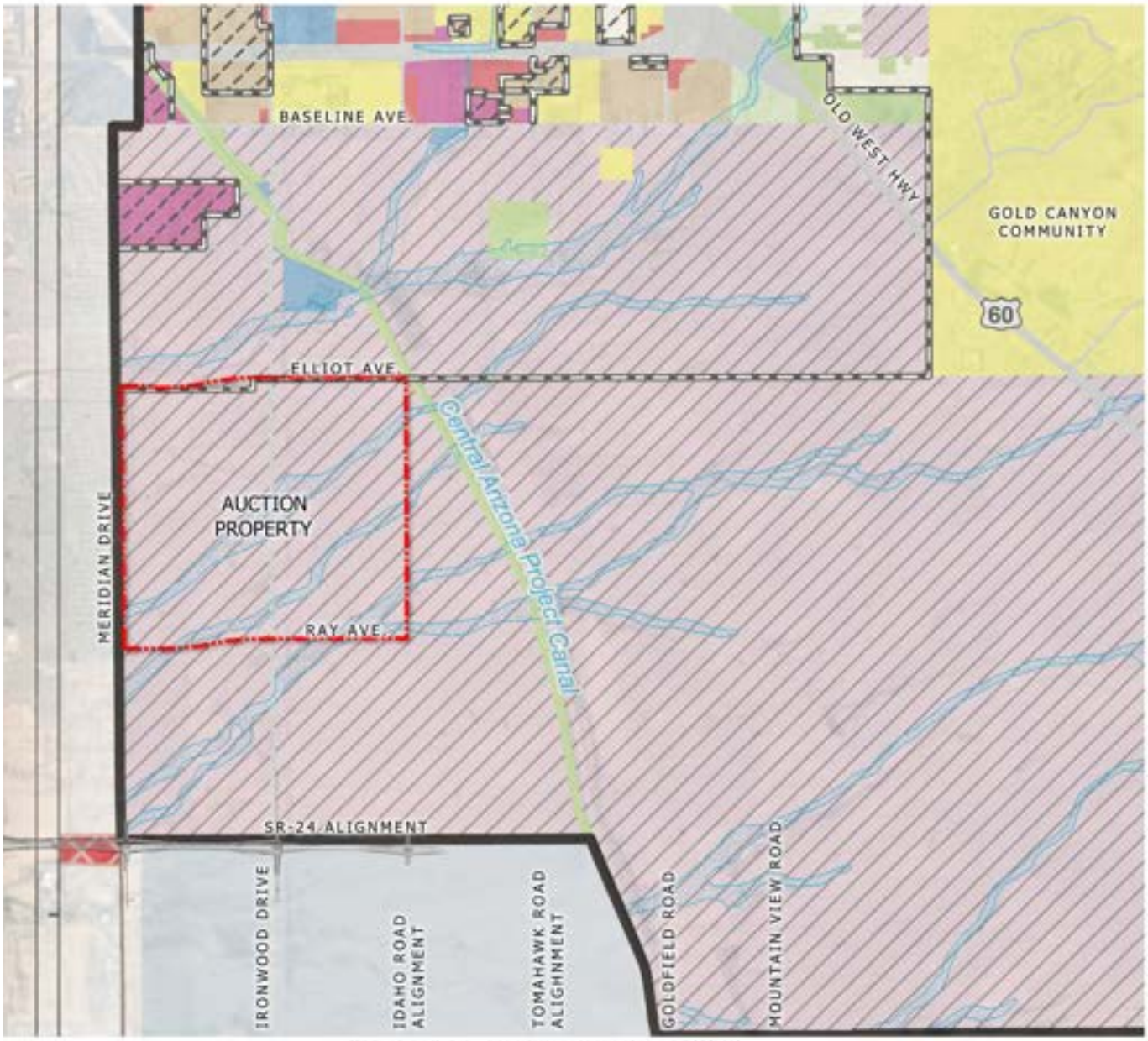
1.6.1 Vision

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

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

1.6.2 Role of General Plan and Relationship to Auction Property

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



GENERAL PLAN LAND USES

NTS - Not to scale

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

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

Exhibit 1.6.2: Existing General Plan Map

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 and implement strategies to utilize drainage for environmental benefits as described in **Section 3.7.10.2 Alternative Storm Water Management.**

GOAL 1.2: PROTECT DARK SKIES IN APACHE JUNCTION

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

RESPONSE

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

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

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

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

RESPONSE

Where appropriate, the Auction Property shall incorporate low impact development practices for stormwater management as described in **Section 3.7.10.2 Alternative Storm Water Management.**

ENVIRONMENTAL PLANNING CONTINUED

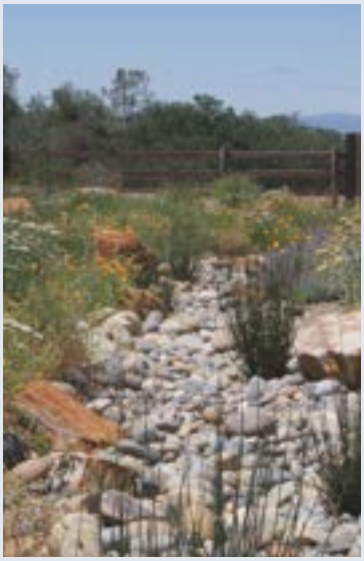
GOAL 1.4: CONSERVE EXISTING HABITAT, RECREATE HABITAT WHERE IT HAS BEEN DESTROYED AND PROVIDE NEW HABITATS WHERE APPROPRIATE

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

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

RESPONSE

The Auction Property is bounded by the Central Arizona Project canal and Vineyard Flood Retarding Structure ("FRS") on its eastern boundary. The washes which exist on the property have been impacted and cut-off by FRS upstream, and therefore, drainage will be rerouted through the property to convey historic flows and outlet flows at their pre-development location and condition to mitigate any negative impacts to downstream properties. Drainage through the Auction 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.



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

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

RESPONSE

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

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

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

RESPONSE

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

GOAL 1.7: PROTECT AND ENHANCE AIR QUALITY AND PUBLIC HEALTH

Policy: *Enforce regulations that reduce particulate air pollutants by:*
a. Continuing to participate with Maricopa Association of Governments ("MAG"), Central Arizona of Governments ("CAG") and Pinal County to implement regional air quality planning and implementation,

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

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

RESPONSE

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

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

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

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

RESPONSE

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

RECREATION AND OPEN SPACE

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

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

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

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

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

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

RESPONSE

The MPC includes criteria and requirements by which the need for trails, parks and open space will be determined. The quantity of trails, parks and open space will be defined at the time of preliminary subdivision plat or site plan submittal. **Section 3.6.9 Open Space and Parks Framework Plan.**

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

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

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

RESPONSE

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

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

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

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

RESPONSE

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

NEIGHBORHOOD PRESERVATION, REVITALIZATION, AND HOUSING

GOAL 3.4: INCORPORATE SUSTAINABLE PRACTICES IN ALL HOUSING DEVELOPMENT

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

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

RESPONSE

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

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

ECONOMIC DEVELOPMENT

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

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

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

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

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

RESPONSE

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

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

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

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

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

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 is south end, the overall site is well placed for future development.

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

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

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

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

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

RESPONSE

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

PUBLIC SAFETY, SERVICES, AND FACILITIES

GOAL 6.1: CONTINUE TO PROVIDE EXCELLENT POLICE AND FIRE SERVICES

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

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

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

RESPONSE

The Auction Property will support City police service through development fees, the opportunity for the City to locate a police presence near the library site, and the City's collected construction, property, and sales tax revenues from development on the Auction Property. A site for a fire station will be located within the Auction Property and provided to the fire district. 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 Development Agreement requires donation of a library site, significant arterial road improvements, and agreed upon public park improvements. Development on the Property will pay development fees as provided in the Development Agreement, including development fees for police and library facilities. Additionally, development on the Property will be responsible for regional water and sewer infrastructure. In sum, development on the Property will finance public facilities that, at a minimum, meet service levels for the City's existing residents.

GOAL 6.3: CONTINUE TO PROVIDE FOR STORMWATER MANAGEMENT

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

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

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

RESPONSE

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

GOAL 6.4: COMPREHENSIVE COMMUNITY PLANNING

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

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

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

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

RESPONSE

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

GOAL 6.5: SUPPORT CULTURAL FACILITIES

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

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

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

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

RESPONSE

The Auction Property will support the City's parks and library facilities through either direct contributions for libraries or by development 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.

GOAL 6.6: SUPPORT EDUCATIONAL FACILITIES

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

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

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

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

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

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

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

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

RESPONSE

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

CIRCULATION

GOAL 7.1: IDENTIFY AND PRIORITIZE TRANSPORTATION PROJECTS

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

Policy: *Adhere to the adopted Active Transportation Plan:*

a. Plan, design and construct in accordance with recommended lanes and street classification.

b. Planning, design and construction shall include recommended active transportation amenities.

c. Acquire necessary right-of-way to accommodate active transportation amenities.

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

RESPONSE

The Auction Property will provide for substantial street infrastructure improvements as the Property develops. Each Development Unit will reserve the opportunity to propose and finance infrastructure improvements through one or more CFDs. Transportation improvements shall follow those described within the approved Infrastructure Master Plans.

GOAL 7.3: PROMOTE REGIONAL TRANSPORTATION PLANNING

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

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

RESPONSE

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

CIRCULATION CONTINUED

GOAL 7.4: PROMOTE INTELLIGENT TRANSPORTATION SYSTEMS AND TECHNOLOGY ADVANCEMENTS

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

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

RESPONSE

The Auction Property provides for opportunities to employ new technologies and related practices such as including home options for electric vehicle charging.

AJ1H$_2$0 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 SMCFD (sewer district) and AJWD into a water and wastewater city utility department.*

RESPONSE

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

AJ1H$_2$0 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 Auction Property, through the Infrastructure Master Plans, evaluates the use and management of "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. The Auction Property shall incorporate low impact development practices for stormwater management as described in **Section 3.7.10.2 Alternative Storm Water Management.**

GROWTH AREA

GOAL 9.1: INCREASE THE CITY'S FINANCIAL SUSTAINABILITY

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

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

RESPONSE

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

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

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

GOAL 9.4: SUPPORT SUSTAINABLE GROWTH

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

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

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

RESPONSE

The Auction Property provides for opportunities to employ sustainable building practices, and where appropriate, shall incorporate low impact development practices for stormwater management as described in **Section 3.7.10.2 Alternative Storm Water Management.**

COST OF DEVELOPMENT, CAPITAL IMPROVEMENTS

GOAL 10.1: CONSIDER ALTERNATE FINANCIAL MECHANISMS

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

RESPONSE

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

GOAL 10.2: MAINTAIN OR ENHANCE PUBLIC SERVICE LEVELS

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

RESPONSE

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

COST OF DEVELOPMENT, CAPITAL IMPROVEMENTS CONTINUED

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

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

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

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

RESPONSE

The Auction Property will provide funding through various methods including the formation of one or more CFDs, development 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 10.6: 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 is south end, the overall site is well placed for future development.

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

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

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

LAND USE

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

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

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

RESPONSE

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

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

LAND USE

GOAL 11.2: PROVIDE A BALANCE OF USES THROUGHOUT THE COMMUNITY

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

Policy: *Provide incentives for desired uses.*

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

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

RESPONSE

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

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

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

LAND USE CONTINUED

GOAL 11.4: ENCOURAGE AND PROMOTE SUSTAINABLE LAND USE DEVELOPMENT

Policy: *Encourage use of green building standards.*

Policy: *Zoning regulations should include sustainable development standards.*

Policy: *Utilize city resources to promote sustainable awareness.*

RESPONSE

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

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

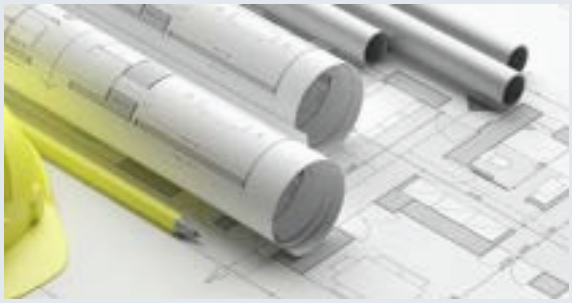
Policy: *Discourage new residential zoning adjacent to where existing or future aggregate operations are planned.*

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

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

RESPONSE

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



INTERGOVERNMENTAL COOPERATION

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

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

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

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

RESPONSE

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

INTERGOVERNMENTAL COOPERATION CONTINUED

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

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

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

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

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

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

RESPONSE

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

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

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

2. Site Conditions & Location

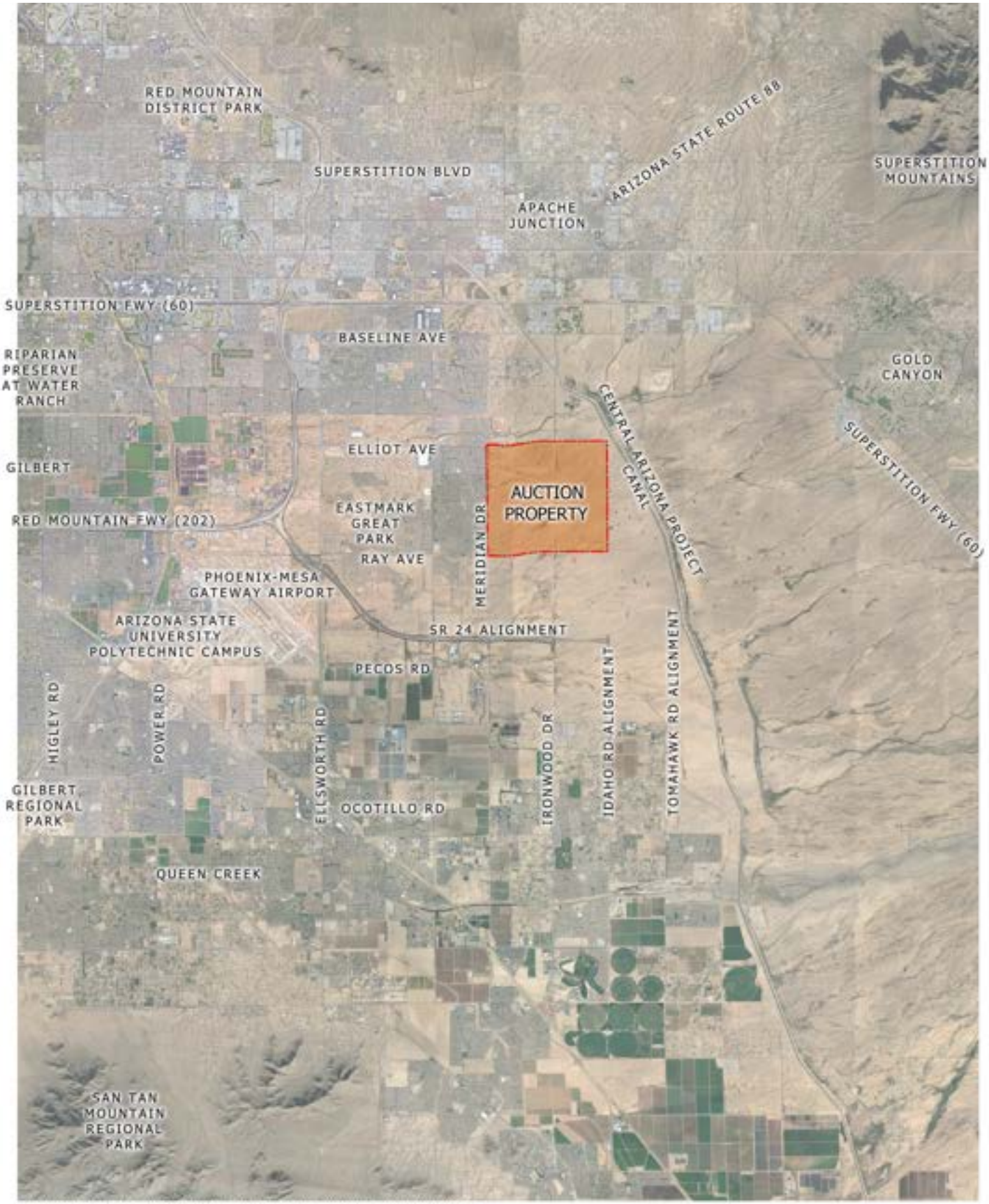
2.1 Regional Description

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

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





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

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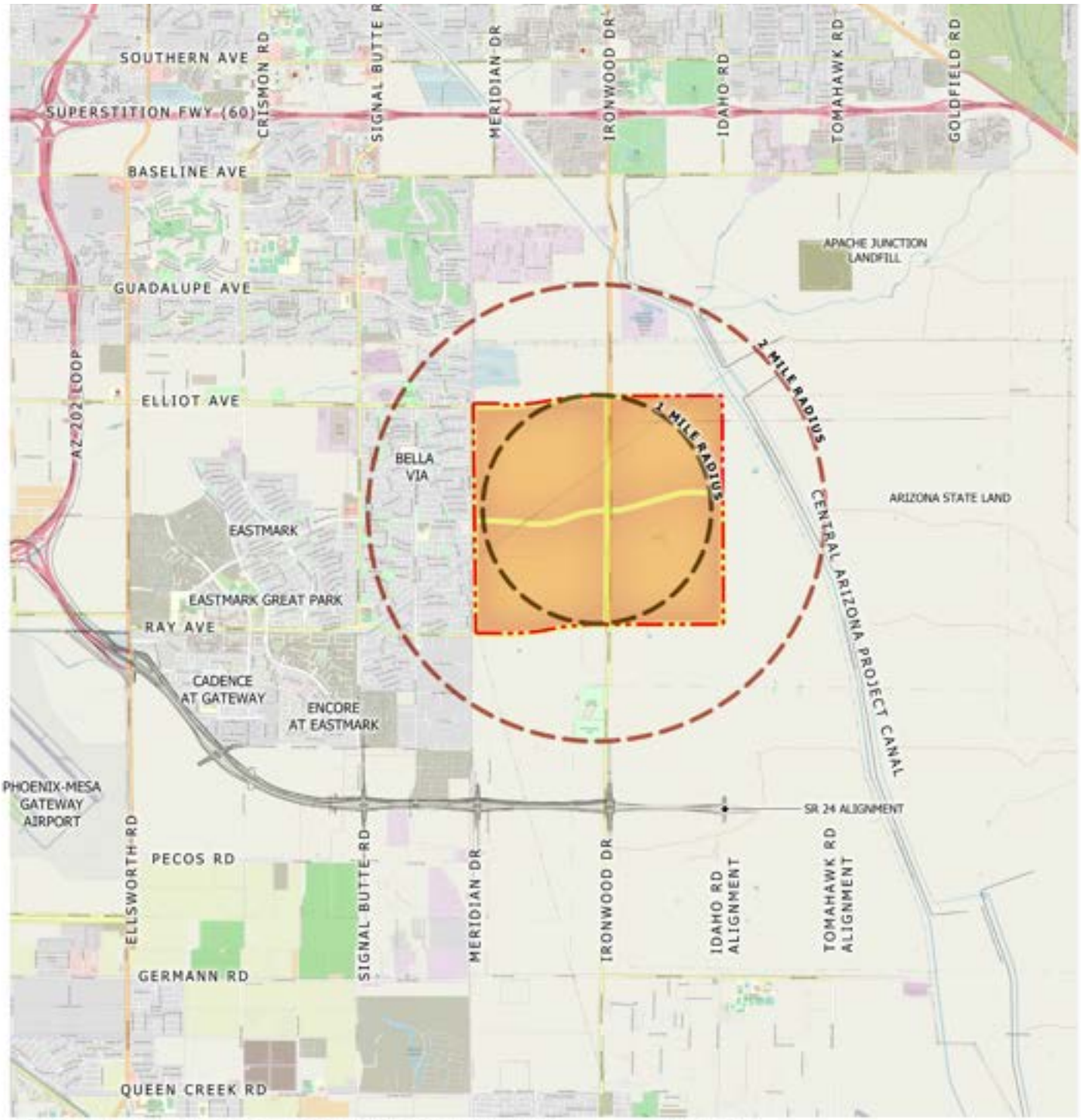


SOURCE: PINAL COUNTY ASSESSOR PARCEL VIEWER OPEN STREET MAP

NTS - Not to scale

LEGEND

- PROPERTY BOUNDARY
- AUCTION PROPERTY
- ROADS

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

2.2 Existing Site Conditions

The Auction Property is currently undeveloped land.

An existing perpetual right-of-way for Pinal County exists along the Ray 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 Drive. Right-of-way required for Meridian Drive 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 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: Section Map**.

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


Existing site view to the south.


Existing site view to the east.


Existing site view to the north.


Existing site view to the north.


Existing site view to the east.


Existing site view to the west.


Existing site view to the south.


Existing site view to the north.

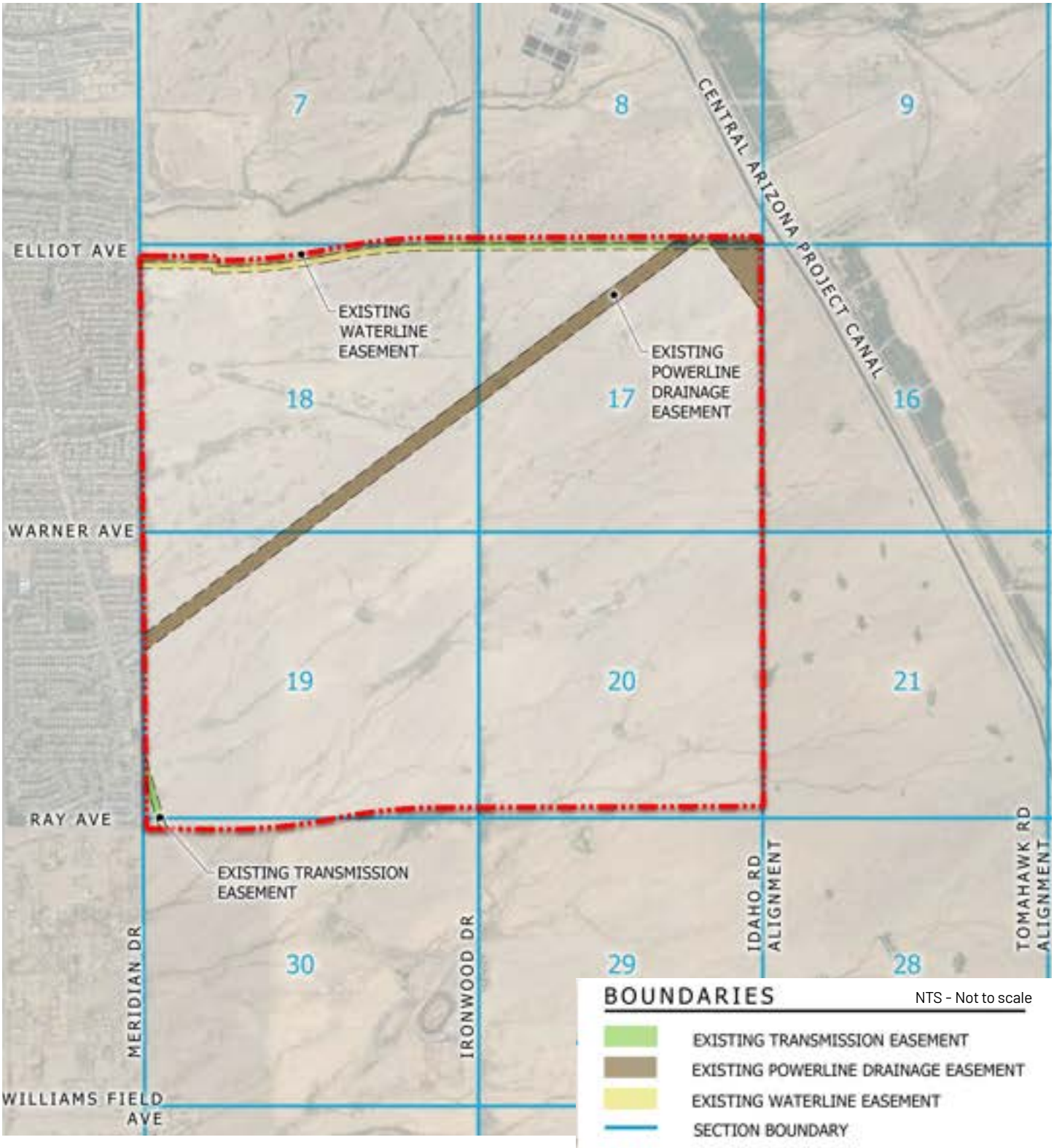
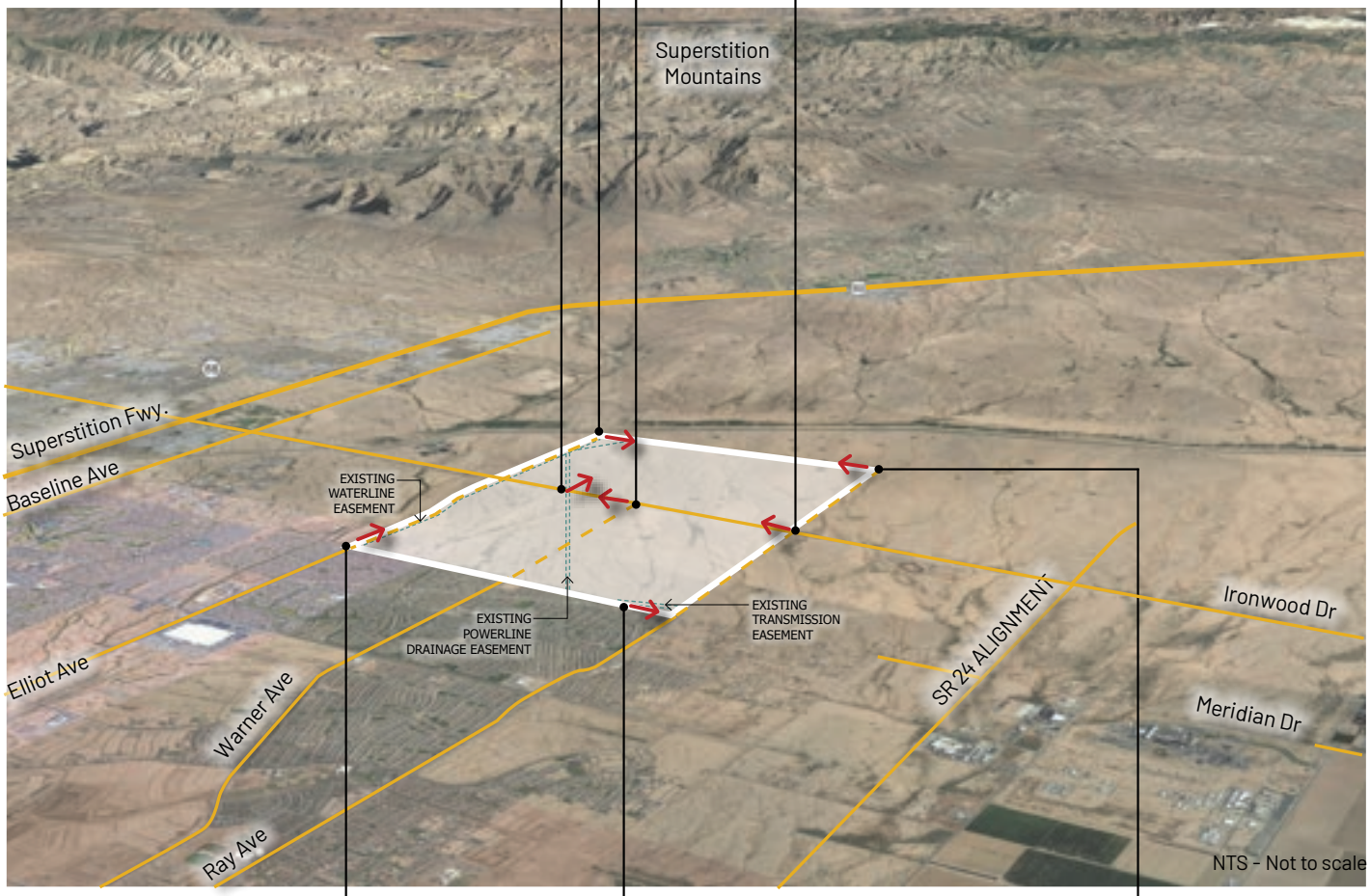


Exhibit 2.2.1: Section Map


Superstition Mountains
Superstition Fwy.
Baseline Ave
EXISTING WATERLINE EASEMENT
EXISTING POWERLINE DRAINAGE EASEMENT
EXISTING TRANSMISSION EASEMENT
Elliot Ave
Warner Ave
Ray Ave
SR 24 ALIGNMENT
Ironwood Dr
Meridian Dr
NTS - Not to scale

2.3 Existing & Proposed Entitlements

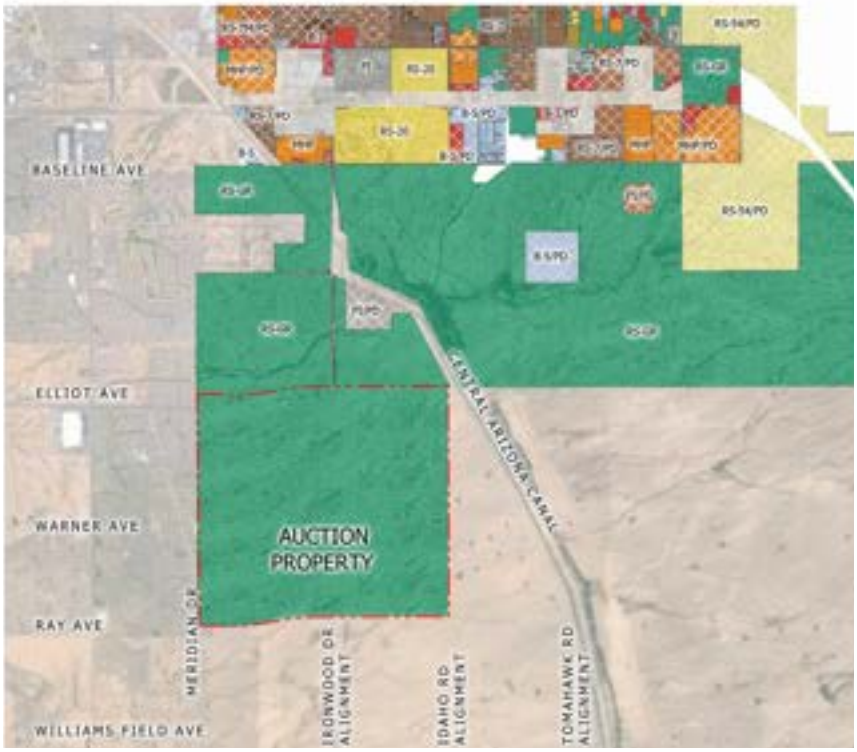
2.3.1 Site Entitlements

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

2.3.2 Proposed Entitlements

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

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



EXISTING ZONING

SOURCE: APACHE JUNCTION ZONING DISTRICTS
https://gis.apachejunctionaz.gov/portal/apps/webappviewer/index.html?id=051abe6845f64b53b7afd690c55c618e

NTS - Not to scale

PROPOSED ZONING

SOURCE: APACHE JUNCTION ZONING DISTRICTS
https://gis.apachejunctionaz.gov/portal/apps/webappviewer/index.html?id=051abe6845f64b53b7afd690c55c618e

NTS - Not to scale

3. Regulatory Framework

3.1 Purpose of the Request

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

3.1.1 Master Planned Community Plan

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

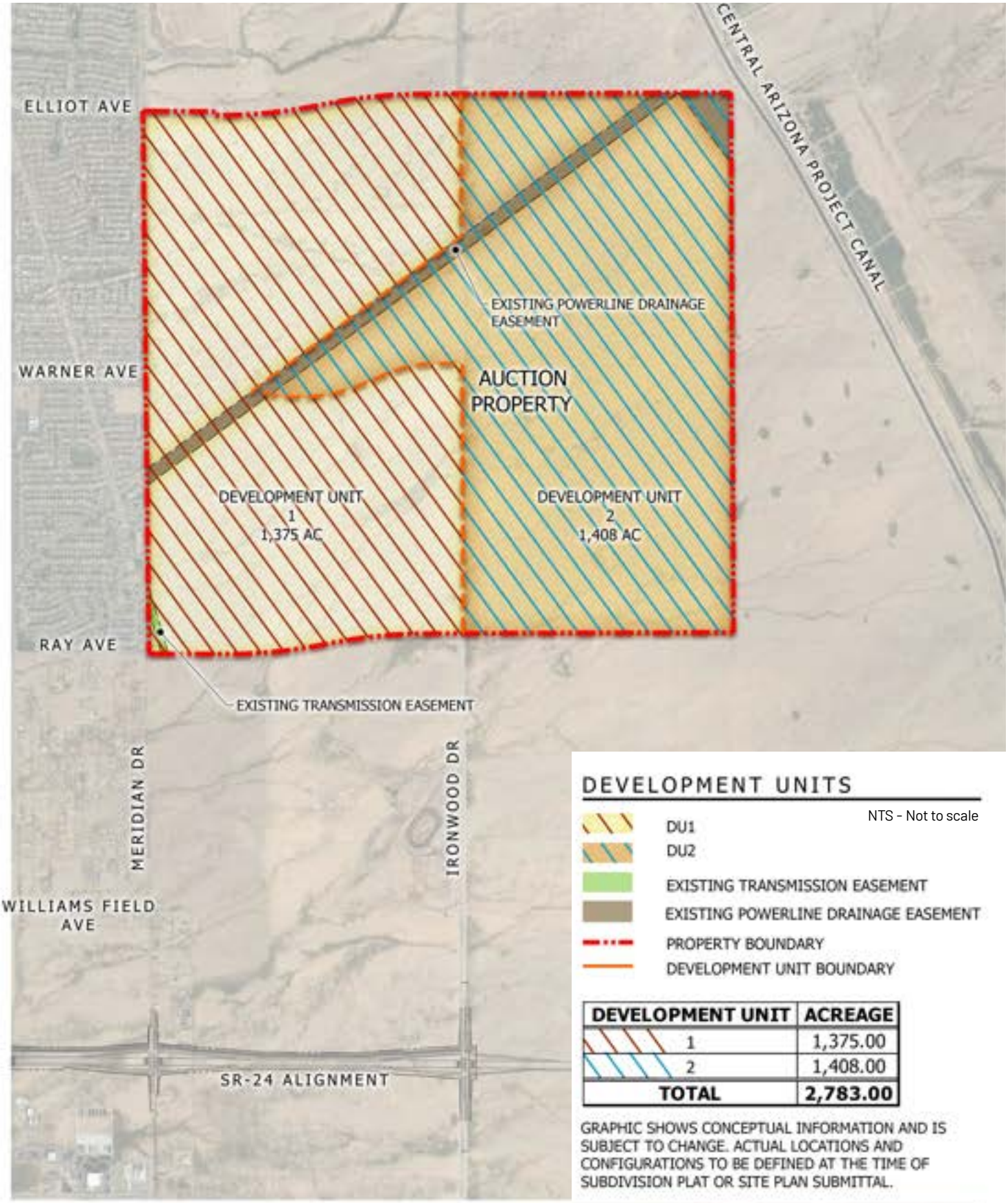
The Development Standards and Design Guidelines outlined within the MPC Plan are intended to be flexible in order to provide baseline development standards as well as alternative procedures to allow for the application of unique and creative approaches to the development of the Property with the goal of creating a high-quality environment that is responsive to changing and evolving conditions. The Development Standards and Design Guidelines are intended to provide for the integration of a wide variety of uses in relatively close proximity to each other and will guide development of the Property in a manner that achieves the overall vision for the Property. **Section 3.7: Development Standards and Design Guidelines**.

3.1.2 Development Unit Plan

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

3.1.3 Site Plans and Subdivision Plats

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



DEVELOPMENT UNIT	ACREAGE
1	1,375.00
2	1,408.00
TOTAL	**2,783.00**

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

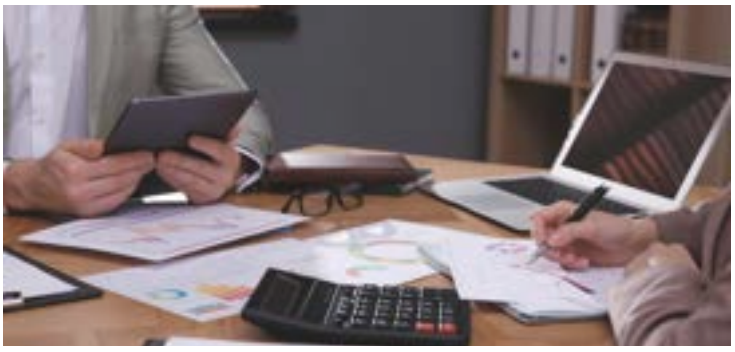
Exhibit 3.1.2: Development Unit Map

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 (primary monument sign locations only)

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 3.5.1 Land Use Budget**.
2. Designation of residential and non-residential uses in conformance with **Section 3.5.3 Permitted Uses**.
3. Street network including layout and geometry in conformance with **Section 3.6.3 Transportation Framework Plan** and **Section 3.7.4 Street Standards**.
4. Designation of park types, locations, and sizes as well as proposed programming in conformance with **Section 3.6.9 Open Space and Parks Framework Plan** and **Section 3.7.6 Open Space and Parks Guidelines**.
5. Provide calculations of proposed open space as described in **Section 3.6.9(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 3.6.10 Path and Trail Framework Plan** and **Section 3.7.7 Path and Trail Standards**.
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 3.6.11 Landscape Framework Plan** and **Section 3.7.8 Landscape Standards**.
8. Designation of lighting zones including light fixture types and locations per **Section 3.6.12 Lighting Plan** and **Section 3.7.12 Lighting Standards**.
9. Designation of known signage locations and types within the proposed subdivision plat area in conformance with **Section 3.6.13 Signage Plan** and **Section 3.7.13 Sign Regulations**. Where signage is not known, signage can be submitted at a later date following the requirements within **Section 3.7.13 Sign Regulations.**
10. Designation of wall locations and types including elevations and materials in conformance with **Section 3.6.14 Walls** and **Section 3.7.9 Wall Standards**.
11. Drainage report or narrative as a part of the stormwater management criteria described within **Section 3.7.10 Stormwater Drainage and Retention Standards**.

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 Master Developer ("Master Developer" shall be defined as stated within the Development Agreement) or an owner of land located within the Property. So long as the Master Developer owns any portion of the Auction Property, amendments requested by a property owner, other than the Master Developer, shall provide documentation that notice of such request has been approved by the Master Developer.

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 as interpreted by the Development Services Director. 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 (copied into Appendix A as a part of the MPC) 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 3.5.1.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 a Major Amendment 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 Master Developer or landowner has submitted a Minor Amendment request. The Development Services Director shall approve, approve with conditions, or deny the Minor Amendment and shall forward their decision to the Master Developer or 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 Master Developer or landowner within fifteen (15) calendar days of receiving notice of 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 a 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 Master Developer or 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**.

3.3 Interpretations

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

3.4 Development Agreement

The Development Agreement for the Auction Property ("Development Agreement") will be adopted in accordance with ARS 9-500.5.

3.5 Master Planned Community Plan

3.5.1 Land Use Budget

The Land Use Budget sets forth the maximum number of residential units, non-residential gross floor area and minimum open space area, based on gross area, for the Property as a whole, as shown on **Exhibit 3.5.1: Land Use Budget.** The intensity and density amounts have been initially allocated for the overall Property between the Development Unit's, 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 Master Developer or an owner of land located within the Property, may transfer intensity and density from one DU to another DU so long as the maximum intensity and density for the Property as a whole is not exceeded. Transfers requested by a property owner, other than the Master Developer, shall provide documentation that notice of such request has been provided to the Master Developer. Any proposed transfer shall demonstrate that there will be no overburden on the transportation system, or utility infrastructure as determined by the Development Services Director or, if applicable, the City Engineer or City Traffic Engineer, and District Engineer(s).

ii. A transfer of residential units and non-residential gross floor area between DU's will be documented by modifying the Land Use Budget to reflect the increase and decrease of intensity and density by DU.

iii. Land Use Budget transfers shall be either major or minor pursuant to the criteria specified below.

b. Major Land Use Budget Transfers:

i. A transfer request that exceeds the maximum permitted residential units or non-residential gross floor area as described within the Land Use Budget is a Major Land Use Budget Transfer.

ii. A Major Land Use Budget Transfer shall be processed as a Major Amendment to the MPC district, and shall be processed as such, pursuant to the Apache Junction City Code Volume II Land Development Code Chapter 1-16-6.

c. Minor Land Use Budget Transfers:

i. All other budget transfer requests that are not Major Land Use Budget Transfers shall be Minor Land Use Budget Transfers.

ii. A transfer request shall include brief description of the request as well as a revised Land Use Budget showing the requested transfer of residential units or non-residential gross floor area.

iii. If the transfer request is a Minor Land Use Budget Transfer, based on the criteria specified above, the Development Services Director may administratively act on the amendment to the Land Use Budget and attach related administrative approval thereto.

d. Density, Intensity and Open Space Tracking:

i. The Land Use Budget Tracking Table is utilized to track the progress of development within Development Units. Site plan or preliminary subdivision plat applications shall submit a Land Use Budget Tracking Table to the City with the application materials, as shown on **Exhibit 3.5.1: Land Use Budget Tracking Table**

ii. The Land Use Budget Tracking Table shall include the following information:

1. The Development Unit identification stating the maximum residential units and non-residential gross floor area permitted from the Land Use Budget, as shown on **Exhibit 3.5.1: Land Use Budget**;

2. Residential units and non-residential gross floor area as well as open space area for any existing subdivision or site plan within the same Development Unit that have been approved or submitted to the City;
3. Where there are existing subdivisions or site plans within the same Development Unit, calculations for the remaining residential units and non-residential gross floor area as well as open space area required before minimum area is reached within the Development Unit. Calculations shall be provided for the quantity of residential units and non-residential gross floor area remaining before the permitted maximum residential units or non-residential gross floor areas are reached;
4. Proposed residential units and/or non-residential gross floor area and open space area for each 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; and,
6. Based on the proposed preliminary subdivision plat or site plan, calculations for the remaining residential units and/or non-residential gross floor area, and the residential units and/or non-residential gross floor area remaining before the permitted maximum residential units or non-residential gross floor areas are reached.
7. The completed Land Use Budget Tracking Table must be filed with the City prior to the approval of a Final Plat or Site Plan.

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

1. Maximum combined number of units allowed within Development Units 1 & 2

2. Maximum combined non-residential gross floor area allowed within Development Units 1 & 2

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

3.5.2 Development Units

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

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

The aggregate of all 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 3.5.1: Land Use Budget**

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 Property.

3.5.3 Permitted Uses

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

3.5.3.1Residential Uses

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

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

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

- SF-5 (4-8 du/ac)
- SF-2 (6-16 du/ac)

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

- MF-1 (8-16 du/ac) This development category shall be utilized for multi-family development where building configurations are primarily detached with some attached in smaller building masses and the overall building heights are generally less than three (3) stories in height.

- MF-2 (14-31 du/ac) This development category shall be utilized for multi-family development where building configurations are primarily attached in larger building masses and the overall building heights are generally two (2) story or three (3) stories in height.
- MF-3 (26-40 du/ac) This development category shall be utilized for multi-family development where building configurations are attached and the building masses continuous and larger in scale. The building heights are generally three (3) stories or (4) four stories in height.

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

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

P = Permitted

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

Residential Use Regulations							
USE/STRUCTURE TYPE	SF- 10	SF-7	SF-5	SF-2	MF-1	MF-2	MF-3
Single-Family Detached Conventional Housing	P	P	P	P	AUP	AUP	AUP
Multi-Family Residential Housing	NP	NP	NP	NP	P	P	P
Mixed Use Commercial and Multi-Family[14]	NP	NP	NP	NP	NP	P	P
Boarding House	NP	NP	NP	NP	CUP	CUP	CUP
Child Care Homes[1]	AUP	AUP	AUP	AUP	AUP	AUP	AUP
Personal Caretaker Unit[2]	AUP	AUP	AUP	AUP	NP	NP	NP
Accessory Dwelling Unit[3]	AUP	AUP	AUP	AUP	NP	NP	NP
Temp. Living Quarters During Construction	NP	NP	NP	NP	NP	NP	NP
Public/Private Schools K to 12[11]	P	P	P	P	P	P	P
Religious Institutions	P	P	P	P	P	P	P
Civic Uses and Structures	P	P	P	P	P	P	P
Above Ground Utilities[4]	AUP	AUP	AUP	AUP	AUP	AUP	AUP
Telecom Facilities	CUP	CUP	CUP	CUP	CUP	CUP	CUP
Model Homes[5]	AUP	AUP	AUP	AUP	AUP	AUP	AUP
Detached Garages[6]	P	P	P	P	P	P	P
Accessory Structures[6] (except cargo cont.)	P	P	P	P	P	P	P
Equestrian Activities (private)[7]	P	NP	NP	NP	NP	NP	NP
Non-Commercial Agriculture and Grazing[8]	P	P	P	P	P	P	P
Recreational (Indoor and Outdoor)	NP	NP	NP	NP	CUP	CUP	CUP
Solar Panels[9]	P	P	P	P	P	P	P
Alternate (non-solar) Energy Technologies[9]	CUP	CUP	CUP	CUP	CUP	CUP	CUP
Subdivision and HOA Activities	P, See Footnote #10						
Animal Keeping	See Vol. II, § 1-6-17 of Apache Junction City Code Volume II Land Development Code						
Temporary Uses and Structures	See Vol. II, § 1-6-23 of Apache Junction City Code Volume II Land Development Code						
Home Occupations	See Vol. II, § 1-6-6						
Swimming Pools and Sports Courts	See Vol. II, § 1-6-11 of Apache Junction City Code Volume II Land Development Code						
Cargo Containers[12]	See Vol. II, § 1-6-8 of Apache Junction City Code Volume II Land Development Code						
Outdoor Storage[13]	See Vol. II, § 1-6-9 of Apache Junction City Code Volume II Land Development Code						
Group Care Homes	See Vol. II, § 1-6-10 of Apache Junction City Code Volume II Land Development Code						

Residential Use Regulations Table Notes

P = Permitted use by right.

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

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

NP = Prohibited uses

1. This classification includes home based nursery schools, preschools, and day care facilities for children through the age of 12 licensed by the State of Arizona. The maximum amount of non-resident children allowed on-site is 6 or less.
2. See Vol. II, § 1-6-20 of Apache Junction City Code Volume II Land Development Code for personal caretaker unit regulations.
3. See Vol. II, § 1-6-19 of Apache Junction City Code Volume II Land Development Code for accessory dwelling unit regulations.
4. Above ground utilities shall be limited to transformers, switches, signal control boxes, power lines over 12Kv, sub stations, pump stations or other similar utility services. See Vol. II, § 1-6-21 of Apache Junction City Code Volume II Land Development Code regarding regulations for utility installations.
5. See Vol. II, Article 1-17 of Apache Junction City Code Volume II Land Development Code regarding model home definition and restriction.
6. See Vol. II, § 1-6-5 of Apache Junction City Code Volume II Land Development Code for accessory structure regulations.

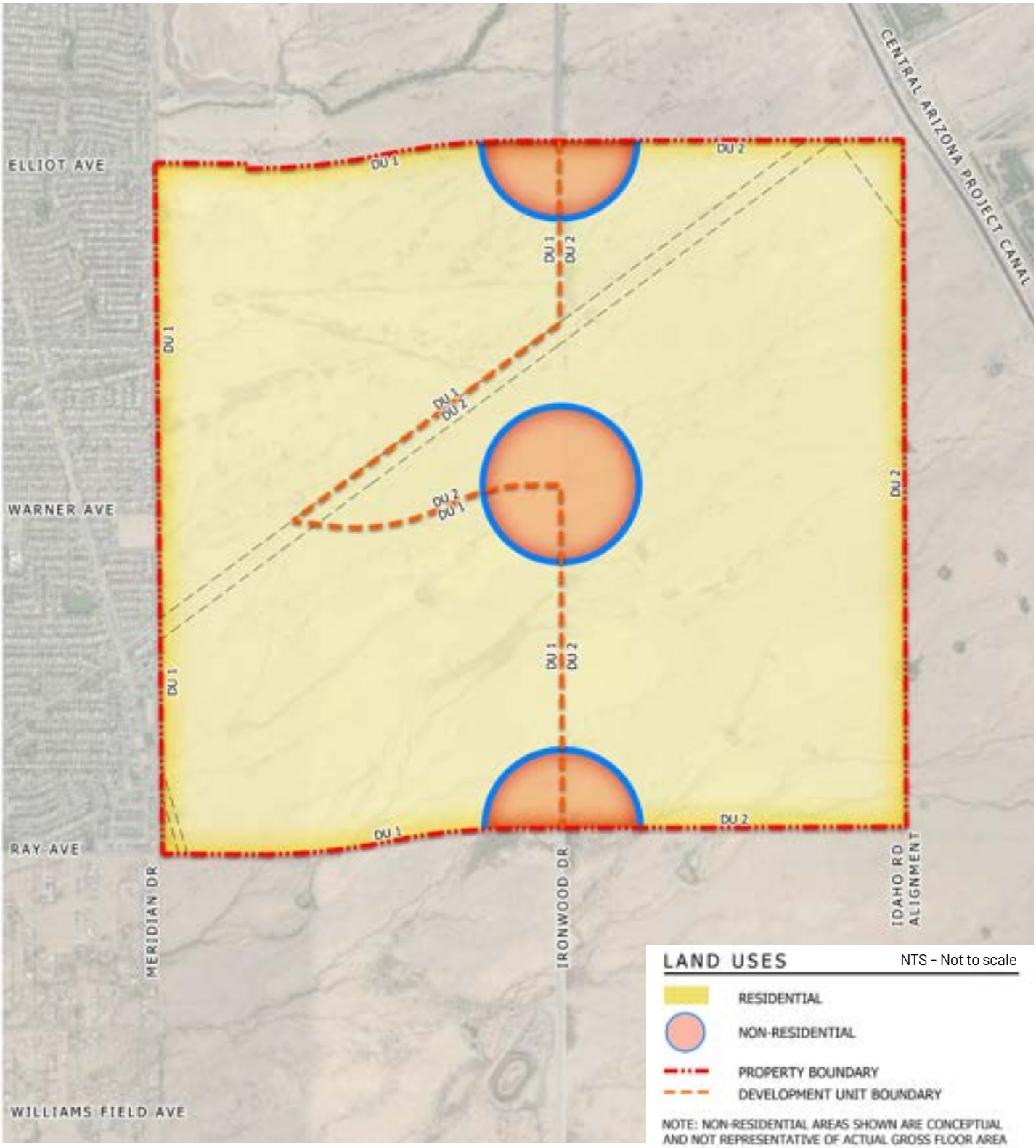
7. The keeping of horses for private use requires a minimum of 1.25 grass acres, with no more than 2 horses per gross acre. See Vol. II, § 1-6-7 of Apache Junction City Code Volume II Land Development Code for further equestrian regulations.
8. See Vol. II, § 1-6-18 of Apache Junction City Code Volume II Land Development Code for agriculture use regulations.
9. See Vol. II, § 1-6-16 of Apache Junction City Code Volume II Land Development Code for alternative energy technologies regulations.
10. Ancillary retail sales and special events/activities intended for subdivision residents only shall be permitted by right.
11. Public and private schools shall be permitted by right unless pre-empted by state law. Charter schools located on single-family zoned properties less than 1-acre in size shall be prohibited.
12. Cargo containers shall be limited to ancillary uses such as architectural features or as a primary components in creative modular designs.
13. No outdoor storage that is visible from the public, neighboring properties, or which causes a public health, safety, or public nuisance will be allowed.
14. Mixed use with commercial uses allowed only on first and second floor. Multi-family residential uses allowed on all floors.

3.5.3.2 Non-Residential Uses

The Property includes proposed locations for Non-Residential uses as shown on **Exhibit 3.5.3: Residential & Non-Residential Intensity Plan**. The Non-Residential Uses are also defined as "Commercial Uses" and may vary from smaller more localized neighborhood services such as a dry cleaner or restaurants, to larger services such as a grocery store or other anchor tenant. The actual location and size of proposed Commercial Uses will be determined at the time of site plan submittal. Development categories permitted in the Commercial Use areas and the individual uses permitted are as identified and defined in the Non-Residential Use Regulations on **Exhibit 3.5.3.2: Non-Residential Use Regulations** for each of the following broad categories of use:

- C-1 This development category generally includes small to medium scale retail, office, service, and entertainment uses under 50,000 square feet per user or standalone building.
- C-2 This development category generally includes medium scale retail, office, service, and entertainment uses 50,001 -150,000 square feet per user or standalone building

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


ELLIOT AVE
WARNER AVE
RAY AVE
WILLIAMS FIELD AVE
MERIDIAN DR
IRONWOOD DR
IDAHO RD ALIGNMENT
CENTRAL ARIZONA PROJECT CANAL
DU 1
DU 2
LAND USES
NTS - Not to scale
RESIDENTIAL
NON-RESIDENTIAL
PROPERTY BOUNDARY
DEVELOPMENT UNIT BOUNDARY
NOTE: NON-RESIDENTIAL AREAS SHOWN ARE CONCEPTUAL AND NOT REPRESENTATIVE OF ACTUAL GROSS FLOOR AREA OR ACREAGE OF PROPERTY. ACTUAL ACREAGE AND GROSS FLOOR AREA TO BE DETERMINED AT FINAL SITE PLAN.
GRAPHIC SHOWS CONCEPTUAL INFORMATION AND IS SUBJECT TO CHANGE. ACTUAL LOCATIONS AND CONFIGURATIONS TO BE DEFINED AT THE TIME OF SUBDIVISION PLAT OR SITE PLAN SUBMITTAL.

Non-Residential Use Regulations			
USE CATEGORY	**SPECIFIC USE TYPE[1]**	**C-1**	**C-2**
Retail Trade (NAICS Code 44- 45)	New and Used Vehicle Sales	NP	NP
	New and Used Vehicle Service/Repair	P	P
	RV Sales/Service/Repair	NP	NP
	Manufactured/Mobile Home Sales	NP	NP
	Boat, ATV & Motorcycle Sales/Service	NP	NP
	Semi-Truck Service/Repair	NP	NP
	Semi-Truck Stop	NP	NP
	Automotive Parts and Accessory Sales	P	P
	Furniture and Home Furnishing Sales	P	P
	Electronics and Appliance Sales/Repair	P	P
Retail Trade (NAICS Code 44- 45)	Building Materials and Supplies Sales (Indoors)	P	P
	Building Materials and Supplies Sales (Indoors and/or Outdoors)	NP	NP
	Lawn and Garden Equipment/Supply Sales	P	P
	Feed and Fertilizer Sales	NP	NP
	Nursery/Greenhouses with On-Site Sales	P	P
	Grocery, Convenience, Department Stores	P	P
	Shopping Centers	P	P
	Specialty Retail Stores	P	P
	Beer, Wine and Liquor Sales	P	P
	Health, Pharmacy and Personal Care Sales	P	P
	Gasoline Stations	P	P
	Gasoline Stations with Convenience Store	P	P
	Clothing and Accessories	P	P
	Jewelry, Luggage and Leather Sales	P	P
Retail Trade (NAICS Code 44- 45)	Sporting Goods, Hobby, Books and Music Sales	P	P
	Department Stores and Warehouse Clubs	P	P
	Florist and Novelty Gift Sales	P	P
	Office Supply Sales	P	P
	Pet and Pet Supply Sales	P	P
	Art and Craft Sales	P	P
	Tobacco Sales	P	P
	Electronic Shopping and Mail- Order Sales	P	P
	Vending Machine Sales	P	P
	Bottled Gas Dealers[4]	NP	NP
	Coal, Firewood and Biofuel Sales	NP	NP
	Bakery Sales (baking for store sales only)	P	P
	Medical Marijuana Facilities	NP	NP
	Recreational Marijuana Facilities	NP	NP
	Swap Meets	NP	NP
	Farmers Markets	P	P

Non-Residential Use Regulations Continued			
USE CATEGORY	**SPECIFIC USE TYPE[1]**	**C-1**	**C-2**
Retail Trade (NAICS Code 44- 45)	Pawn Shops	NP	CUP
	Retail Carts and Kiosks	AUP	AUP
	Printing Shop	P	P
Finance and Insurance (NAICS Code 52)	Finance and Insurance Office/Sales/Brokers	P	P
	Banks and Credit Unions	P	P
	Financing Sales	P	P
	Securities/Commodities Office/Sales/Exchanges	P	P
Real Estate, Rental and Leasing (NAICS Code 53)	Real Estate Office, Agents and Brokers	P	P
	Vehicle Rental and Leasing	NP	CUP
	Machinery and Equip. Rental (Indoor)	NP	NP
	Machinery and Equipment Rental (Indoor/Outdoor)	NP	NP
Professional, Scientific and Tech. (NAICS Code 54)	Legal and Accounting	P	P
	Engineering/Surveying	P	P
	Architectural	P	P
	Planning and Design	P	P
	Consulting	P	P
	Scientific Research	P	P
	Advertising and Public Relations	P	P
	Photography	P	P
	Veterinary	P	P
Education Services (NAICS Code 61)	All Types of Schools	P	P
	Educational Support Services	P	P
Health Care and Social Assistance (NAICS Code 62)	Physicians, Dental and Health Practitioners	P	P
	Outpatient Care Centers	P	P
	Medical and Diagnostic Labs	P	P
	Home Health Care Services	P	P
	Ambulatory Health Care Services	P	P
	Blood and Organ Banks	NP	P
	General Medical and Surgical Hospitals	NP	P
	Psychiatric & Substance Abuse Facilities	NP	P
	Nursing and Residential Care Facilities	P	P
	Individual and Family Care Services	P	P
	Homeless Shelter	NP	NP
	Community Food and Relief Services	NP	NP
	Vocational Rehab Services	P	P
	Child Day Care Services	P	P

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

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

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

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

Non-Residential Use Regulations Continued			
USE CATEGORY	**SPECIFIC USE TYPE[1]**	**C-1**	**C-2**
Misc. Uses, Structures & Installations	Solar Panels[3]	CUP	CUP
	Alternate Energy Production Facilities[3]	CUP	CUP
	Waste Tire Collection and/or Storage	NP	NP
	Adult Oriented Uses	NP	NP
	Outdoor Storage and Outdoor Activities[5]	NP	NP
	Helipads	CUP	CUP
	Temp. Uses/Structures	See Vol. II, § 1-6-23 of Apache Junction City Code Volume II Land Development Code	
	Signs	See Vol. II, Article 1-11 of Apache Junction City Code Volume II Land Development Code	
	Lighting	See Vol. II, Article 1-10 of Apache Junction City Code Volume II Land Development Code	
	Landscaping	See Vol. II, Article 1-8 of Apache Junction City Code Volume II Land Development Code	
	Parking	See Vol. II, Article 1-7 of Apache Junction City Code Volume II Land Development Code	
	Fences/Walls	See Vol. II, § 1-6-3 of Apache Junction City Code Volume II Land Development Code	
	Mobile Food Services	See Vol. II, § 1-6-23 of Apache Junction City Code Volume II Land Development Code	
	Cargo Containers[6]	See Vol. II, § 1-6-8 of Apache Junction City Code Volume II Land Development Code	

Non-Residential Use Regulation Table Notes

P = Permitted use by right. A Yes indicates that the listed use is permitted by-right within the respective zoning district.
CUP = Conditional use permit. A CUP indicates that the listed use is permitted within the respective zoning district only after review and approval of a conditional use permit, in accordance with the review and approval procedures of Vol. II § 1-16-12(D) of Apache Junction City Code Volume II Land Development Code.
AUP = Administrative use permit. An AUP indicates that the use and/or structure is permitted within the respective zoning district following review and approval of an administrative permit by the Development Services Director or designee in accordance with Vol. II § 1-16-12(C) of Apache Junction City Code Volume II Land Development Code.
NP = Prohibited uses. A No indicates that the listed use type is expressly not allowed within the respective zoning district.

Footnotes:
1. Definitions and/or descriptions of these uses are provided in the North American Industry Classification System ("NAICS"). The MPC will use the NAICS classification system to assist with defining and interpreting non-residential uses. Where NAICS definitions are not provided or unclear, the Zoning Administrator shall be responsible for interpretation.
2. An ancillary manufacturing use is a subsidiary or secondary use or operation connected to the main use of a building. Ancillary manufacturing uses identified in manufacturing sectors 31-33 of the 2012 North American Industry Classification System ("NAICS") shall be allowed in the C-1 or C-2 zoning districts if incidental and subordinate to the primary retail, office, public or quasi/public use, provided that not more than 50%, up to a maximum of 1,500 square feet, of the floor area of the business is engaged in these ancillary manufacturing activities. No outside manufacturing, processing, repair or equipment/inventory storage shall be allowed for ancillary uses (see Vol. II, § 1-6-26 of Apache Junction City Code Volume II Land Development Code).
Ancillary manufacturing uses proposed to be greater than 1,500 square feet and/or 50% of the total floor area may be approved as a conditional use by the Planning and Zoning Commission (see Vol. II, § 1-6-26 of Apache Junction City Code Volume II Land Development Code).
3. See Vol. II, § 1-6-16 (B) of Apache Junction City Code Volume II Land Development Code for alternate energy production regulations.
4. Bottle gas dealers are not perimeter except as incidental to gas stations and convenience stores.
5. See Vol. II, § 1-6-9 of Apache Junction City Code Volume II Land Development Code for Outdoor Storage and Outdoor Activities.
6. Cargo containers shall be limited to ancillary uses such as architectural features or as a primary components in creative modular designs.

3.5.4 Infrastructure Master Plans

Master reports for infrastructure have been developed for the Site which support the Land Use Budget as shown on **Exhibit 3.5.1: Land Use Budget**. They provide an overview of the community-wide infrastructure plans for the Auction Property. A description of the Infrastructure Master Plans is provided hereafter and is included for reference and convenience only.

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

As development phases are identified, a "Basis of Design Report" shall be prepared as further described in **Section 3.6 Development Unit Plan**. 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.

3.5.4.1Master Water Plan

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

3.5.4.2 Wastewater Infrastructure Master Plan

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

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

3.5.4.3 Non-Potable Water Infrastructure Master Plan

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

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

3.5.4.4 Master Drainage Plan

The Master Drainage Plan identifies, quantifies, and maps drainage constraints within the Site. The Master Drainage Plan presents a hydrologic and conceptual hydraulic analysis of the Site's drainage system, including mapped floodplains. This includes showing the general direction of storm water runoff and how the on-site and off-site drainage will be handled.

3.5.4.5 Master Transportation Plan

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

3.5.5 Utilities

3.5.5.1 Electric

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

3.5.5.2 Telephone and Cable

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

3.5.5.3 Natural Gas

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

3.5.5.4 Solid Waste Disposal

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

3.5.6 Maintenance of Streets & Common Areas

3.5.6.1Homeowner's Association

Some streets within the Property will be public and others will be private. Public and private streets will be constructed in accordance with **Section 3.7 Development Standards and Design Guidelines**. All common areas on the Property that are owned by a Homeowner's Association ("HOA"), including private streets, will be maintained by an HOA. Any public street improvements or other improvements such as parks or public facilities which occur on public land, shall be maintained by the City or other designated public entity.

3.6 Development Unit Plan

The Development Unit Plan includes a series of exhibits with supporting narrative, which generally describe the location of residential and non-residential uses, vehicular and pedestrian connections, parks and open space, landscape character as well as establish an overall aesthetic character for the Development Unit. The following materials, as described hereafter, shall be a part of the Development Unit Plan.

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

3.6.1 Opportunities and Constraints Plan

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

3.6.2 Development Unit Framework Plan

The Development Unit Framework Plan provides an overall vision for each Development Unit. The plan conceptually shows how the Development Units connect to one another through the planned street network and open space network. Additionally, approximate locations of commercial, public facilities and parks are shown to provide context of proposed features. Each Development Unit Framework Plan will be further refined, and specific information for the location and size of proposed improvements provided at the time of preliminary subdivision plat or site plan submittal. **Exhibit 3.6.2 Development Unit Framework Plan – DU 1** and **Exhibit 3.6.2 Development Unit Framework Plan – DU2.**

OPPORTUNITIES & CONSTRAINTS

EXISTING EASEMENT

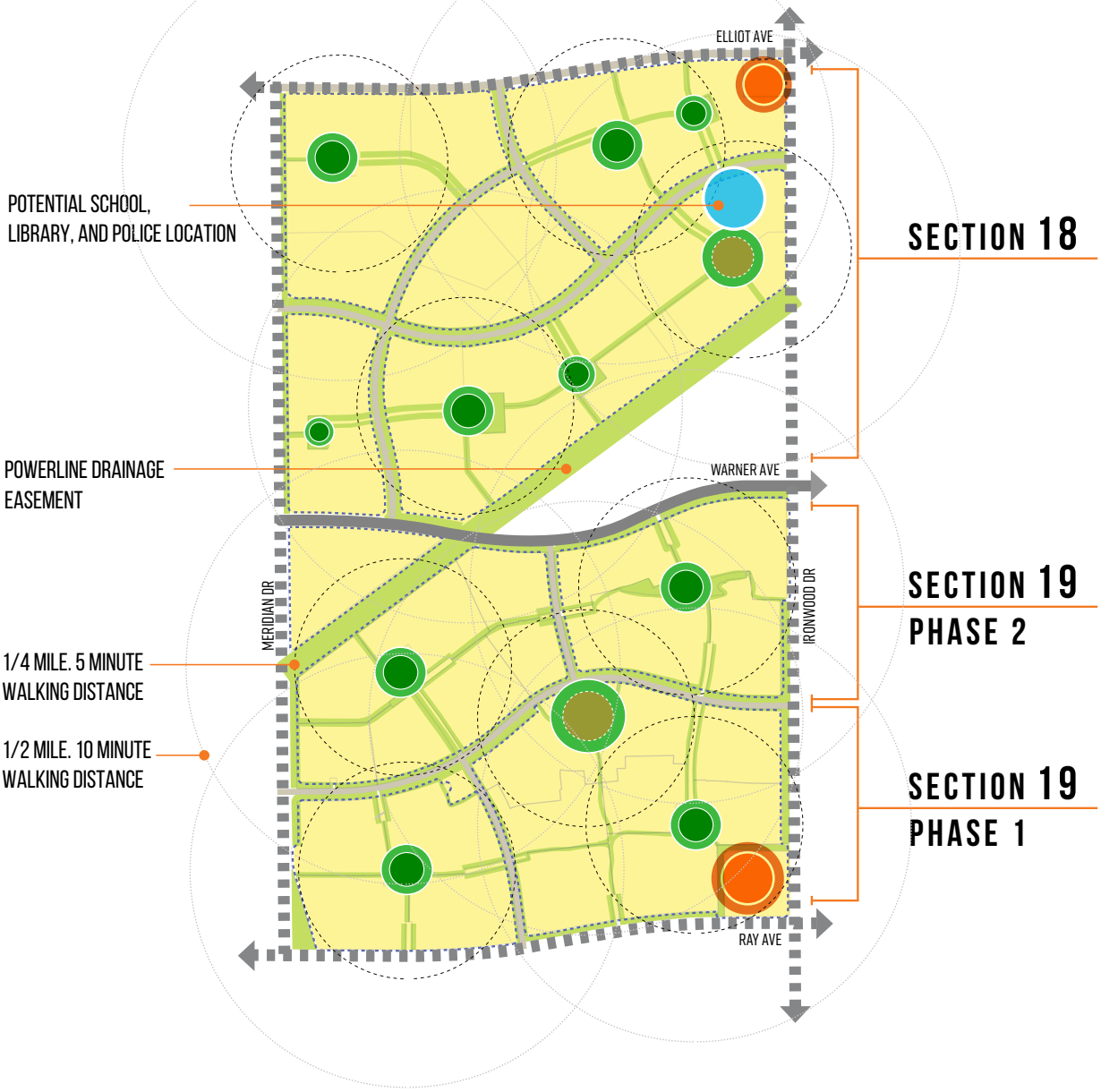
EXISTING ROADS

PROPERTY BOUNDARY

NTS - Not to scale

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

Exhibit 3.6.1: Opportunities and Constraints Plan

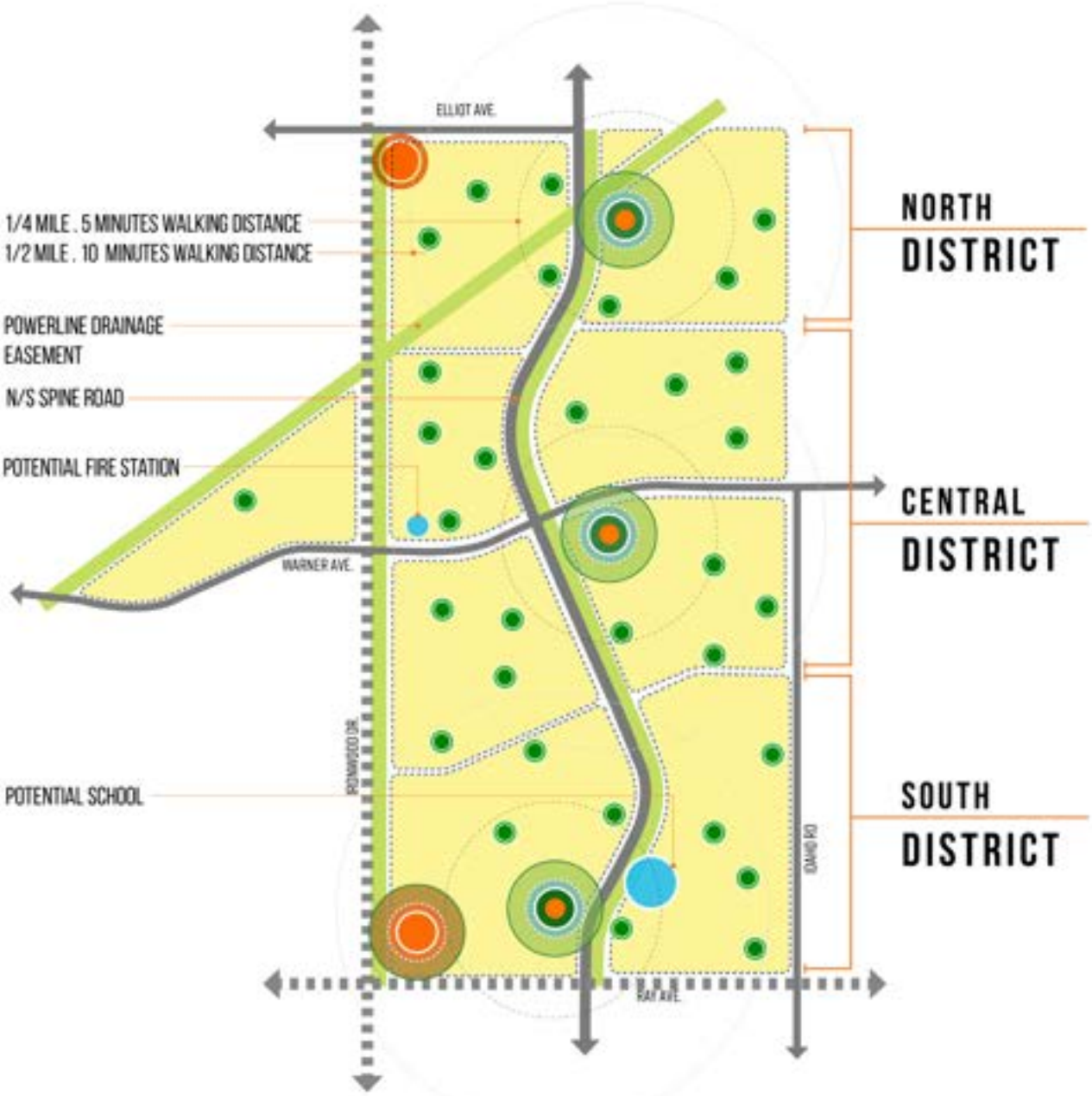


GRAPHIC SHOWS CONCEPTUAL INFORMATION AND IS SUBJECT TO CHANGE.
ACTUAL LOCATIONS AND CONFIGURATIONS TO BE DEFINED AT THE TIME OF SUBDIVISION PLAT OR SITE PLANS SUBMITTAL.

DEVELOPMENT UNIT 1 PLAN

LEGEND

- DEVELOPMENT PARCELS
- COMMERCIAL
- PARKS
- COMMUNITY PARKS
- COMMUNITY / CIVIC
- LINEAR PARKS & TRAILS
- COLLECTOR ROADWAYS
- ARTERIAL ROADWAYS



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

DEVELOPMENT UNIT 2 PLAN

3.6.3 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 3.6.3: Transportation Framework Plan**. To provide for flexibility in the planning and development of each Development Unit, a series of alternative street sections is included within **Section 3.7.4: Street Standards**.

A Traffic Impact Analysis for the Auction Property demonstrates the proposed improvements are in conformance with the Master Transportation Plan for the Site.

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

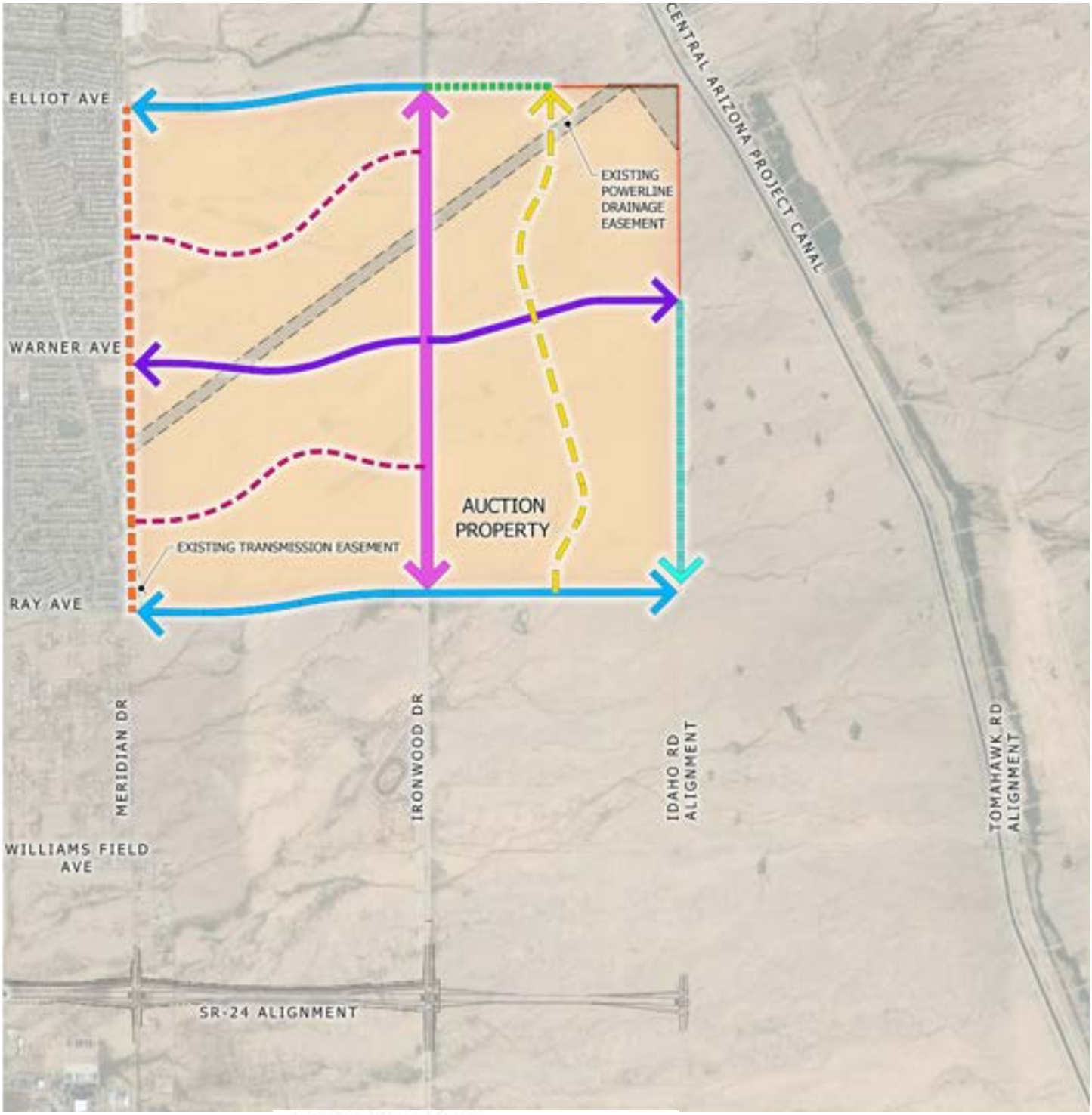
3.6.4 Drainage Plan

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 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 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.



ROADWAY TYPES

NTS - Not to scale

A	6 LANE ARTERIAL	
B	6 LANE ARTERIAL (HALF STREET)	
C	4 LANE ARTERIAL	
D	4 LANE ARTERIAL (HALF STREET)	
E	4 LANE ARTERIAL (EXISTING HALF STREET)	
F	64' MAJOR COLLECTOR (RAISED MEDIAN)	
G	81' MAJOR COLLECTOR (RAISED MEDIAN)	
H	55' MINOR COLLECTOR (RAISED MEDIAN)	
	PROPERTY BOUNDARY	

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

Exhibit 3.6.3: Transportation Framework Plan

3.6.5 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 required for redundancy.

3.6.6 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.

3.6.7 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 Basis of Design Report should address any increase or decrease in non-potable 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.

3.6.8 Non-Residential Intensity Plan

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

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

3.6.9 Open Space and Parks Framework Plan

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

Parks within a Development Unit will range in character, size, and location depending on their intended use. Parks may be located within neighborhoods, adjacent to open spaces, or other non-residential land uses. Parks should be 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.

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

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. 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. See **Section 3.7.6: Open Space and Parks Guidelines** for development requirements.

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 3.5.1: Land Use Budget**.

ii. Multi-Family 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 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. See **Section 3.7.6: Open Space & Parks Guidelines** for development requirements.

3.6.10 Path and Trail Framework Plan

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

As the location of parks and open space are defined within a Development Unit through the preliminary subdivision plat or site plan process, a Path and Trail Circulation Plan shall be created and submitted as a part of the proposed phase of development. The Path and Trail Circulation Plan should demonstrate connectivity between the external trails network on the primary roadways, collector roads or other primary level trails, to the more localized neighborhood level based on proposed street networks and open space areas. The paths and trails should provide safe and convenient access to the neighborhoods and programmed parks. All proposed trail and pathway surfaces and materials shall be identified on the plan. Requirements for trails design and materials is described in **Section 3.7.7: Path and Trail Standards**. The Path and Trail Framework Plan is shown on **Exhibit 3.6.10: Path and Trail Framework Plan** and includes the following:

a. Primary Roadway Trails

i. The Primary Roadway Trails are the roads which border and bisect the Property. Meridian Drive, Ironwood Drive, Idaho Road, Ray Avenue, Warner Avenue, and Elliot 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 are depicted on the street sections within **Section 3.7.4: Street Standards**. The trails provide circulation around the Property allowing for regional connections as well as internal community connections.

iii. Primary Roadway Trails will also serve as the main bike circulation route through the use of on-street bike lanes. The bike lanes will connect to the Collector Road Trails with other on-street bike lanes or proposed bike paths.

b. Collector Road Trails

i. The Collector Road Trails are roadway trails, which connect to the primary roadway network providing for intermediate level connections within the Development Units.

ii. The Collector Road Trails are planned to be either concrete paved, decomposed granite surfaces or asphalt, separated from the curb to allow for a landscape area. The varying trails surfacing allows for a range of recreation activities from walking & jogging to biking or skating. Path and Trail locations and minimum widths are depicted on the street sections within **Section 3.7.4: Street Standards**.

iii. Collector Road Trails, dependent on the proposed street condition, provide for on-street bike lanes. The bike lanes will connect to the Primary Roadway Trails allowing for greater distances to be traveled on a comprehensive network of bike lanes.

c. 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 are depicted on the street sections within **Section 3.7.4: Street Standards**. All other concrete paths or trails should be a minimum of five feet (5') in width. Decomposed granite paths or trails should be a minimum of five feet (5') in width.

iii. Neighborhood Trails should be depicted on the Path and Trail Circulation Plan.

d. Powerline Floodway Channel Trail

i. The "Powerline Floodway Channel Trail" bisects the Property from the northeast to the southwest, traversing through both Development Units.

ii. The Powerline Floodway Channel Trail is planned to be a ten-foot (10') wide multi-purpose path, which meanders between the channel and the proposed development. A path is planned to be on each side of the corridor to provide access to neighborhoods and other uses planned on its alignment. Access to the trail should be included as a part of the Path and Trail Circulation Plan. This trail is intended to serve as a major connector between the Primary Roadway Trails and the internal community trails network as well as provide regional connectivity to the proposed CAP canal trail, as shown on **Exhibit 3.6.10: Trail Sections**.

iii. The trail is proposed within an easement that may have certain restrictions related to proposed uses, structures, surface materials and landscape materials or other improvements. The proposed trail shall be coordinated with the respective agency for specific permitted uses and proposed improvements.

e. Transmission Easement Trail

i. The "Transmission Easement Trail" is located on the southwest corner of the Property. The segment of the trail will be generally perceived as starting in this location and planned to continue to the southeast as the remainder of the Site is developed.

ii. The Transmission Easement Trail is planned to be a ten-foot (10') wide multi-purpose path, which meanders within the overall easement corridor. Where feasible, access to the trail should be included as a part of the Path and Trail Circulation Plan. This trail is intended to serve as a minor connector between the Primary Roadway Trails and the internal community trails network as shown on **Exhibit 3.6.10: Trail Sections**.

iii. The trail is proposed within an easement that may have certain restrictions related to proposed uses, structures, surface materials and landscape materials or other improvements. The proposed trail shall be coordinated with the respective agency for specific permitted uses and proposed improvements.

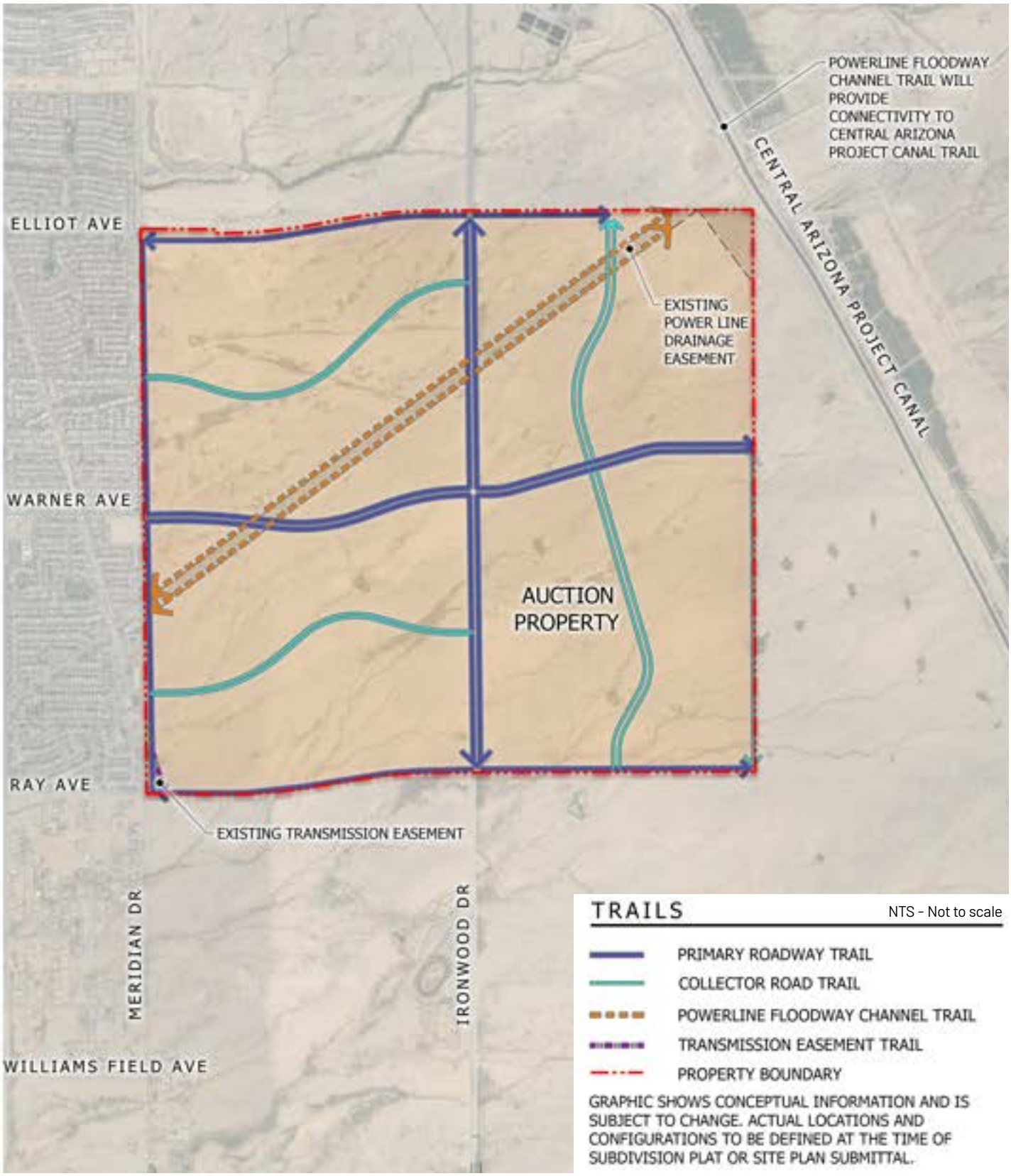
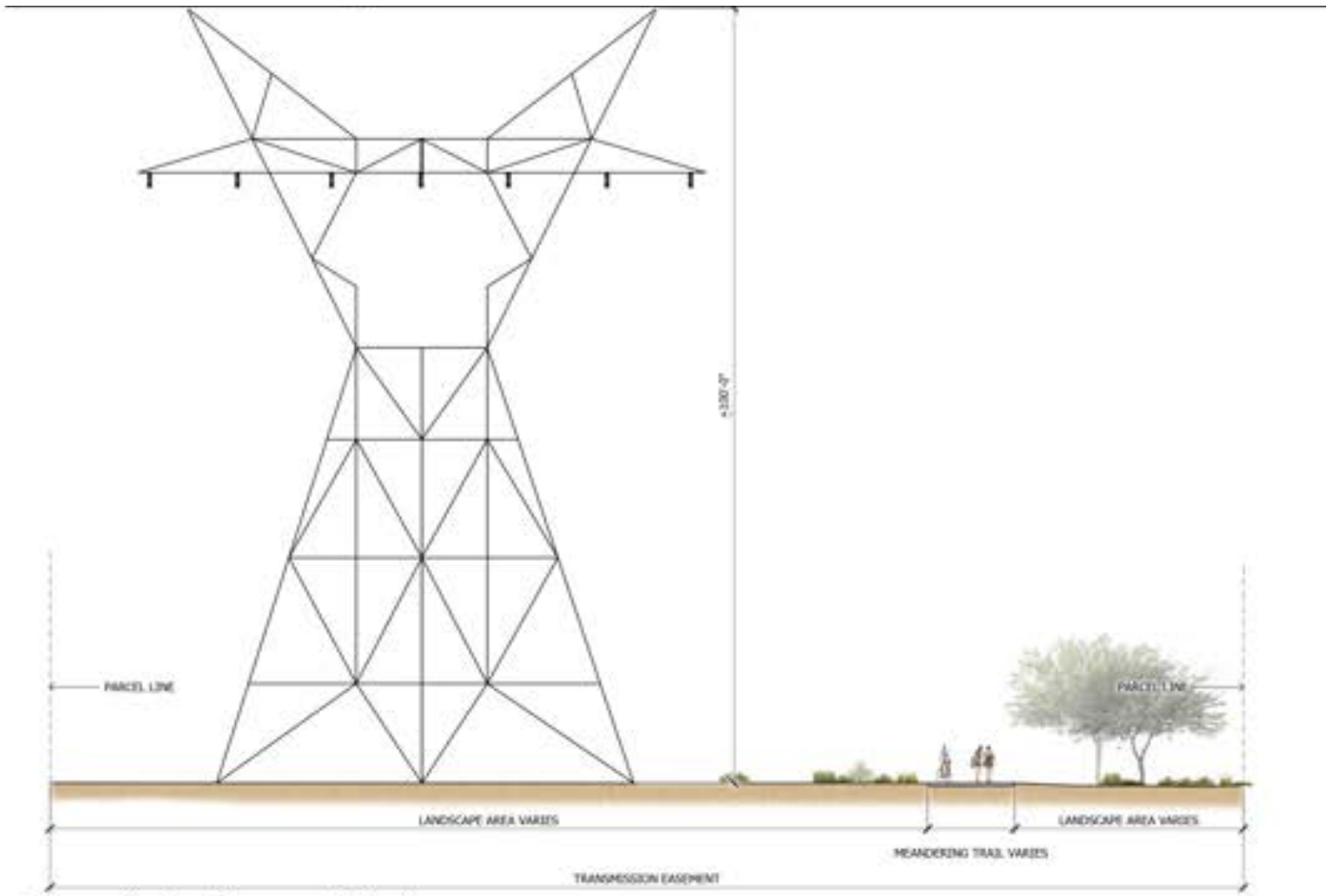


Exhibit 3.6.10.1: Path and Trail Framework Plan

Power line Drainage Easement Trail



Transmission Easement Trail

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

3.6.11 Landscape Framework Plan

The Development Unit Landscape Plan provides a framework for landscape design within each development unit, envisioned through specific landscape character zones, as shown on **Exhibit 3.6.11: Landscape Framework Plan**. Each landscape character zone provides general guiding principles, which influence the ultimate design of the Development Unit landscape. The proposed landscape character of each development unit may vary, offering a variety of aesthetics throughout the Property.

A plant palette includes the materials suggested within each zone, which may vary where a specific design theme or character is envisioned, as shown on **Exhibit 3.6.11: Plant Palette**. Modifications to including additions or subtractions to the Plant Palette does not require approval by the City.

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

a. Plant materials within public right-of-way and common areas shall be compliant with the Plant Palette or current edition of the ADWR Phoenix Active Management Area Low-Water-Use/Drought-Tolerant Plant List.

b. Trees with thorns shall be planted a minimum of six feet (6') from a pedestrian path or trail, measured from the edge of the pedestrian surface to the tree trunk.

c. Any other plant materials with thorns shall be planted a minimum of three feet (3') from a pedestrian walkway or path, measured from the edge of the pedestrian surface to the mature size of the plant material.

d. Turf plays an important role in creating inviting and usable destination points and open spaces. Turf will be selectively used in ways that will promote recreation activities and social interaction, while being conscientious of water use.

e. "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 as described within **Section 3.7.8.1c**.

f. No turf shall be planted within the public right-of-way.

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

a. Roadway Zone

i. Roadway Zones are areas generally located along proposed roadways within the Property. The character of the landscape materials for this zone is inspired by the Sonoran Desert, blended with the existing conditions of adjacent improved properties, which includes non-native species. This palette introduces a range of character from a more native appearance to a softer, more vibrant non-native landscape. Landscape may be organized in more organic forms to more structured, formal patterning to respond to the overall Development Unit character. Consideration shall be given to providing adequate shade for pedestrian comfort and buffering from adjacent traffic to provide proper visibility and safety.

ii. Turf is not permitted within the public right-of-way within the Roadway Zone.

b. Development and Transitional Zone

i. The Development and Transitional Zone includes all areas that are evolving from one zone to another, as well as proposed development areas of residential and non-residential uses. Landscape should consider creating environments for pedestrian use and recreation activities. Plant materials in this zone vary to provide for flexibility in design character and organization. Attention should be provided for shade along paths and trails as well as buffering from vehicular corridors. The landscape palette is more ornamental, less native in character to respond to the higher pedestrian engagement and interaction with traffic traveling at slower rates of speed.

ii. Landscape materials are encouraged to be organized in patterns that are more formal to provide for even, structured shade along paths and trails. Larger open space areas may be designed in patterns that are more organic to provide for areas of open recreation or to transition to another zone or match an existing character condition.

iii. Where the zone is utilized in non-residential areas, landscapes should be organized into formal patterns except where large open space areas are planned.

iv. Turf is permitted within the Development and Transitional Zone.

c. Entry Zone

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

ii. Turf is not permitted within the Entry Zone.

d. Focal & Park Zone

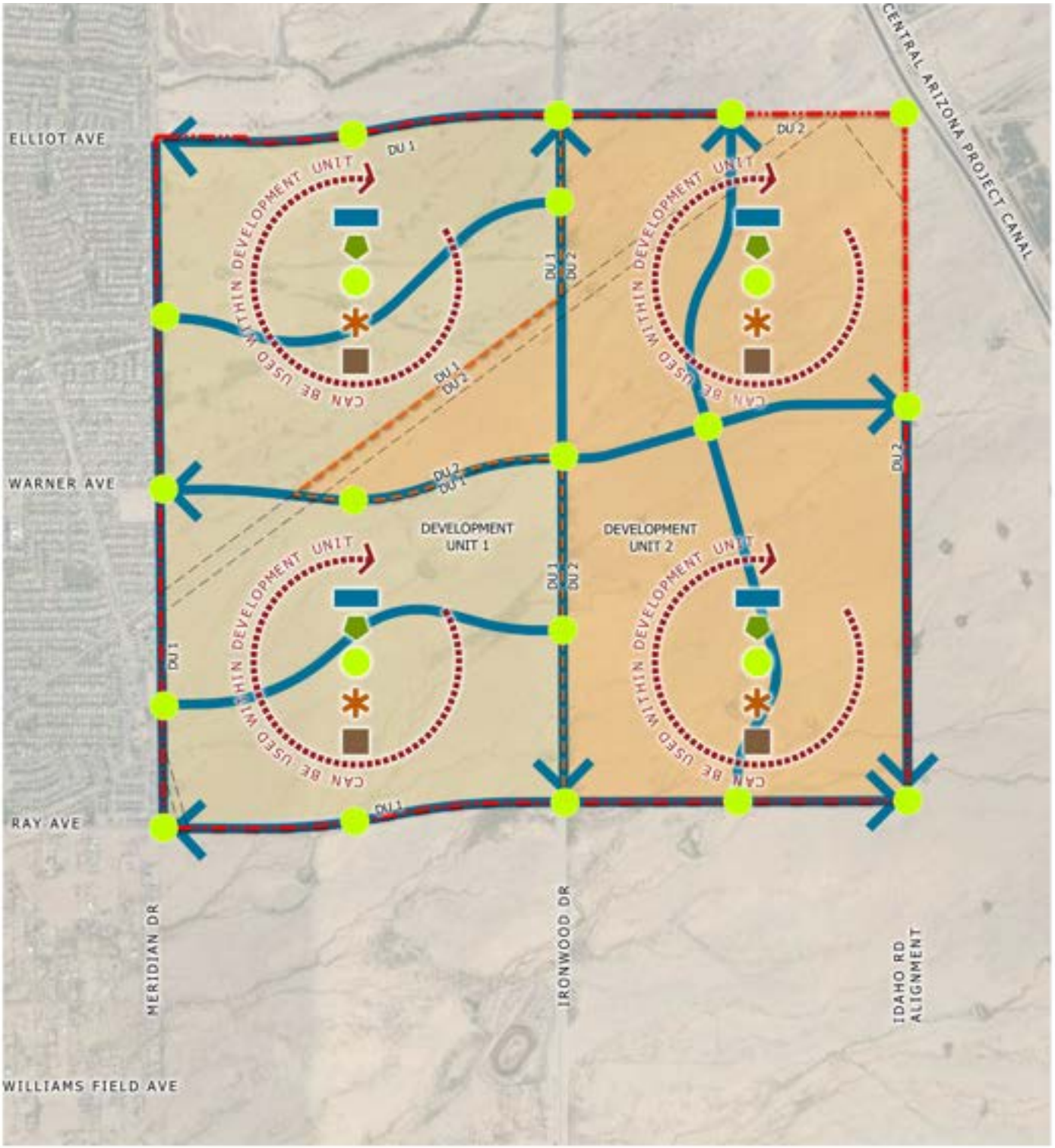
i. The Focal & Park Zone should be utilized within planned park areas or other focal areas such as key trail entry points or pedestrian features along roadways. The character of this zone is focused on providing shade and comfort within park settings with more ornamental materials, softer in texture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

ii. Turf is permitted within the Focal & Park Zone.

e. Drainage Zone

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

ii. Turf is permitted within the Drainage Zone.



LANDSCAPE ZONES

NTS - Not to scale

- ROADWAY ZONE
- DEVELOPMENT AND TRANSITIONAL ZONE
- ENTRY ZONE
- FOCAL/ PARK ZONE
- DRAINAGE ZONE
- PROPERTY BOUNDARY
- DEVELOPMENT UNIT BOUNDARY

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

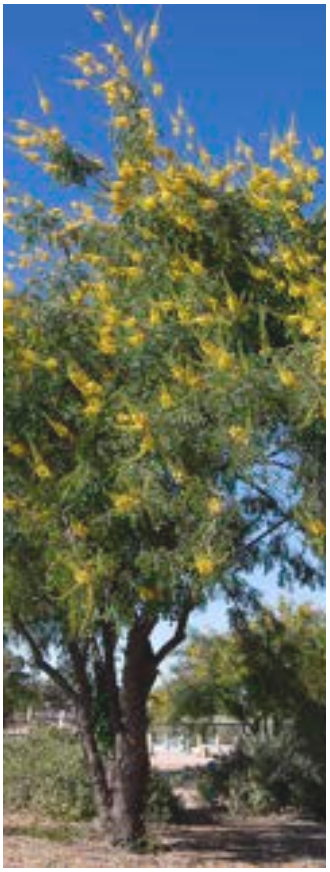
TREES									
Foliage	Botanical Name	Common Name	Size (H x W)	Roadway		Landscape Setback/ Buffer	Parks	Open Space/ Detention	Thornless
				Primary	Collector				
Evergreen Trees	Acacia spp.	Acacia, Wattle							
	Acacia aneura	Mulga	18'x18'	X	X	X	X	X	X
	Acacia farnesiana (Acacia smallii, A. minuta)	Sweet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

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




TREES									
Foliage	Botanical Name	Common Name	Size (H x W)	Roadway		Landscape Setback/ Buffer	Parks	Open Space/ Detention	Thornless
				Primary	Collector				
Deciduous Trees	Acacia spp.	Acacia, Wattle							
	Acacia greggii	Catclaw Acacia	20'x20'	X	X	X	X	X	
	Celtis reticulata	Canyon Hackberry	25'x25'	X	X	X	X	X	X
	Chilopsis linearis	Desert Willow	25'X20'	X	X	X	X	X	X
	Chitalpa tashkentensis	Chitalpa	30'x30'	X	X	X	X	X	X
	Havardia mexicana (Pithecellobium mexicanum)	Mexican Ebony, Palo Chino	20'x15'	X	X	X	X		
	Leucaena retusa	Golden Ball Lead Tree	20'x15'	X	X	X	X	X	X
	Parkinsonia spp. (Cerdidium spp.)	Palo Verde							
	Parkinsonia florida (Cercidium floridum)	Blue Palo Verde	30'X30'	X	X	X	X	X	
	Parkinsonia microphylla (Cercidium microphyllum)	Foothills Palo Verde	15'X15'	X	X	X	X	X	
	Pistacia spp.	Pistachio							
	Pistacia atlantica	Mt. Atlas Pistache	40'x40'			X	X		X
	Pistacia atlantica x integerrima	Red Push' Pistache	40'x30'	X	X	X	X		X
	Pistacia chinensis	Chinese Pistache	40'X35'	X	X	X	X		X
	Prosopis spp.	Mesquite							
	Prosopis alba	Argentine Mesquite	30'x30'	X	X	X	X	X	
	Prosopis chilensis	Chilean Mesquite	30'x30'	X	X	X	X	X	
	Prosopis glandulosa	Texas Honey Mesquite	35'x35'	X	X	X	X	X	
	Prosopis glandulosa "Thornless"	Thornless Texas Honey Mesquite	35'x35'	X	X	X	X	X	X
	Prosopis pubescens	Screwbean Mesquite	20'x20'	X	X	X	X	X	
	Prosopis velutina (Prosopis juliflora)	Velvet Mesquite	25'X25'	X	X	X	X	X	
	Prosopis x hybrid "Thornless"	Thornless Mesquite	30'x30'	X	X	X	X	X	X
	Quercus spp.	Oak							
	Quercus buckleyi	Texas Red Oak	30'x30'			X	X		X
	Rhus lanceolata	Prairie Flameleaf Sumac	20'x20'			X	X		X
	Tipuana tipu	Tipu Tree	25'x25'			X	X		X
	Ungnadia speciosa	Mexican Buckeye	10'x10'						
	Vitex agnus-castus	Chaste Tree	20'x20'	X	X	X	X		X

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



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

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

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

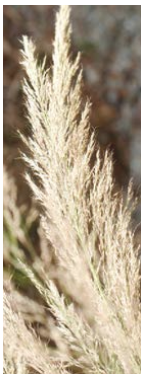
Shrubs Continued	
Botanical Name	**Common Name**
Genista hispanica	Spanish Broom
Gossypium harknessii	San Marcos Hibiscus
Guaiacum coulteri	Guayacan
Gutierrezia sarothrae	Snakeweed
Hamelia patens	Firecracker Bush, Fire Bush
Hymenoclea monogyra	Burrobrush
Hyptis emoryi	Desert Lavender
Jasminum mesnyi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

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

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

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






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

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

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

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

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

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

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

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

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

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

Cactus/Succulents/Accents Continued	
Botanical Name	**Common Name**
Cactaceae	Cactus Family
Carnegiea gigantea	Saguaro
Cereus hildmannianus	Hildmann's Cereus
Echinocactus grusonii	Golden Barrel
Echinocereus engelmannii	Engelmann's Hedgehog
Ferocactus acanthodes	Compass Barrel
Ferocactus cylindraceus	Compass Barrel
Ferocactus wislizenii	Fishook Barrel
Lophocereus schottii	Senita, Totem Pole
Myrtillocactus goemetrizans	Blue Myrtle Cactus
Opuntia acanthocarpa	Buckhorn Cholla
Opuntia basilaris	Beavertail Prickly Pear
Opuntia bigelovii	Teddy Bear Cholla
Opuntia engelmannii	Desert PricklyPear, Engelmann's Prickly Pear
Opuntia ficus-indica	Indian Fig
Opuntia robusta	Giant Prickly Pear
Opuntia santa-rita	Purple Prickly Pear
Opuntia violacea	Purple Prickly Pear
Pachycereus marginatus	Mexican Fencepost
Stenocereus thurberi	Organ Pipe, Arizona Organ Pipe
Tephrocactus articulatus	Spruce Cones
Trichocereus candicans	Argentine Trichocereus, Argentine Giant
Trichocereus huascha	Argentine Hedgehog
Trichocereus terscheckii	Cardon Grande
Cycas revoluta	Sago Palm
Dasylirion spp.	Desert Spoon

Cactus/Succulents/Accents Continued	
Botanical Name	**Common Name**
Dasylirion acrotriche	Green Desert Spoon
Dasylirion longissimum	Grass Tree
Dasylirion wheeleri	Desert Spoon, Sotol
Euphorbia antisyphilitica	Candelilla, Wax Plant
Fouquieria spp.	Ocotillo
Fouquieria macdougallii	Chunari
Fouquieria splendens	Ocotillo
Hechtia montana	Hechtia
Hesperaloe spp.	Hesperaloe
Hesperaloe campanula	Bell Flower
Hesperaloe funifera	Giant Hesperaloe, Coahuilan Hesperaloe
Hesperaloe nocturna	Night-blooming Hesperalow
Hesperaloe parviflora	Red Hesperaloe, Red Yucca
Manfreda maculosa	Manfreda
Nolina spp.	Beargrass
Nolina matapensis	Tree Bear Grass
Nolina microcarpa	Beargrass
Pedilanthus macrocarpus	Slipper Flower, Lady Slipper
Portulaca grandiflora	Moss Rose
Portulacaria afra	Elephant's Food
Yucca spp.	Yucca
Yucca aloifolia	Spanish Bayonet
Yucca baccata	Banana Yucca
Yucca brevifolia	Joshua Tree
Yucca elata	Soaptree Yucca
Yucca pallida	Paleleaf Yucca
Yucca rigida	Blue Yucca
Yucca rostrate	Beaked Yucca

3.6.12 Lighting Plan

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

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

3.6.13 Signage Plan

The primary function of the project signage is to celebrate arrival, create a sense of place and provide wayfinding for vehicular and pedestrian destinations. The signage within the Property should also reinforce the overarching character and development identity, as well as promote a high-quality aesthetic. While signage character and aesthetics will differ from Development Unit to Development Unit, the continuity in appearance shall be achieved through establishing a level of quality and finish to be executed in all applications. The Signage Plan shows conceptual locations of various signage types throughout the Property, as shown on **Exhibit 3.6.13: Signage Master Plan**. Other locations and types of known signage shall be defined at the time of preliminary subdivision plat or site plan submittal. Where signage is not known, signage can be submitted at a later date following the requirements within **Section 3.7.13 Sign Regulations.**

Sign regulations define the use, hierarchy, and requirements of the signage planned within the Property. **Section 3.7.13: Sign Regulations**.

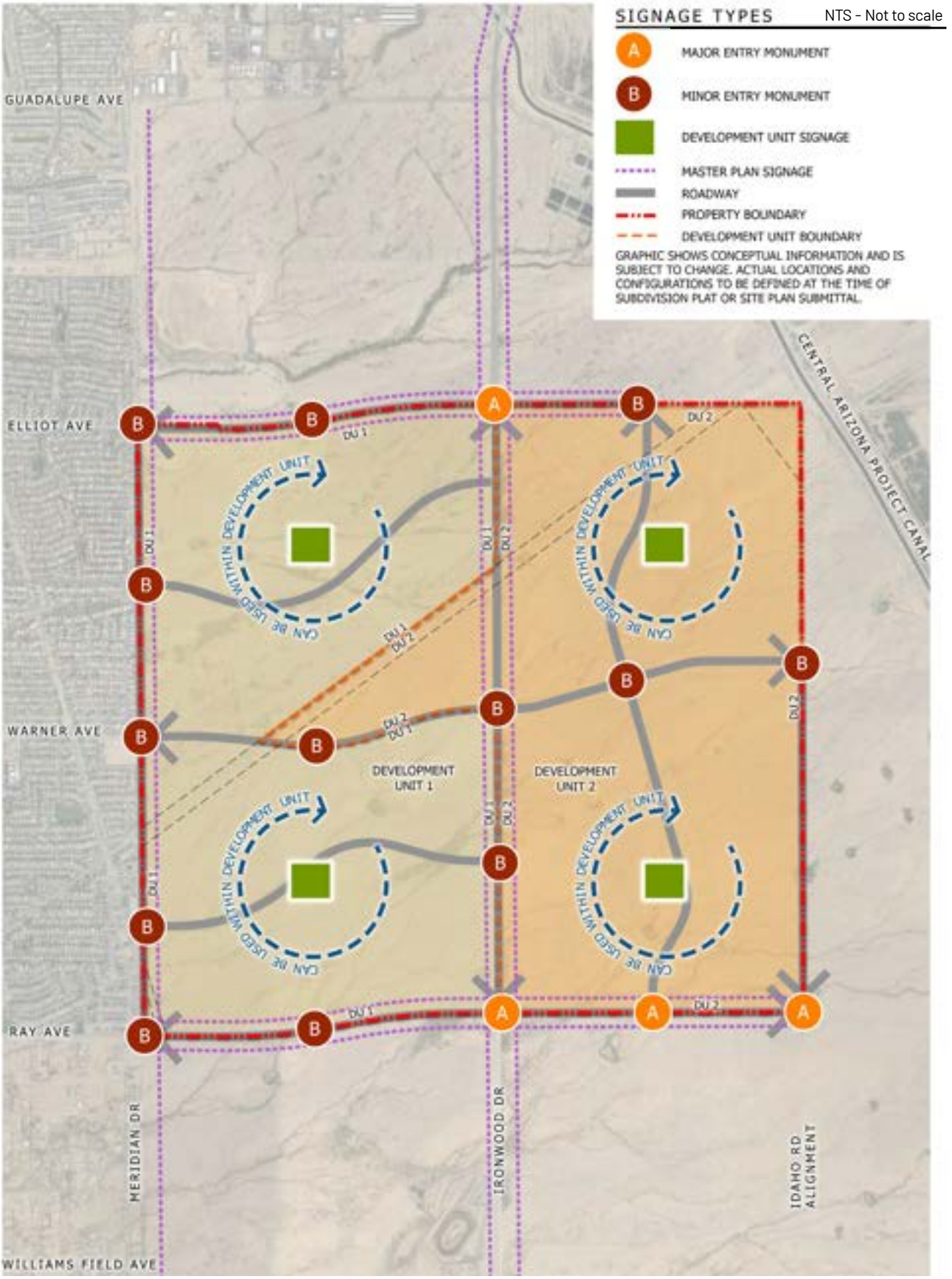


Exhibit 3.6.13: Signage Master Plan

3.6.14 Walls

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

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

3.7 Development Standards & Design Guidelines

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

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

3.7.1 Residential Development Standards

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

3.7.2 Commercial Development Standards

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

Residential Development Standards - Up to 2,499 SF Single-Family Detached (SFD)

Lot Standards		Minimum Setbacks	
Minimum Lot Area:	Up to 2,499 SF	**A. Front Setback (Front Loaded)**	10′ from property line
Minimum Lot Width:	24′ (29′ for corner lots)	**B. Front Setback (Rear Loaded)**	5' from property line (B1) 10' from street tract or right-of way (B2)
Maximum Lot Coverage:	Per setback	**C. Garage Setback (measured from property line unless otherwise noted):**	3′ – 5′ (C1) or 20′+ (C2) from garage face to property line
Maximum Building Height:	38′	**D. Rear Setback (Front Loaded) (measured from property line):**	5′
Minimum Building Spacing:	10′ (principal to principal)	**E. Rear Setback (Rear Loaded) (measured from property line):**	5′
Maximum Density:	16 DU/AC	**F. Interior Side Setback (measured from property line):**	5'
Development Category:	SF-2, MF-1, MF-2, MF-3	**G. Street Side Setback (measured from property line):**	5′ to living from end tract 0′ to porch from end tract 15' from living when no end tract 10' from porch where no end tract

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

(B1) Denotes front setback adjacent to common tracts. (B2) Denotes front setback adjacent to streets.

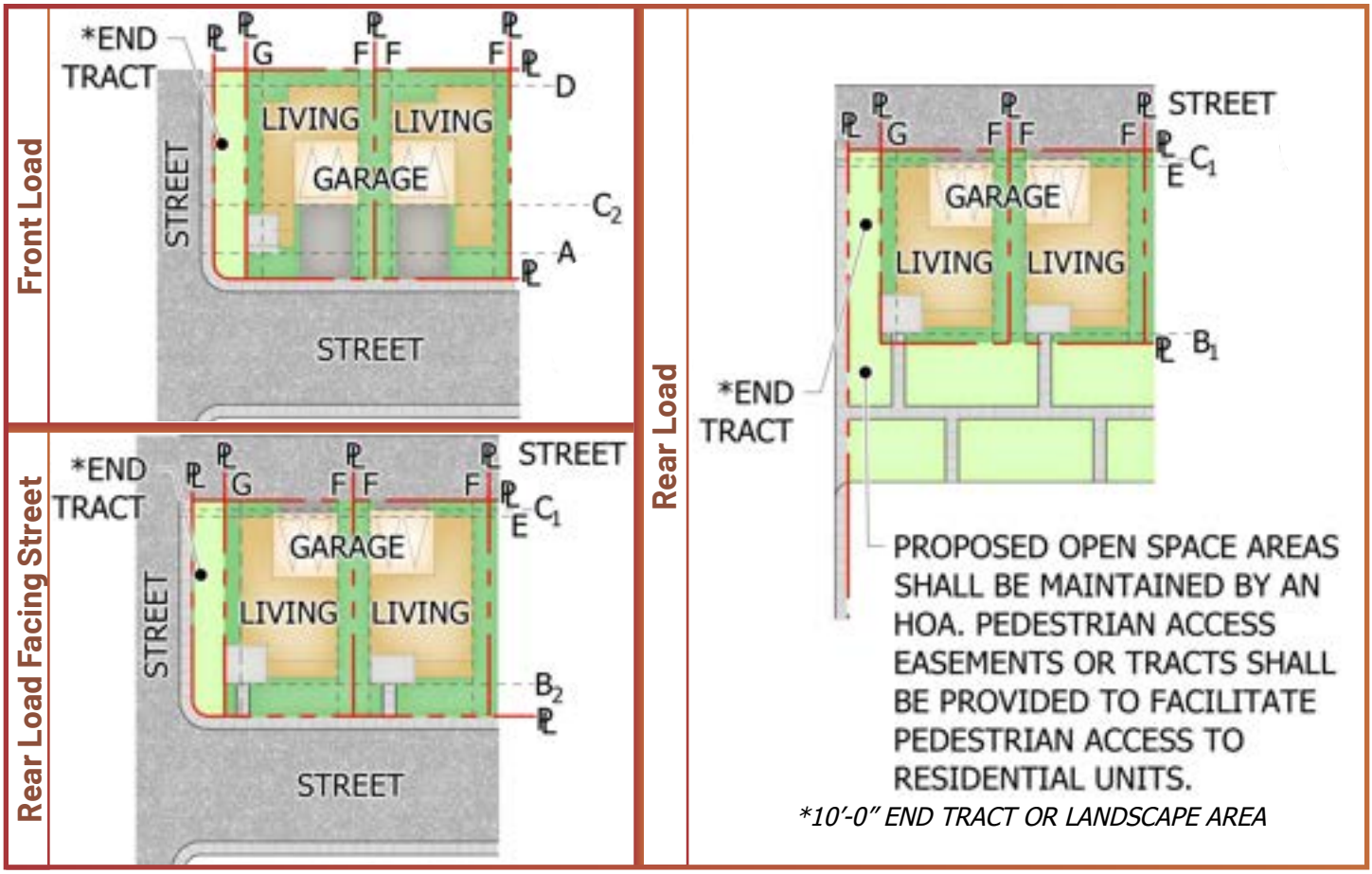
(C1) Denotes front facing garage setback from property line without driveway parking.

(C2) Denotes front facing garage setback from property line with driveway parking.

*Where a end tract occurs, the minimum width shall be 10'-0". Where no end tract occurs, the required setback area shall be landscaped and located outside of the homeowners fenced in area.

Landscape Buffer

No landscape buffer is required between single-family residential uses.




Front Load


Front Load


Rear Load


Rear Load


Rear Load Facing Street


Rear Load Facing Street

*Images provided are for reference only to demonstrate the potential application of the development standards. Architecture design shall follow the standards within **Section 3.7.5 Architecture.**

Residential Development Standards - Up to 2,499 SF Single-Family Attached (SFA)

Lot Standards		Minimum Setbacks	
Minimum Lot Area:	Up to 2,499 SF	**A. Front Setback to Living Space (Front Loaded):**	10′ from property line
Minimum Lot Width:	22′ (24′ for corner lots)	**B. Front Setback (Rear Loaded):**	0′ from property line (B1) 10′ from street tract or right-of-way (B2)
Maximum Lot Coverage:	Per setbacks	**C. Garage Setback (measured from property line unless otherwise noted):**	3′ – 5′ (C1) or 20′+ (C2) from garage face to property line
Maximum Building Height:	38′	**D. Rear Setback (Front Loaded) (measured from property line):**	5′
Minimum Building Spacing:	10′ (principal to principal)	**E. Rear Setback (Rear Loaded) (measured from property line):**	5′
Maximum Density:	16 DU/AC	**F. Interior Side Setback (measured from property line):**	0′
Development Category:	SF-2, MF-1, MF-2, MF-3	**G. Street Side Setback (measured from property line):**	0′ to end tract 10′ where no end tract occurs

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

(B1) Denotes front setback adjacent to common tracts.

(B2) Denotes front setback adjacent to streets.

(C1) Denotes front facing garage setback from property line without driveway parking.

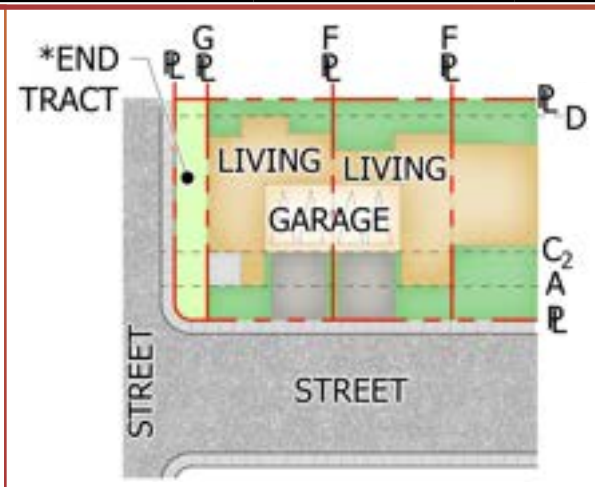
(C2) Denotes front facing garage setback from property line with driveway parking.

*Where a end tract occurs, the minimum width shall be 10′-0″. Where no end tract occurs, the required setback area shall be landscaped and located outside of the homeowners fenced in area.

Landscape Buffer

No landscape buffer is required between single-family residential uses.

Front Load



Rear Load Facing Street

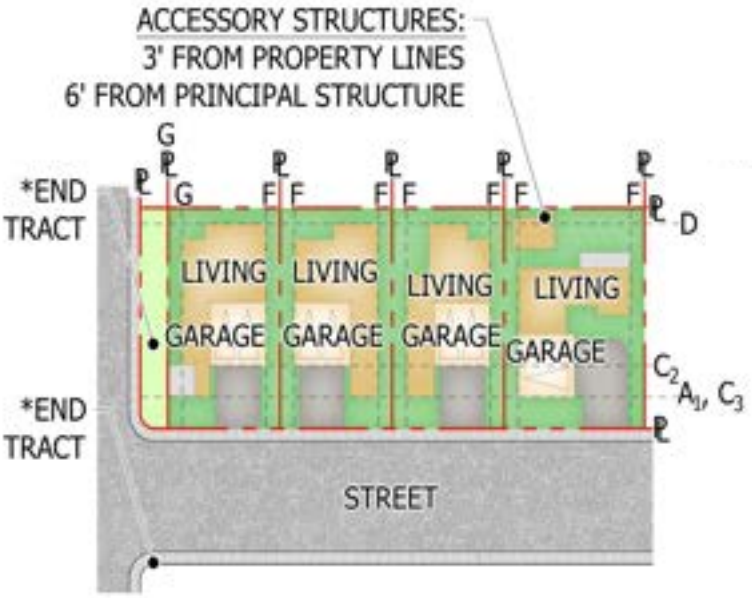
Rear Load

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

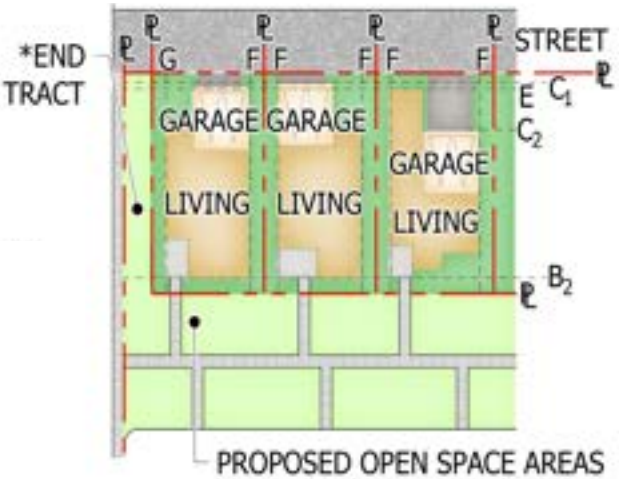
**10′-0″ END TRACT OR LANDSCAPE AREA*

*Images provided are for reference only to demonstrate the potential application of the development standards. Architecture design shall follow the standards within **Section 3.7.5 Architecture.**

Residential Development Standards - 2,500-6,999 SF Lots Single-Family Detached (SFD)			
Lot Standards		**Minimum Setbacks**	
Minimum Lot Area:	2,500-6,999 SF	**A. Front Setback to Living Space (Front Loaded):**	10′ from property line
Minimum Lot Width:	35′ (40′ for corner lots)	**B. Front Setback (Rear Loaded)**	10' from street tract or right-of-way (B1) 5' from property line (B2)
Maximum Lot Coverage:	Per setbacks	**C. Garage Setback (measured from property line unless otherwise noted):**	3′ – 5′ (C1) or 20′+ (C2) from garage face to property line, 10' to side entry garage (C3)
Maximum Building Height:	38′	**D. Rear Setback (Front Loaded) (measured from property line):**	10′ to living for lots 110' depth or less 15′ for lots greater than 110' depth
Maximum Accessory Bldg Height:	32′	**E. Rear Setback (Rear Loaded) (measured from property line):**	5′
Minimum Building Spacing:	10′ (principal to principal)	**F. Interior Side Setback (measured from property line):**	5′
Maximum Density:	16 DU/AC	**G. Street Side Setback (measured from property line):**	5′ to living from end tract 0′ to porch from end tract 15' from living where no end tract occurs 10' from porch where no end tract occurs
Development Category:	SF-7, SF-5, SF-2, MF-1, MF-2, MF-3	**Accessory Structures (measured from property line):**	6′ from principal structure 5′ from property line
Note: See **Section 3.7.4 Street Standards** for street conditions permitted based on plotting conditions.			
(B2) Denotes front setback adjacent to common tracts.			
(C1) Denotes front facing garage setback from property line without driveway parking			
(C2) Denotes front facing garage setback from property line with driveway parking.			
(C3) Denotes side entry garage setback from property line.			
*Where a end tract occurs, the minimum width shall be 10'-0". Where no end tract occurs, the required setback area shall be landscaped and located outside of the homeowners fenced in area.			
Landscape Buffer			
No landscape buffer is required between single-family residential uses.			

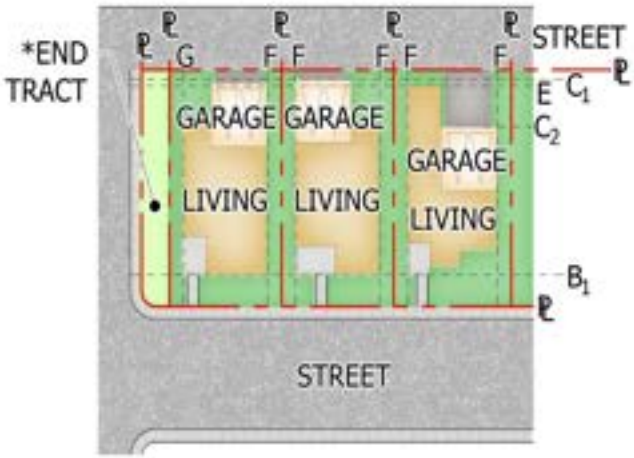


Front Load



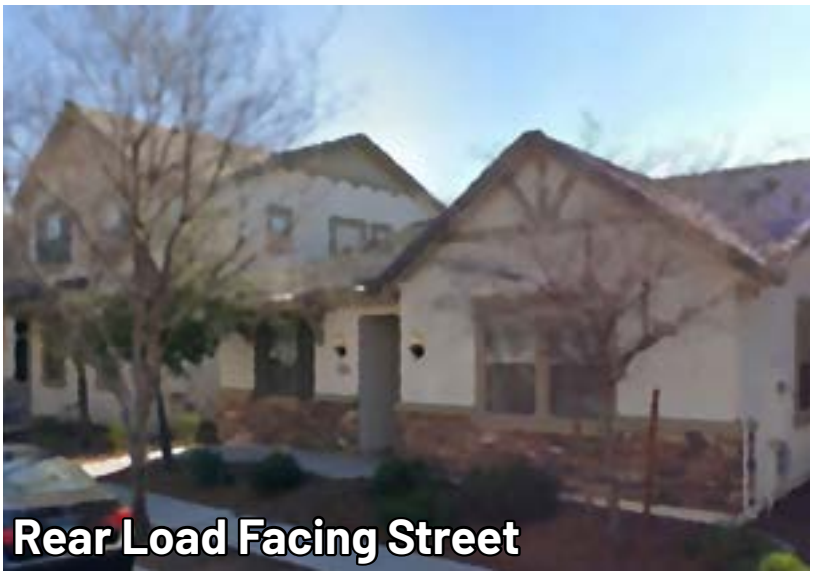
PROPOSED OPEN SPACE AREAS SHALL BE MAINTAINED BY AN HOA. PEDESTRIAN ACCESS EASEMENTS OR TRACTS SHALL BE PROVIDED TO FACILITATE PEDESTRIAN ACCESS TO RESIDENTIAL UNITS.

Rear Load



**10′-0″ END TRACT OR LANDSCAPE AREA*

Rear Load Facing Street



*Images provided are for reference only to demonstrate the potential application of the development standards. Architecture design shall follow the standards within **Section 3.7.5 Architecture.**

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

Lot Standards		Minimum Setbacks	
Minimum Lot Area:	2,500-6,999 SF	**A. Front Setback to Living Space (Front Loaded):**	10′ from property line
Minimum Lot Width:	35′ (35′ for corner lots)	**B. Front Setback (Rear Loaded)**	0' from property line (B1) 10' from street tract or right-of-way (B2)
Maximum Lot Coverage:	Per setbacks	**C. Garage Setback (measured from property line unless otherwise noted):**	3′ – 5′ (C1) or 20′+ (C2) from garage face to property line
Maximum Building Height:	38′	**D. Rear Setback (Front Loaded) (measured from property line):**	10′ to living for lots 110' depth or less 15′ for lots greater than 110' depth
Maximum Accessory Bldg Height:	32'	**E. Rear Setback (Rear Loaded) (measured from property line):**	5′
Minimum Building Spacing:	10′ (principal to principal)	**F. Interior Side Setback (measured from property line):**	0'
Maximum Density:	16 DU/AC	**G. Street Side Setback (measured from property line):**	0' to end tract 10' where no end tract occurs
Development Category:	SF-5, SF-2, MF-1, MF-2, MF-3	**Accessory Structures (measured from property line):**	6′ from principal structure 5′ from property line

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

(B2) Denotes front setback adjacent to streets.

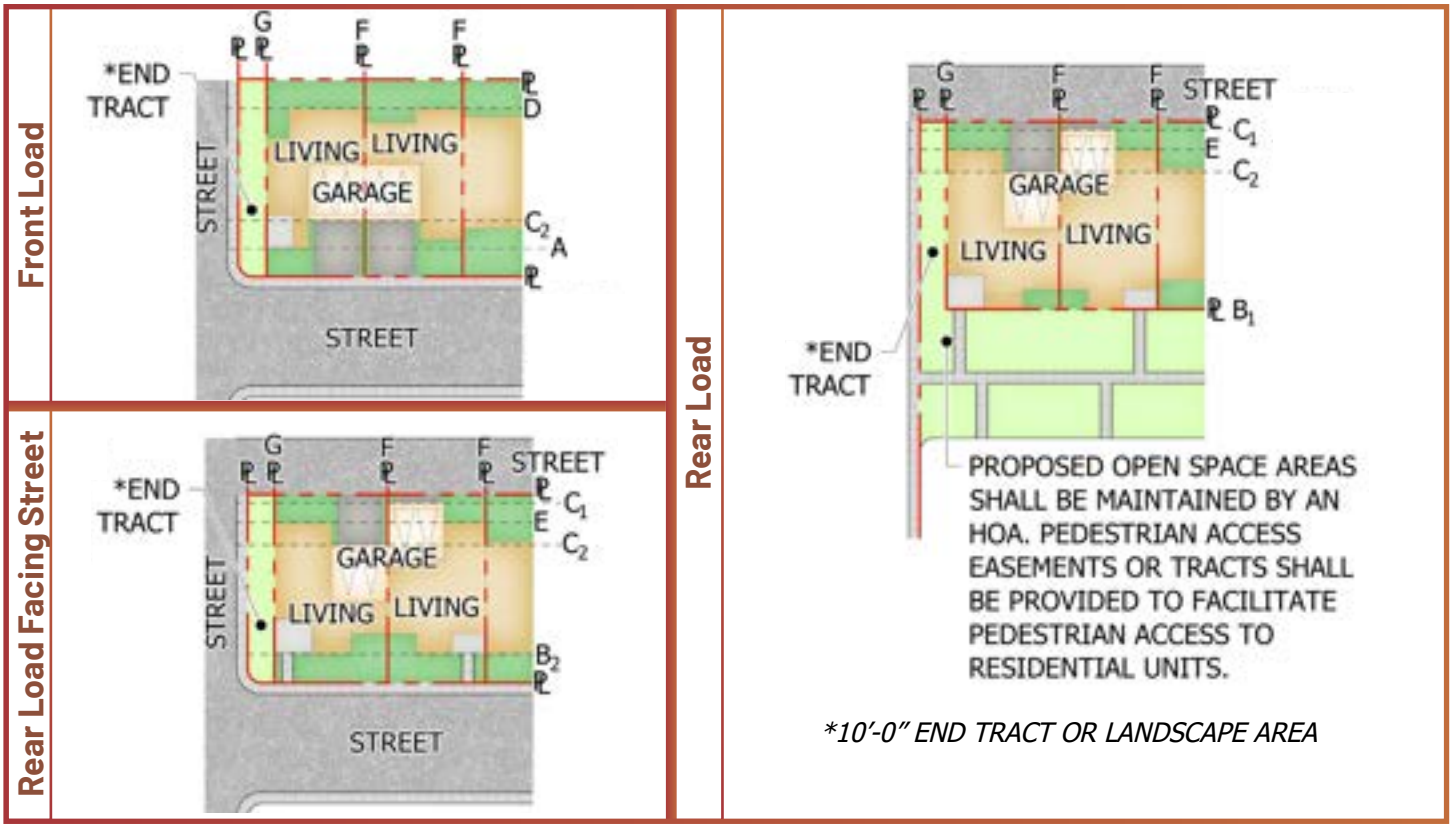
(C1) Denotes front facing garage setback from property line without driveway parking.

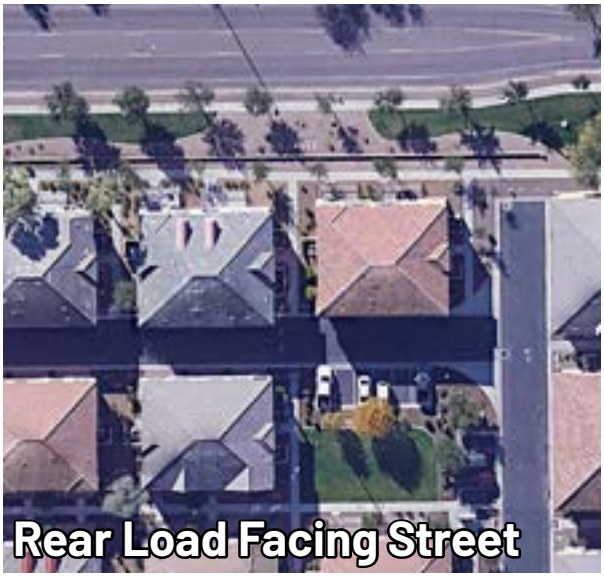
(C2) Denotes front facing garage setback from property line with driveway parking.

*Where a end tract occurs, the minimum width shall be 10'-0". Where no end tract occurs, the required setback area shall be landscaped and located outside of the homeowners fenced in area.

Landscape Buffer

No landscape buffer is required between single-family residential uses.

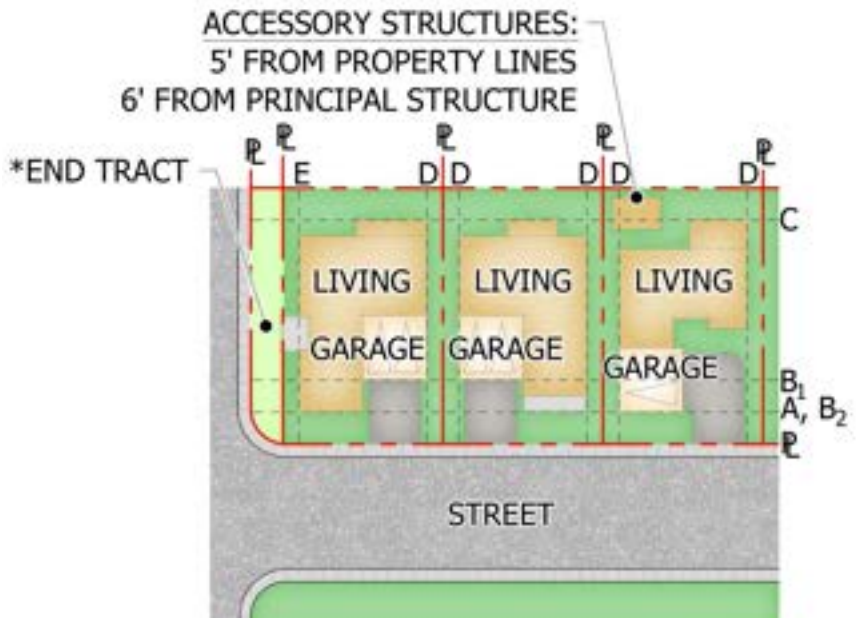




*Images provided are for reference only to demonstrate the potential application of the development standards. Architecture design shall follow the standards within **Section 3.7.5 Architecture.**

Residential Development Standards - 7,000-9,799 SF Lots Single-Family Detached (SFD)			
Lot Standards		**Minimum Setbacks**	
Minimum Lot Area:	7,000-9,799 SF	**A. Front Setback:**	10′ from property line
Minimum Lot Width:	55′ (60′ for corner lots)	**B. Garage Setback (measured from property line unless otherwise noted):**	20′+ (B1) from garage face to property line 10′ to side entry garage (B2)
Maximum Lot Coverage:	Per setbacks	**C. Rear Setback (Front Loaded) (measured from property line):**	15′ rear yard (min.)
Maximum Building Height:	38′	**D. Interior Side Setback (measured from property line):**	5′
Maximum Accessory Bldg Height:	32′	**E. Street Side Setback (measured from property line):**	5′ from living to an end tract 0′ from porch to an end tract 15′ from living where no end tract occurs 10′ from porch where no end tract occurs
Minimum Building Spacing:	10′ (principal to principal)	**Accessory Structures (measured from property line):**	5′ from property line 6′ from principal structure
Maximum Density:	16 DU/AC		
Development Category:	SF-10, SF-7, SF-5, SF-2, MF-1, MF-2, MF-3		
Note: See **Section 3.7.4 Street Standards** for street conditions permitted based on plotting conditions.			
(B1) Denotes front facing garage setback from property line.			
(B2) Denotes side entry garage setback from property line.			
*Where a end tract occurs, the minimum width shall be 10′-0″. Where no end tract occurs, the required setback area shall be landscaped and located outside of the homeowners fenced in area.			
Landscape Buffer			
No landscape buffer is required between single-family residential uses.			

Front Load

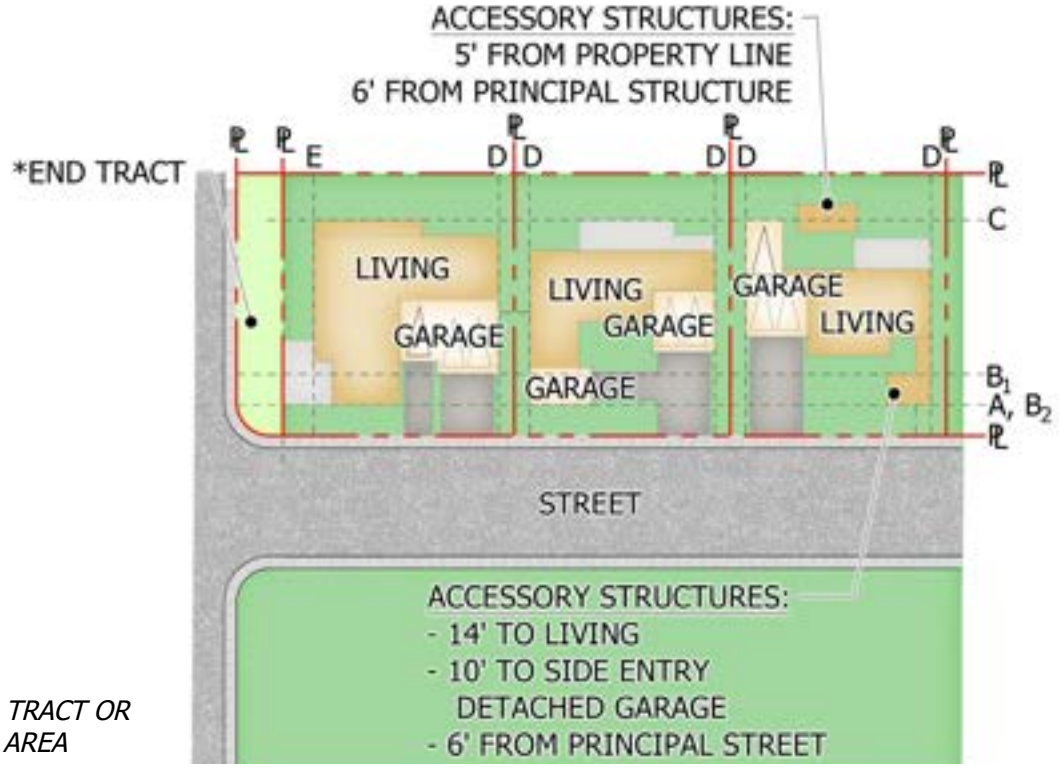


**10'-0" END TRACT OR LANDSCAPE AREA*

*Images provided are for reference only to demonstrate the potential application of the development standards. Architecture design shall follow the standards within **Section 3.7.5 Architecture.**

Residential Development Standards - 9,800 SF Lot and Larger Single-Family Detached (SFD)			
Lot Standards		**Minimum Setbacks**	
Minimum Lot Area:	9,800 and Larger	**A. Front Setback:**	10′ from property line
Minimum Lot Width:	75′	**B. Garage Setback (measured from property line unless otherwise noted):**	20′+ (B1) from garage face property line 10′ to side entry garage (B2)
Maximum Lot Coverage:	Per setbacks	**C. Rear Setback (measured from property line):**	20′ rear yard (min.)
Maximum Building Height:	38′	**D. Interior Side Setback (measured from property line):**	5′ - 20′ aggregate
Maximum Accessory Bldg Height:	32′	**E. Street Side Setback (measured from property line):**	10′ from living to an end tract 0′ from porch to an end tract 20′ from living where no end tract occurs 10′ from porch where no end tract occurs
Minimum Building Spacing:	20′ (principal to principal)	**Accessory Structures (measured from property line):**	Front: 14′ to living (10′ if detached side entry garage) 5′ from property line 6′ from principal structure
Maximum Density:	16 DU/AC		
Development Category:	SF-10, SF-7, SF-5, SF-2, MF-1, MF-2, MF-3		
Note: See **Section 3.7.4 Street Standards** for street conditions permitted based on plotting conditions. (B2) Denotes side entry garage setback from property line.			
*Where a end tract occurs, the minimum width shall be 10′-0″. Where no end tract occurs, the required setback area shall be landscaped and located outside of the homeowners fenced in area.			
Landscape Buffer			
No landscape buffer is required between single-family residential uses.			

Front Load

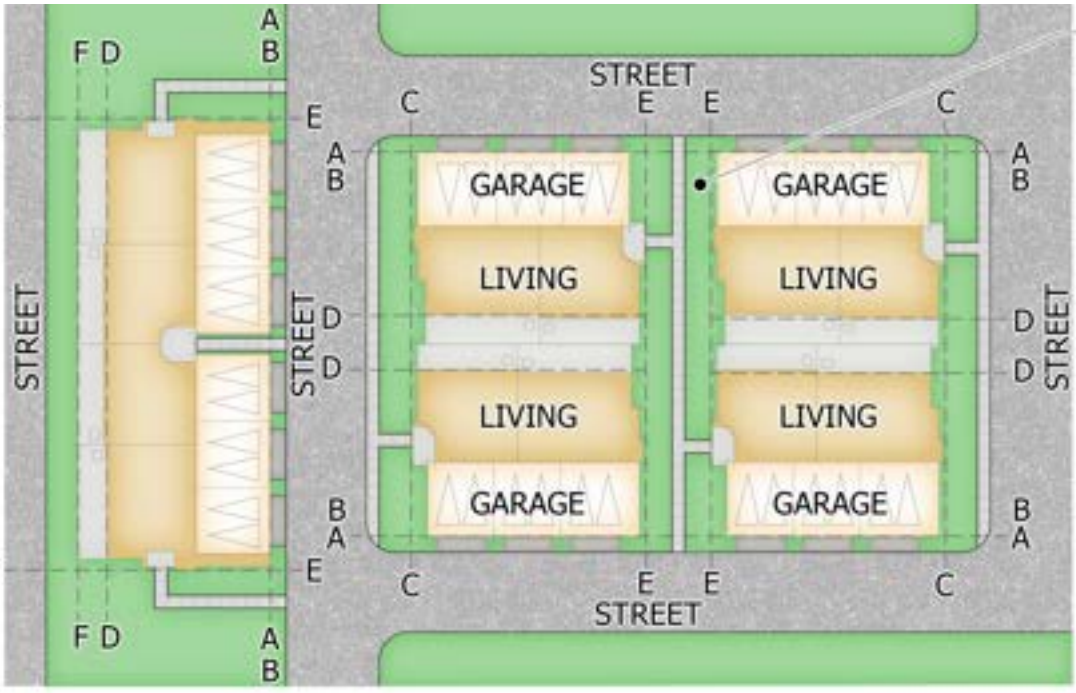


*10'-0" END TRACT OR LANDSCAPE AREA

*Images provided are for reference only to demonstrate the potential application of the development standards. Architecture design shall follow the standards within **Section 3.7.5 Architecture.**

Residential Development Standards - 43,560 SF Lot Minimum Front Load Single-Family Attached (SFA)			
Lot Standards		**Minimum Setbacks**	
Density Maximum:	24 (units per gross acre)	**A. Front Setback:**	5' from property line
Minimum Lot Width:	20'	**B. Garage Setback:**	3' – 5' (B1) or 20'+ (B2) from garage face to property line
Maximum Lot Coverage:	Per setbacks	**C. Street Side Setback :**	10'
Maximum Building Height:	60'	**D. Rear Yard Setback (Front Loaded):**	8'
Minimum Building Spacing:	20'	**E. Interior Side Setback:**	0' (20' between end units of buildings)
Maximum Density:	40 DU/AC	**F. Rear Setback (From Street):**	10'
Development Category:	MF-1, MF-2, MF-3		
Note: See **Section 3.7.4 Street Standards** for street conditions permitted based on plotting conditions.			
(B2) Denotes front facing garage setback from property line with driveway parking.			
Landscape Buffer			
No landscape buffer is required between single-family residential uses.			

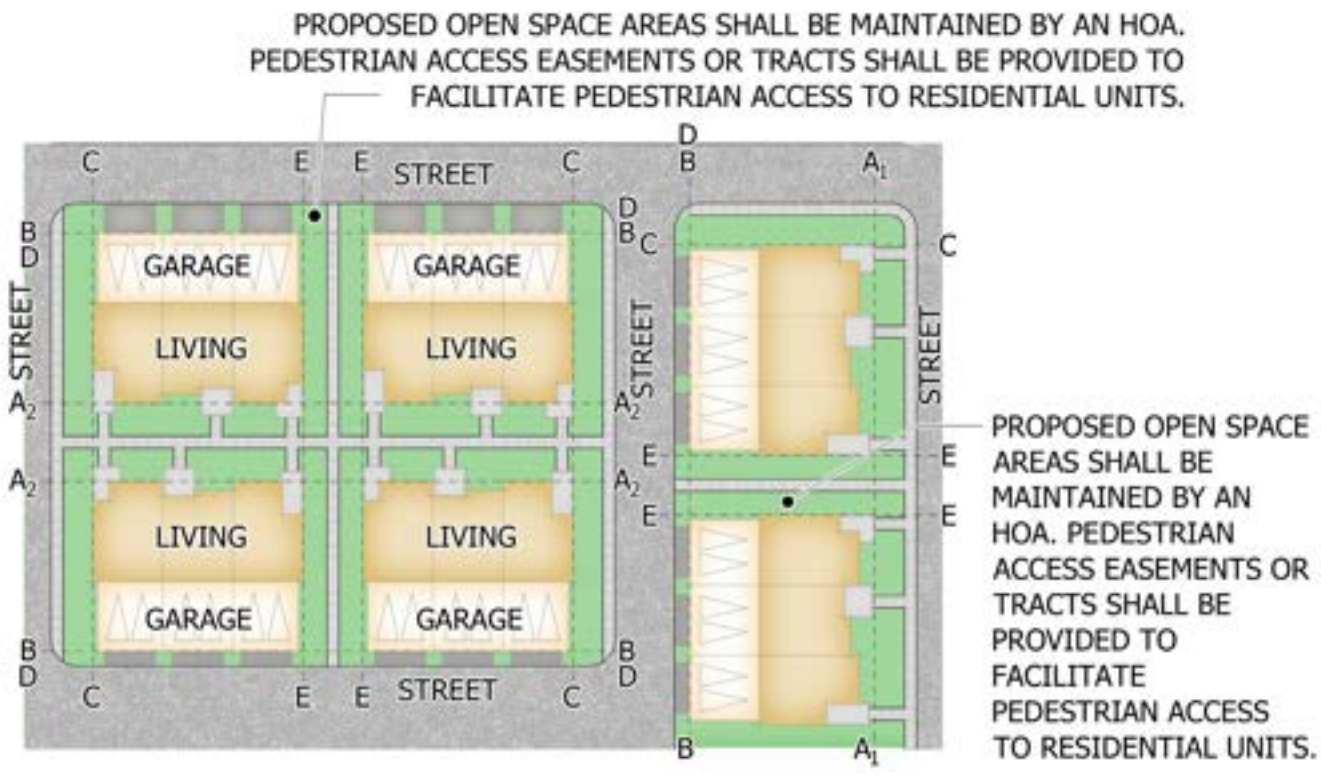
Front Load

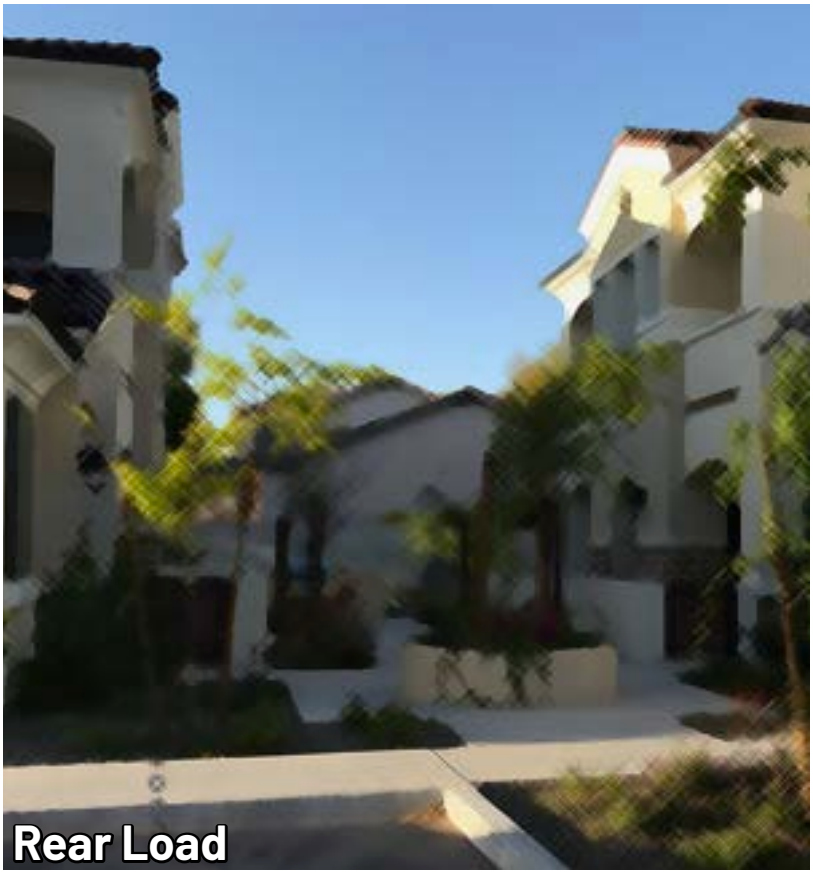


*Images provided are for reference only to demonstrate the potential application of the development standards. Architecture design shall follow the standards within **Section 3.7.5 Architecture.**

Residential Development Standards - 43,560 SF Lot Minimum Rear Load Single-Family Attached (SFA)			
Lot Standards		**Minimum Setbacks**	
Density Maximum:	24 (units per gross acre)	**A. Front Setback**	10' from property line (A1) 20′ from front to front on open space (A2)
Minimum Lot Width:	20'	**B. Garage Setback:**	3′ – 5′ (B1) or 20′+ (B2) from garage face to property line
Maximum Lot Coverage:	Per setbacks	**C. Street Side Setback :**	10′
Maximum Building Height:	60′	**D. Rear Setback (Rear Loaded):**	5′
Minimum Building Spacing:	20′	**E. Interior Side Setback:**	0′ (20′ between end units of buildings)
Maximum Density:	40 DU/AC		
Development Category:	MF-1, MF-2, MF-3		
Note: See **Section 3.7.4 Street Standards** for street conditions permitted based on plotting conditions.			
(A2) Denotes front to front building separation.			
(B1) Denotes front facing garage setback from property line without driveway parking.			
(B2) Denotes front facing garage setback from property line with driveway parking.			
Landscape Buffer			
No landscape buffer is required between single-family residential uses.			

Front Load





Rear Load

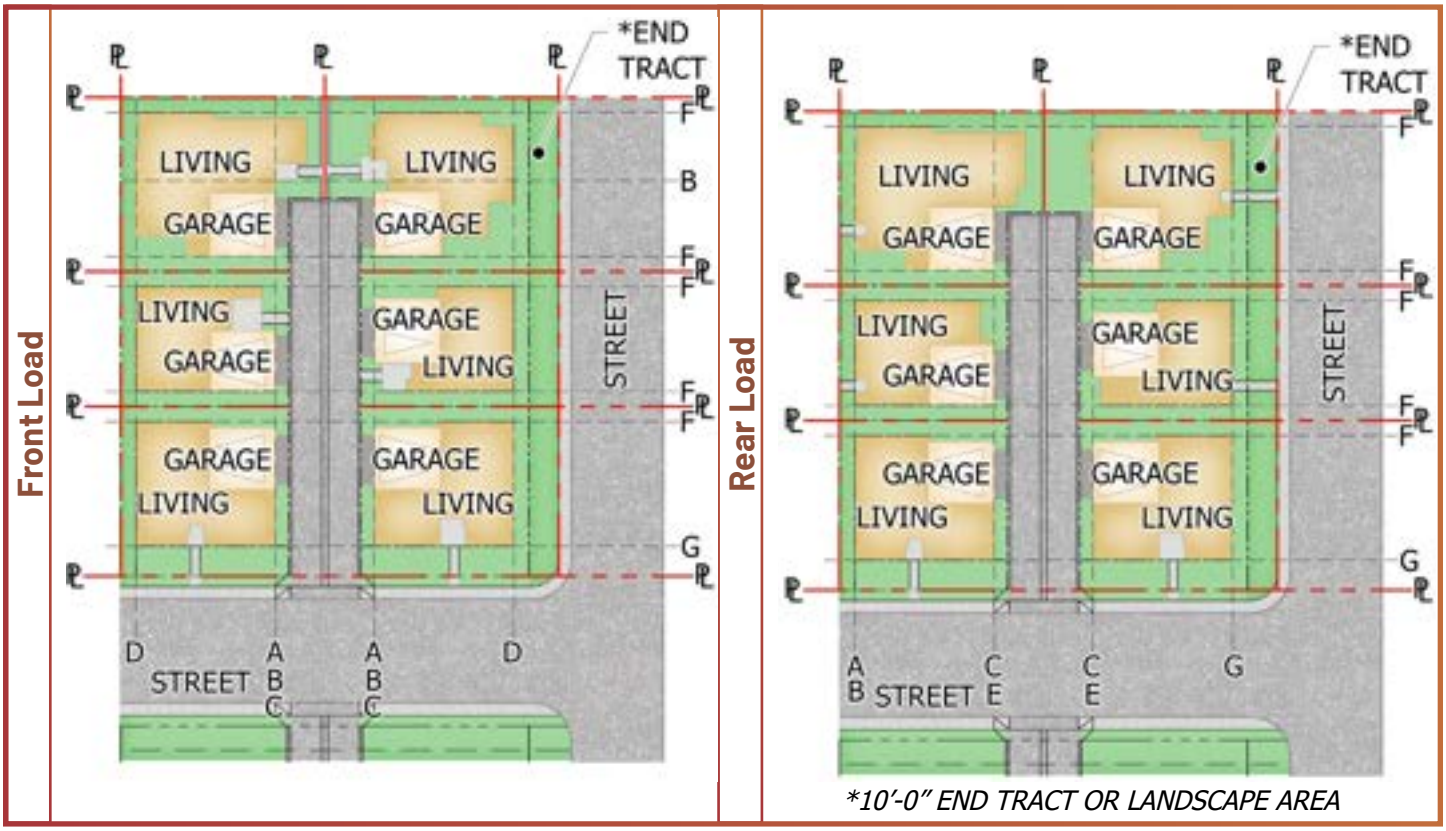
Rear Load

Rear Load Facing Street

Rear Load Facing Street

*Images provided are for reference only to demonstrate the potential application of the development standards. Architecture design shall follow the standards within **Section 3.7.5 Architecture.**

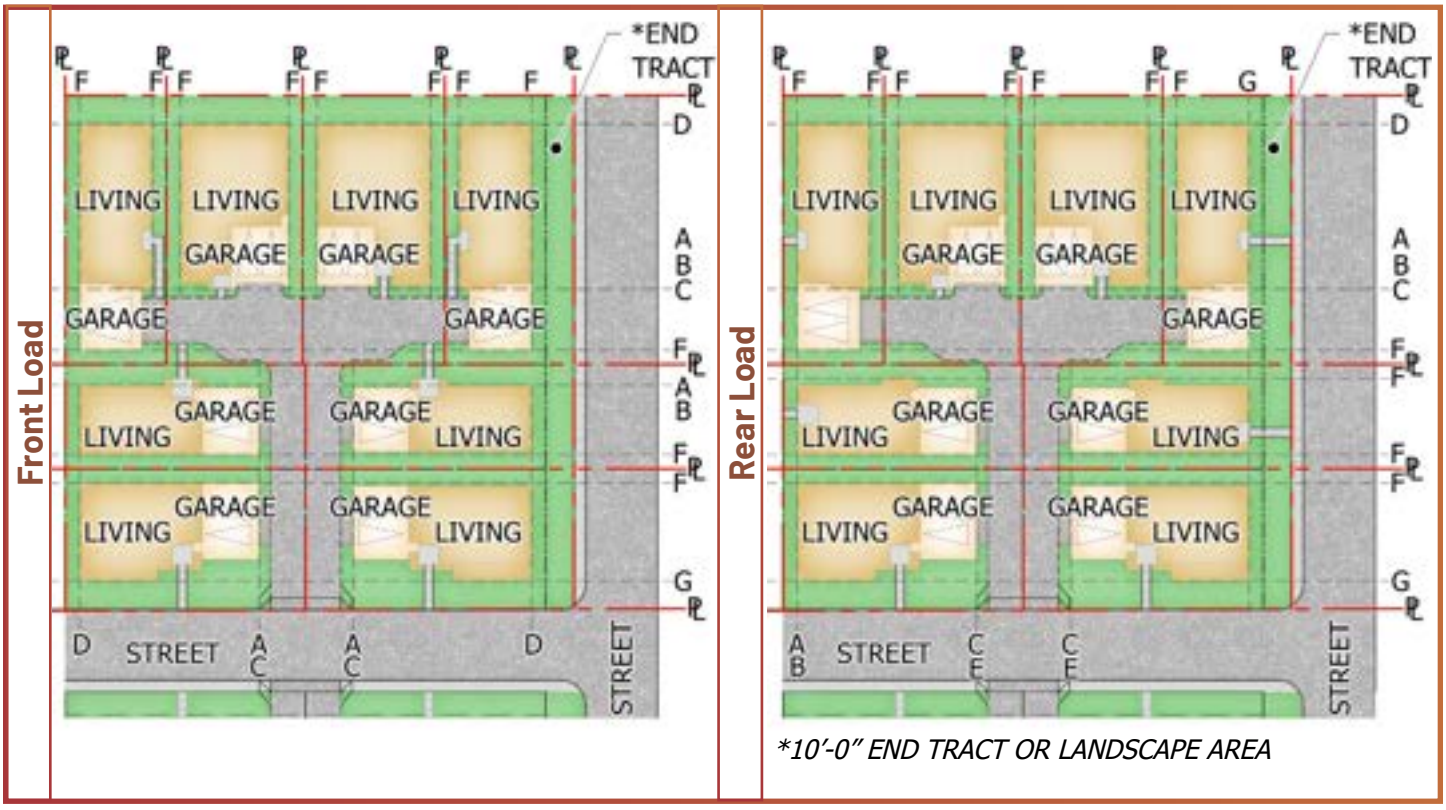
Residential Development Standards - Minimum 2,000 SF Cluster Product Single-Family Detached (SFD)			
Lot Standards		**Minimum Setbacks**	
Minimum Lot Area:	2,000	**A. Front Setback to Living Space (measured from property line):**	4' to alley or motorcourt 5' from property line
Minimum Lot Width:	30'	**B. Front Setback to Porch (measured from property line)**	2'
Maximum Lot Coverage:	Per setbacks	**C. Garage Setback (measured from property line unless otherwise noted):**	3′ – 5′ (C1) or 20′+ (C2) from garage face to property line
Maximum Building Height:	38′	**D. Rear Setback (Front Loaded) (measured from property line):**	5'
Minimum Building Spacing:	10′ (principal to principal)	**E. Rear Setback (Rear Loaded) (measured from property line):**	4′
Maximum Density:	16 DU/AC	**F. Interior Side Setback (measured from property line):**	5′
Development Category:	SF-2, MF-1, MF-2, MF-3	**G. Street Side Setback (measured from property line):**	10' to street
Note: See **Section 3.7.4 Street Standards** for street conditions permitted based on plotting conditions.			
(C2) Denotes front facing garage setback from property line with driveway parking.			
*Where a end tract occurs, the minimum width shall be 10'-0". Where no end tract occurs, the required setback area shall be landscaped and located outside of the homeowners fenced in area.			
Landscape Buffer			
No landscape buffer is required between single-family residential uses.			



*10′-0″ END TRACT OR LANDSCAPE AREA

*Images provided are for reference only to demonstrate the potential application of the development standards. Architecture design shall follow the standards within **Section 3.7.5 Architecture.**

Residential Development Standards - Minimum 2,000 SF Hammerhead Product Single-Family Detached (SFD)			
Lot Standards		**Minimum Setbacks**	
Minimum Lot Area:	2,000	**A. Front Setback to Living Space (measured from property line):**	4' to alley or motorcourt 5' from property line
Minimum Lot Width:	30'	**B. Front Setback to Porch (measured from property line)**	2'
Maximum Lot Coverage:	Per setbacks	**C. Garage Setback (measured from property line unless otherwise noted):**	3' – 5' (C1) or 20'+ (C2) from garage face to property line
Maximum Building Height:	38'	**D. Rear Setback (Front Loaded) (measured from property line):**	5'
Minimum Building Spacing:	10' (principal to principal)	**E. Rear Setback (Rear Loaded) (measured from property line):**	4'
Maximum Density:	16 DU/AC	**F. Interior Side Setback (measured from property line):**	5'
Development Category:	SF-2, MF-1, MF-2, MF-3	**G. Street Side Setback (measured from property line):**	10' to street
Note: See **Section 3.7.4 Street Standards** for street conditions permitted based on plotting conditions.			
(C2) Denotes front facing garage setback from property line with driveway parking.			
*Where a end tract occurs, the minimum width shall be 10'-0". Where no end tract occurs, the required setback area shall be landscaped and located outside of the homeowners fenced in area.			
Landscape Buffer			
No landscape buffer is required between single-family residential uses.			



*10'-0" END TRACT OR LANDSCAPE AREA

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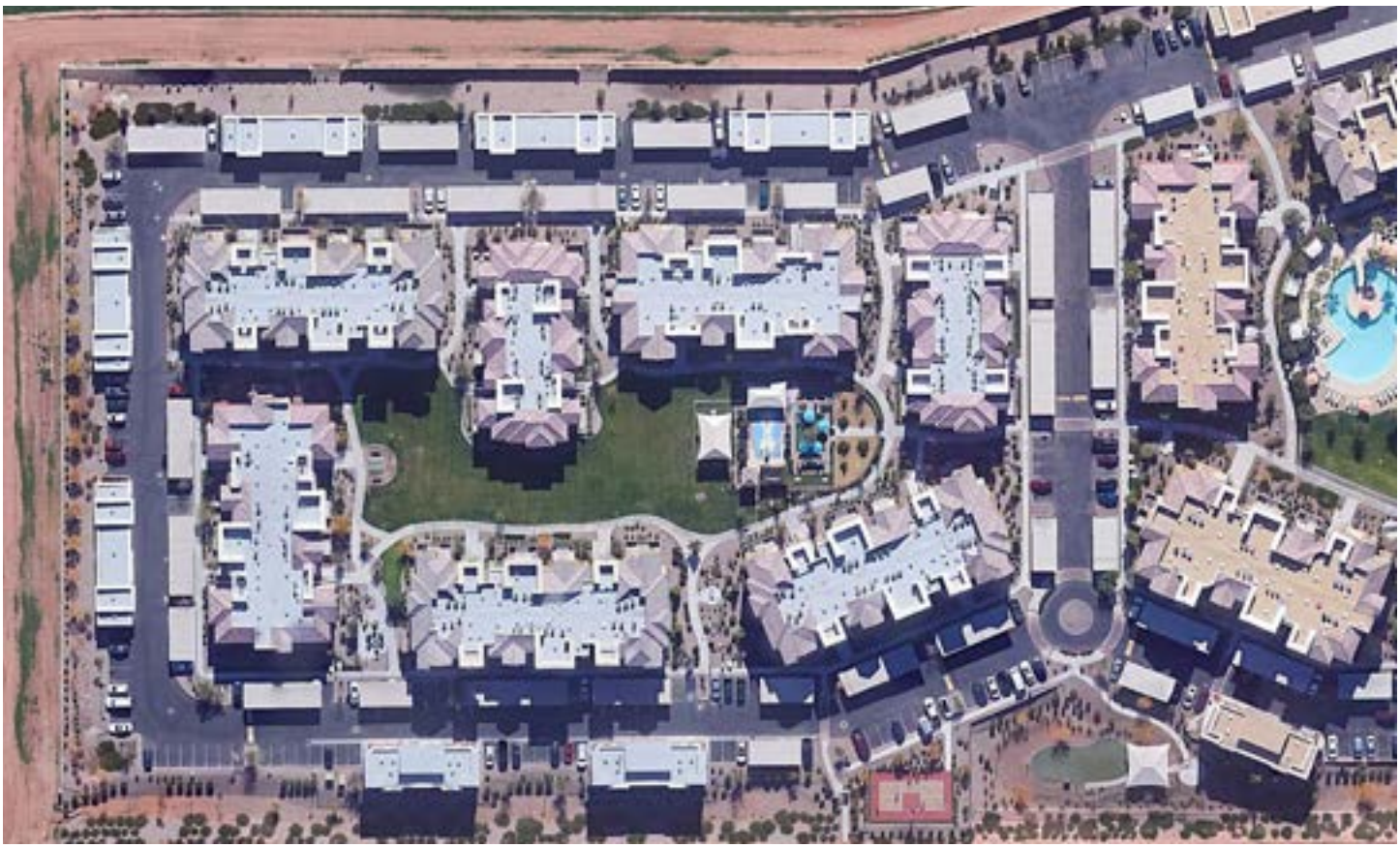
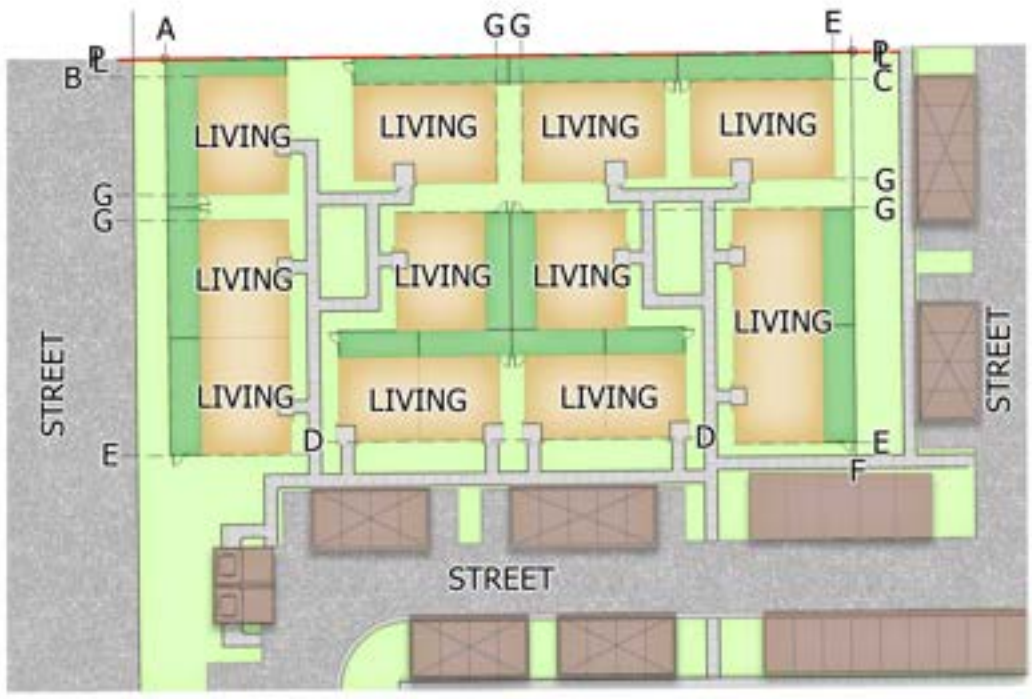
Residential Development Standards - Multi-Family Residential			
Lot Standards		**Minimum Setbacks**	
Minimum Lot Area:	2,000 SF	**A. Perimeter Setbacks:**	15' up to 2 stories or 35' Building step-back of 1' for every foot of building height above 2 stories or 35' Setback applies to front, rear, and sides
Minimum Lot Width:	20'	**B. Internal Setbacks:**	10' to street or parking 0' for attached walls Setback applies to front, rear, and sides
Maximum Lot Coverage:	Per setbacks	**C. Minimum Building Spacing:**	20'
Maximum Building Height:	60'	**D. Garage Setback:**	1' from garage door to street
Maximum Density:	40 DU/AC		
Development Category:	MF-1, MF-2, MF-3		
Note: See **Section 3.7.4 Street Standards** for street conditions permitted based on plotting conditions.			
Landscape Buffer			
A minimum 20' landscape buffer is required on multi-family uses of 15 DU/AC or greater, where they occur adjacent to a single-family residential use.			
Paseos or other landscape areas of at least 20' width, which occur on existing residential uses, may count towards the required landscape buffer.			



*Images provided are for reference only to demonstrate the potential application of the development standards. Architecture design shall follow the standards within **Section 3.7.5 Architecture.**

Residential Development Standards - Single-Family For Rent (Attached & Detached)			
Lot Standards		**Minimum Setbacks**	
Minimum Lot Area:	2,000	**A. Perimeter Street Landscape Setback:**	Local: 10' Collector: 15' Arterial: 20'
Minimum Lot Width:	20'	**B. Perimeter Side Setback:**	5'
Maximum Lot Coverage:	Per Setbacks	**C. Perimeter Rear Setback:**	8'
Maximum Building Height:	38'	**D. Front Setback to Parking (measured from back of curb):**	13'
Maximum Density:	40 DU/AC	**E. Side Setback to Parking (measured from back of curb):**	13'
Development Category:	MF-1, MF-2, MF-3	**F. Rear Setback to Parking (measured from back of curb to wall):**	15'
		G. Minimum Building Spacing:	8', 0' for attached walls
Note: See **Section 3.7.4 Street Standards** for street conditions permitted based on plotting conditions.			
Landscape Buffer			
No landscape buffer is required between single-family residential uses.			



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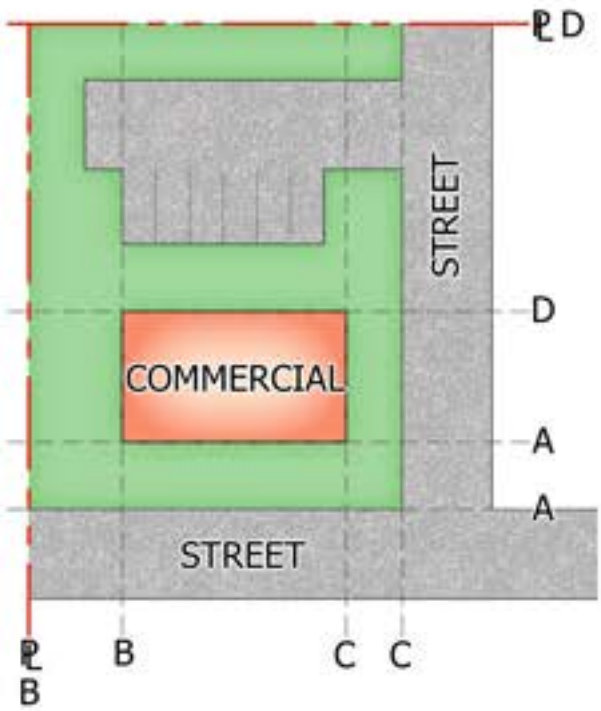
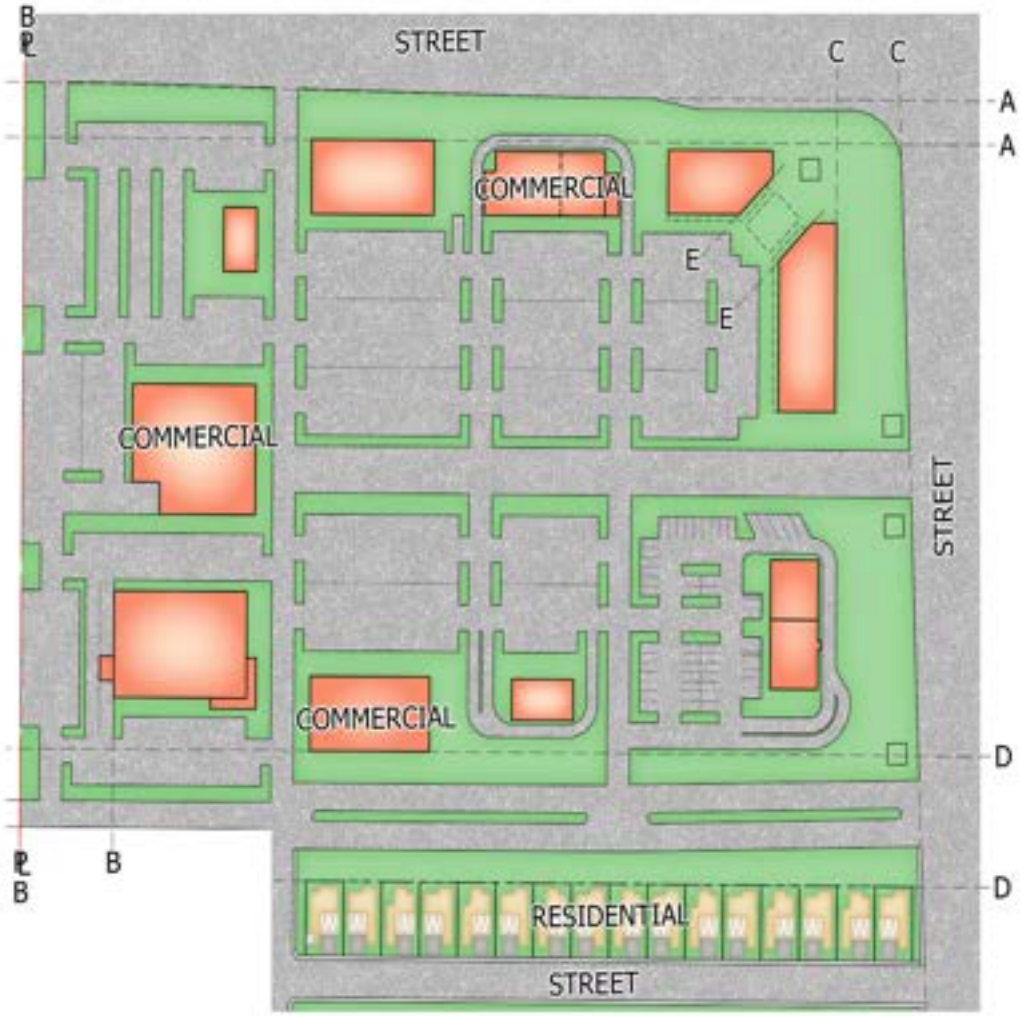
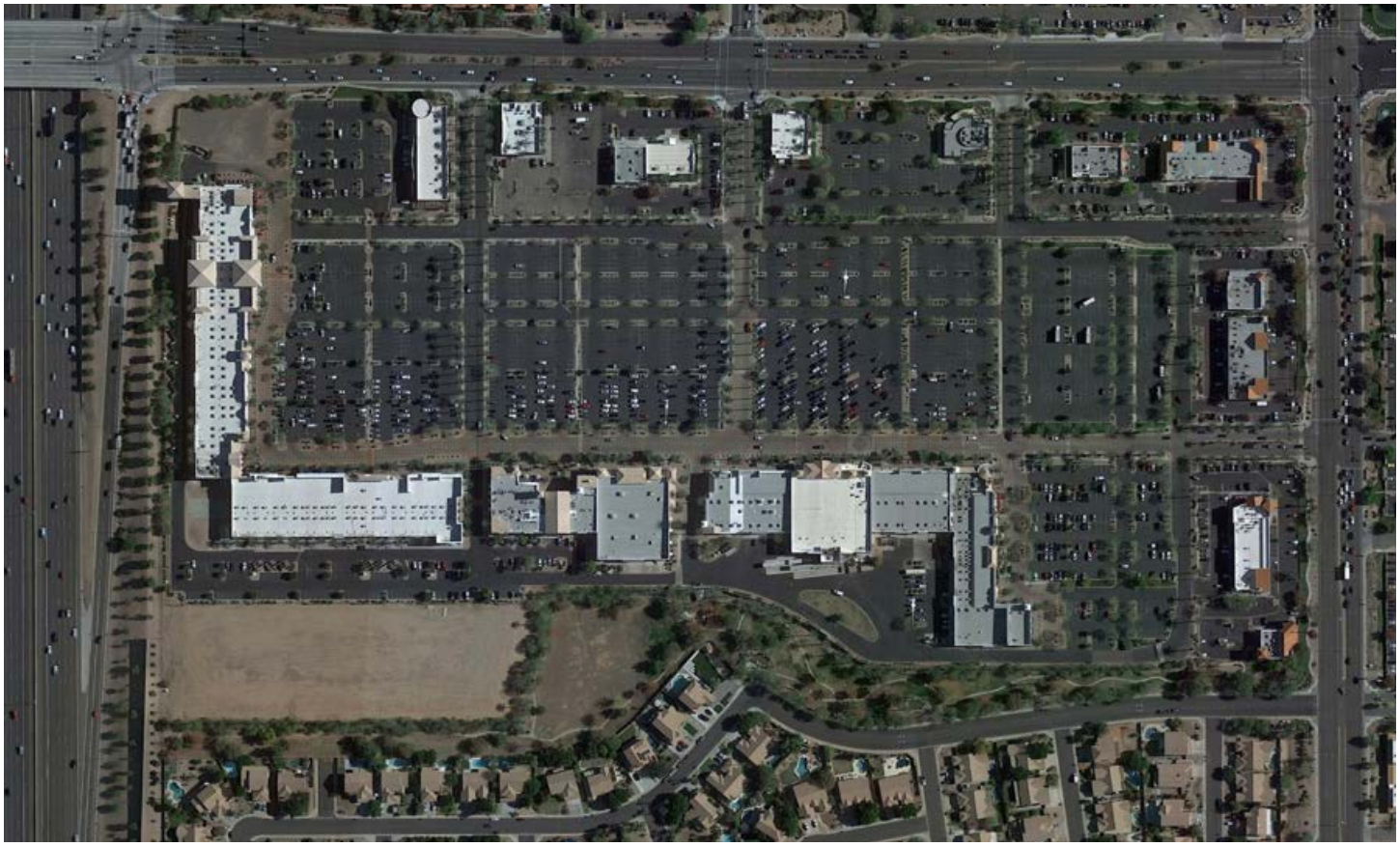
Commercial Development Standards - Neighborhood Commercial			
Lot Standards		**Minimum Setbacks**	
Minimum Lot Area:	10,000 SF	**A. Front Setback:**	20'
Minimum Lot Width:	80'	**B. Side Setback:**	15'
Maximum Lot Coverage:	Per setbacks	**C. Street Side Setback:**	15'
Maximum Building Height:	35'	**D. Rear Setback:**	20'
Note: See **Section 3.7.4 Street Standards** for street conditions permitted based on plotting conditions.			
Landscape Buffer			
A minimum 20' landscape buffer is required on non-residential uses, where they occur adjacent to any residential use.			
Paseos or other landscape areas of at least 20' width, which occur on existing residential uses, may count towards the required landscape buffer.			



*Images provided are for reference only to demonstrate the potential application of the development standards. Architecture design shall follow the standards within **Section 3.7.5 Architecture.**

Commercial Development Standards - Community Commercial			
Lot Standards		**Minimum Setbacks**	
Minimum Lot Area:	10,000 SF	**A. Front Setback:**	20′ 30′ residential
Minimum Lot Width:	75′	**B. Side Setback:**	15′
Maximum Lot Coverage:	Per setbacks	**C. Street Side Setback:**	15′ 25′ residential
Maximum Building Height:	50′	**D. Rear Setback:**	20′ 30′ residential
		E. Minimum Building Spacing:	20′
Note: See **Section 3.7.4 Street Standards** for street conditions permitted based on plotting conditions.			
Landscape Buffer			
A minimum 20′ landscape buffer is required on non-residential uses, where they occur adjacent to any residential use.			
Paseos or other landscape areas of at least 20′ width, which occur on existing residential uses, may count towards the required landscape buffer.			





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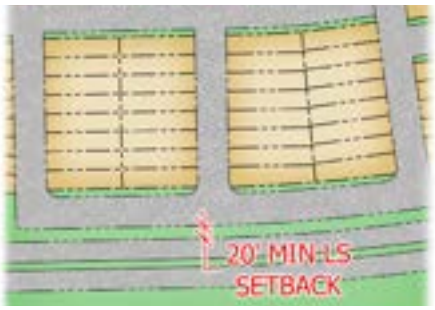
3.7.3 Site Planning

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

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

a. Streets & Cul-de-sacs i. Cul-de-sacs shall not exceed nine hundred fifty (850') feet in length, as measured from the centerline of the nearest perpendicular road to the point where the centerline intersects the end of the cul-de-sac.	 **Measured from centerline of the nearest perpendicular road to the point where the centerline intersects the end of the cul-de-sac.*
ii. Street intersections will be offset by a minimum of seventy-five (75') feet, as measured from the centerlines of perpendicular streets intersecting a common street.	 **Measured from centerlines of perpendicular streets intersecting a common street.*
iii. Intersecting streets shall meet at an angle no greater than fifteen (15) degrees from a perpendicular ninety (90) degree condition.	 **15 degree +/- from a 90 degree intersection allowed.*

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



v. Local roads shall have a minimum radius of no less than one hundred feet (100') and are not required to have a tangent between curves or at intersections.

vi. Collector roads shall have a minimum radius of three hundred fifty feet (350') and are not required to have a tangent between curves or at intersections.

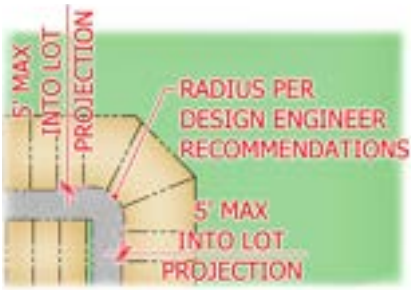
**No tangent required between curves*

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

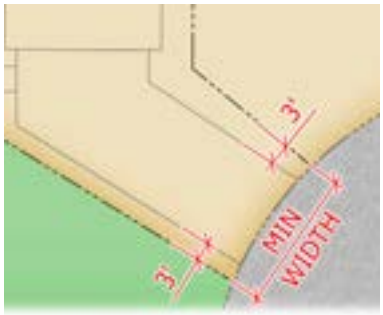
vii. Curvilinear streets may be implemented for their effects on traffic calming and to minimize the impact of traffic within a Development Unit.

b. Lot Design

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



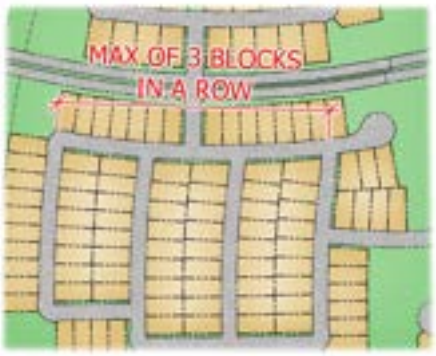
ii. Lot widths fronting a street shall be a minimum width of the proposed driveway plus three feet (3') of additional width on each side of the driveway.



c. Block Configuration

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

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



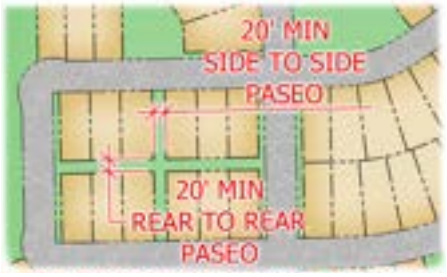
d. Paseos

i. "Paseos" are landscape common areas between two (2) lot walls or fences within a subdivision.

ii. Paseos located between walls on the side of a home site shall be a minimum of twenty (20') feet wide and paseos located between walls at the rear of home sites shall be a minimum of twenty (20') feet wide.

iii. Where a condition is not described, a Paseo shall be a minimum of twenty (20') in width.

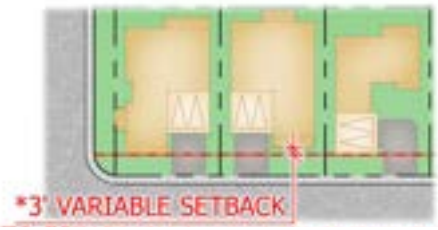
iv. Paseos may contain a path or trail.



Where condition is not described, a paseo shall be a minimum of 20' in width. Paseos may contain a path or trail.

e. Setbacks

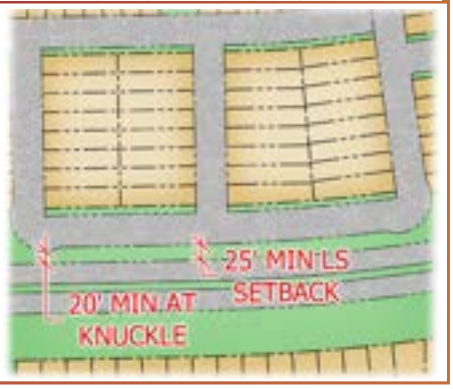
i. To establish a variety in the street scene and to avoid the face of all homes aligning on a street, homes on each side of a block shall have a variable front setback that is three feet (3') greater than the standard front setback.



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

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

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



f. Utilities

i. All new 12Kv electric service, telephone, telecommunications lines, and cable television lines shall be installed underground.

ii. Above ground utility appurtenances shall be located outside of neighborhood entries and screened where possible.

iii. Concrete pads shall be no more than six inches (6") above adjoining ultimate finished grade and shall not interfere with any walkway.

g. Mailboxes

i. Mailbox facilities will be installed throughout the community in locations that are:

1. Accessible from pedestrian paths and trails.
2. Visible from a street edge.
3. Located within the neighborhood that they service.

ii. Mailbox facilities shall include a masonry, brick or other decorative base.

3.7.4 Street Standards

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

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

Major Street Standards					
Section	**Description**	**Public ROW or Private Tract**	**ROW or Tract Width**	**Median**	**Parking**
A	6-Lane Arterial	Public	130'	15' Raised	None
B	6-Lane Arterial (Half Street)	Public	130'	15' Raised	None
C	4-Lane Arterial	Public	130'	15' Raised	None
D	4-Lane Arterial (Half Street	Public	130'	15' Raised	None
E	4-Lane Arterial (Existing Half Street)	Public	130'	15' Raised	None
F	64' Major Collector Street (Half Street With Raised Median)	Public Or Private	64'	8' Raised	None
G	81' Major Collector Street (Raised Median With on Street Parking)	Public Or Private	81'	11' Raised	Both Sides
H	55' Minor Collector Street (Raised Median)	Public Or Private	55'	13' Raised	None

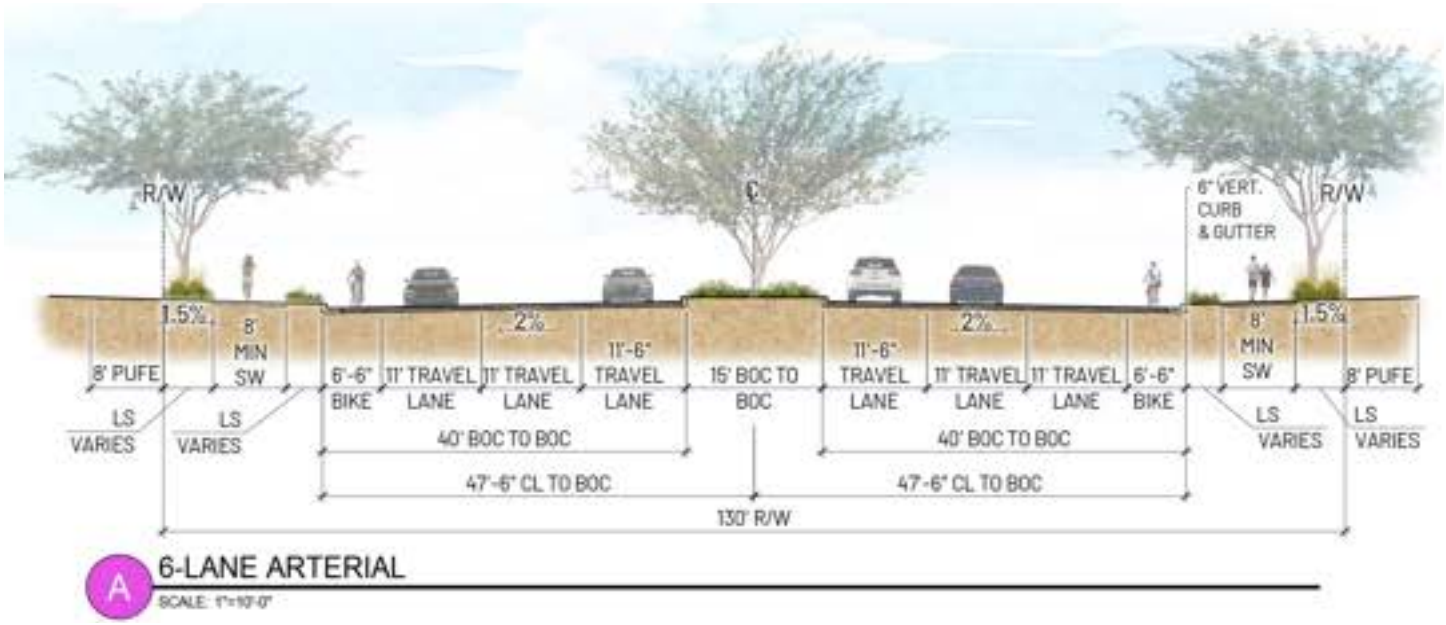
Exhibit 3.7.4.1: Street Table

Local Street Standards

Section		I	J	K	L	M	N	O	P	Q
Description		32' Typical Local Street Section (Detached Sidewalk)	32' Typical Local Street Section (Attached Sidewalk)	25' Local Street (Detached Sidewalk)	23' Typical Narrow Local Street (Detached Sidewalk)	25' Private Drive	24' Private Alley	80' Local Street With Retention Tract	27' Typical Local Street Section (Parking One Side)	20' Auto Court
Public ROW or Private Tract		Public or Private	Public or Private	Public or Private	Public or Private	Private	Private	Public or Private	Public or Private	Private
ROW or Tract Width		32'	32'	25'	23'	25'	24'	80'	27'	20'
Parking		Both Sides	Both Sides	None	None	None	None	None	One Side	None
Sidewalk Width		5'/5' SW Detached	5'/5' SW Attached	5'/5' SW Detached	5'/5' SW Detached	Optional 3' Attached on One Side	3' Attached on One Side	5'/5' SW Detached	5'/5' SW Detached	None
Public Utilities		Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes
Private Utilities		Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes
Multi-Family		F	F	F	F	A	A	F	F	A
Single-Family for Rent		F	F	F	F	A	A	F	F	A
43,560 SF Front Load SFA		F	F	F	F	A	A	F	F	A
43,560 SF Rear Load SFA		F	F	F	F	A	A	F	F	A
2,000 SF Hammerhead SFD	**Rear Load**	F	F	F	F	A	A	F	F	A
	Front Load	F	F	F	F	A	A	F	F	A
2,000 SF Cluster SFD	**Rear Load**	F	F	F	F	A	A	F	F	A
	Front Load	F	F	F	F	A	A	F	F	A
Up to 2,499 SF SFD	**Rear Load**	F	F	A	A	A	A	F	F	A
	Front Load	A	A	A	A	A	A	A	A	A
Up to 2,499 SF SFA	**Rear Load**	F	F	A	A	A	A	F	F	A
	Front Load	A	A	A	A	A	A	A	A	A
2,500-6,999 SF SFD	**Rear Load**	F	F	A	A	A	A	F	F	A
	Front Load	A	A	A	A	A	A	A	A	A
2,500-6,999 SF SFA	**Rear Load**	F	F	A	A	A	A	F	F	A
	Front Load	A	A	A	A	A	A	A	A	A
7,000-9,799 SF SFD	**Garage and Front Door**	A	A					A	A	
9,800 SF and Larger SFD	**Garage and Front Door**	A	A					A	A	

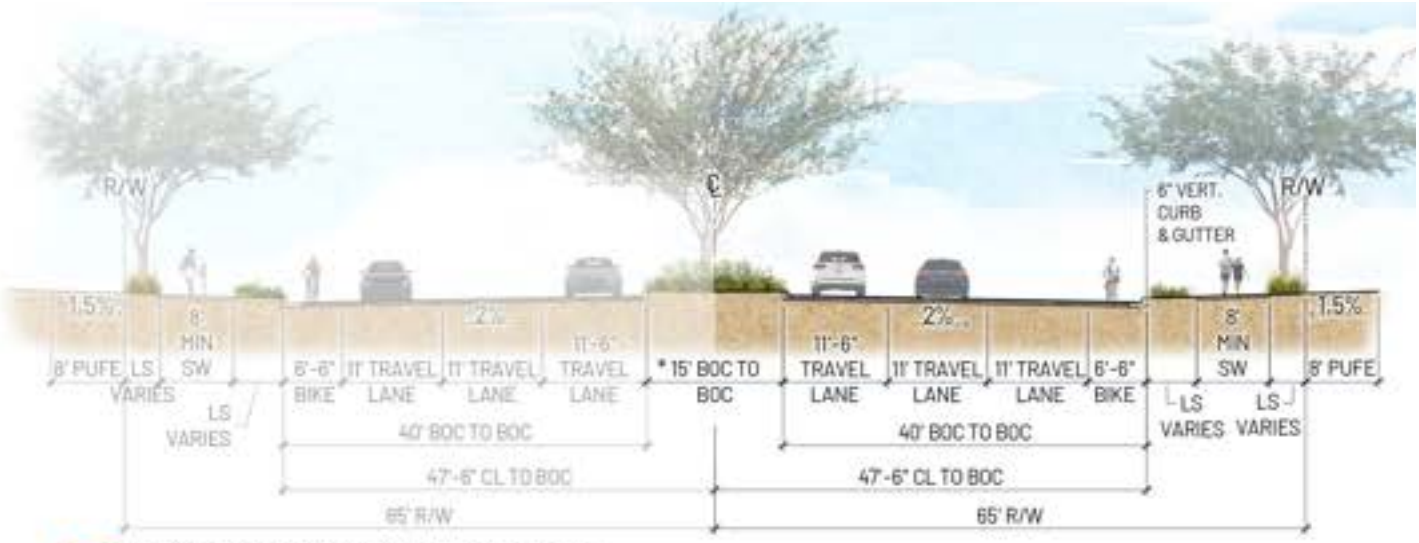
A= Front Door and Garage May Face Street

F= Front Door Allowed to Face Street



A 6-LANE ARTERIAL

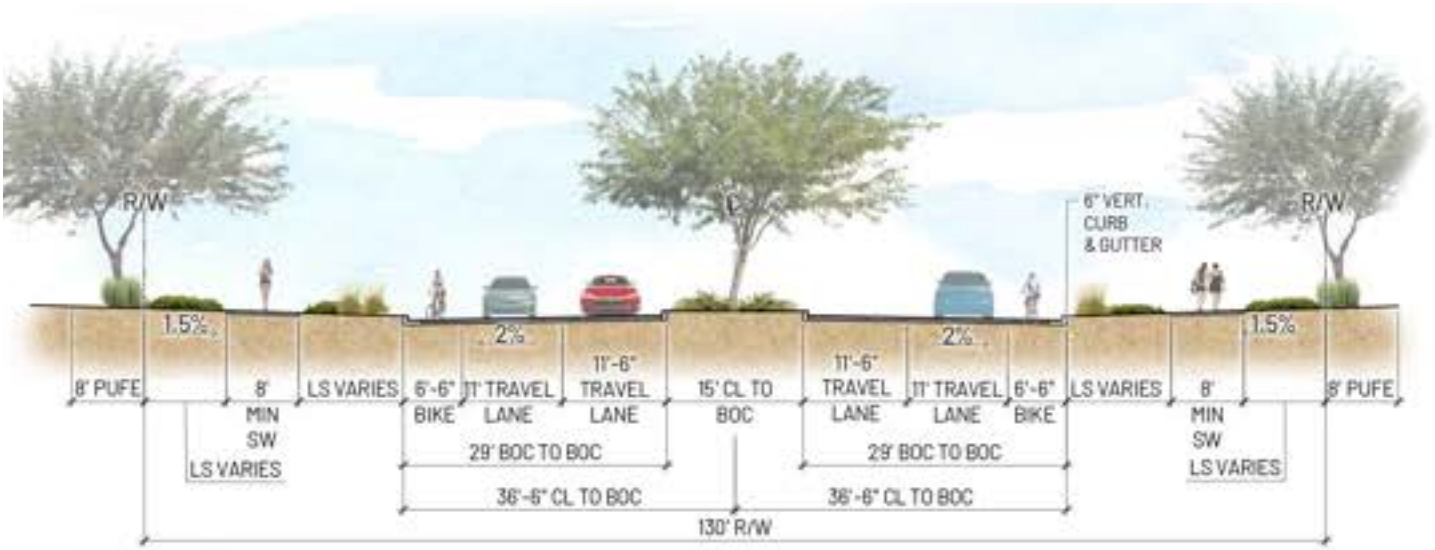
SCALE: 1"=10'-0"



B 6-LANE ARTERIAL (HALF STREET)

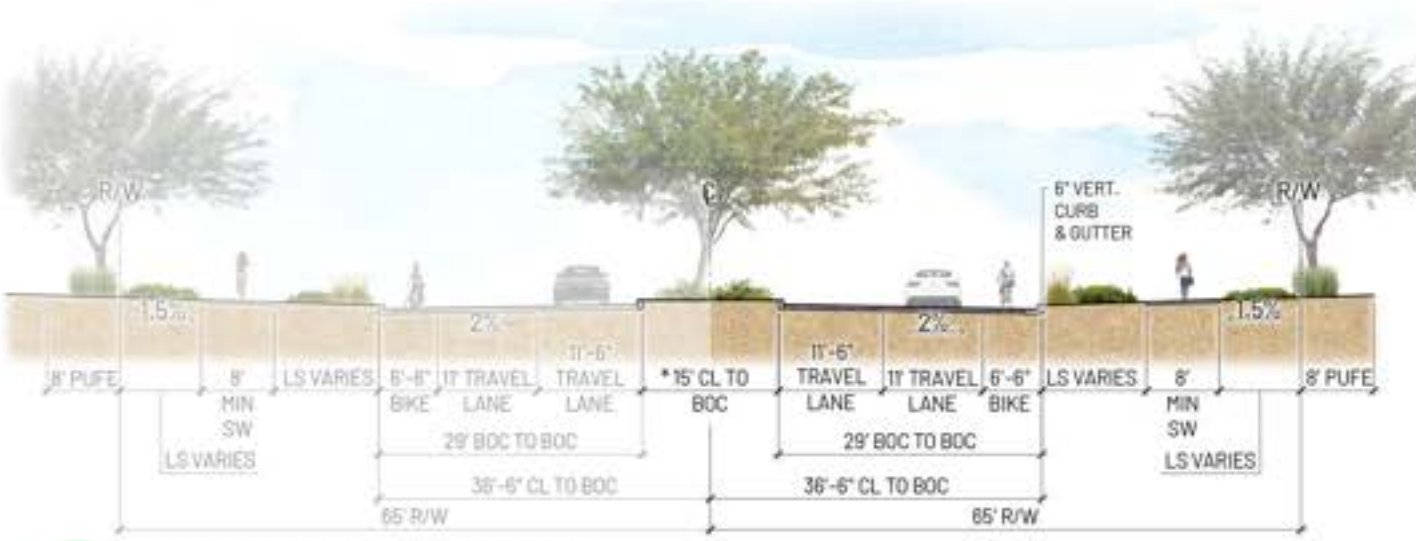
SCALE: 1"=10'-0"

*MEDIAN CURB CONSTRUCTION TO BE DEFINED AT THE TIME OF SUBDIVISION PLAT OR SITE PLAN SUBMITTAL



C 4-LANE ARTERIAL

SCALE: 1"=10'-0"

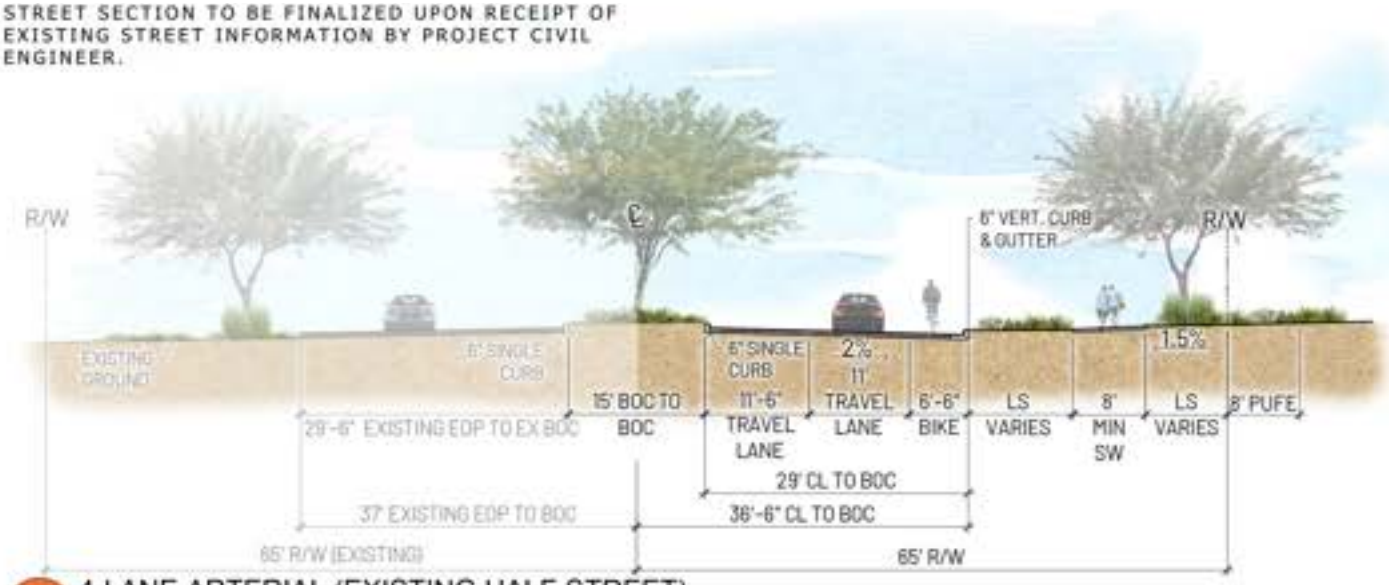


D 4-LANE ARTERIAL (HALF STREET)

SCALE: 1"=10'-0"

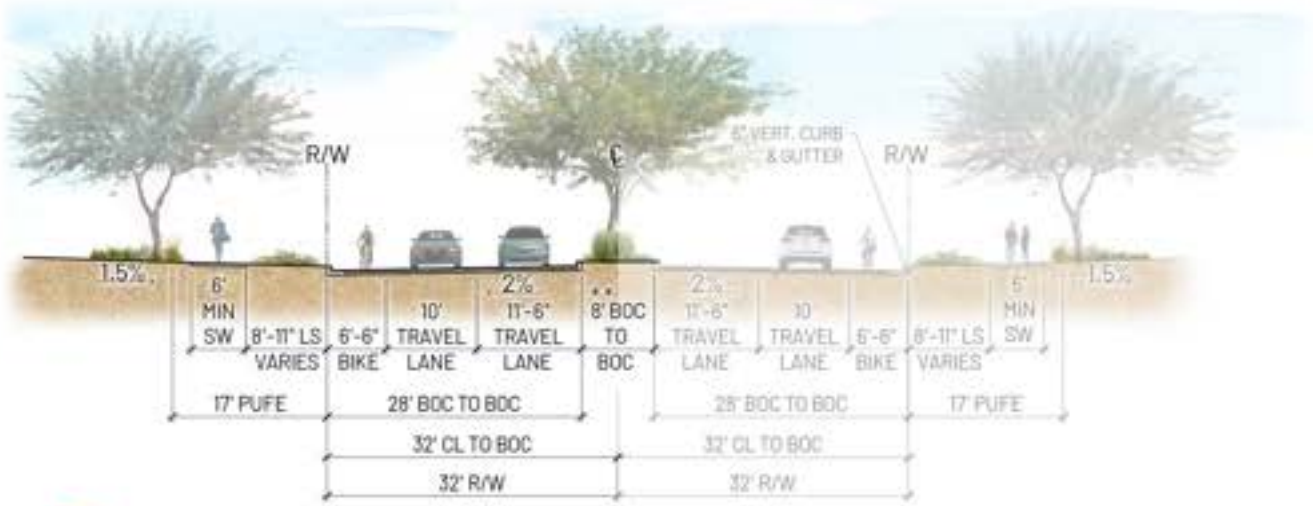
*MEDIAN CURB CONSTRUCTION TO BE DEFINED AT THE TIME OF SUBDIVISION PLAT OR SITE PLAN SUBMITTAL

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



E 4-LANE ARTERIAL (EXISTING HALF STREET)

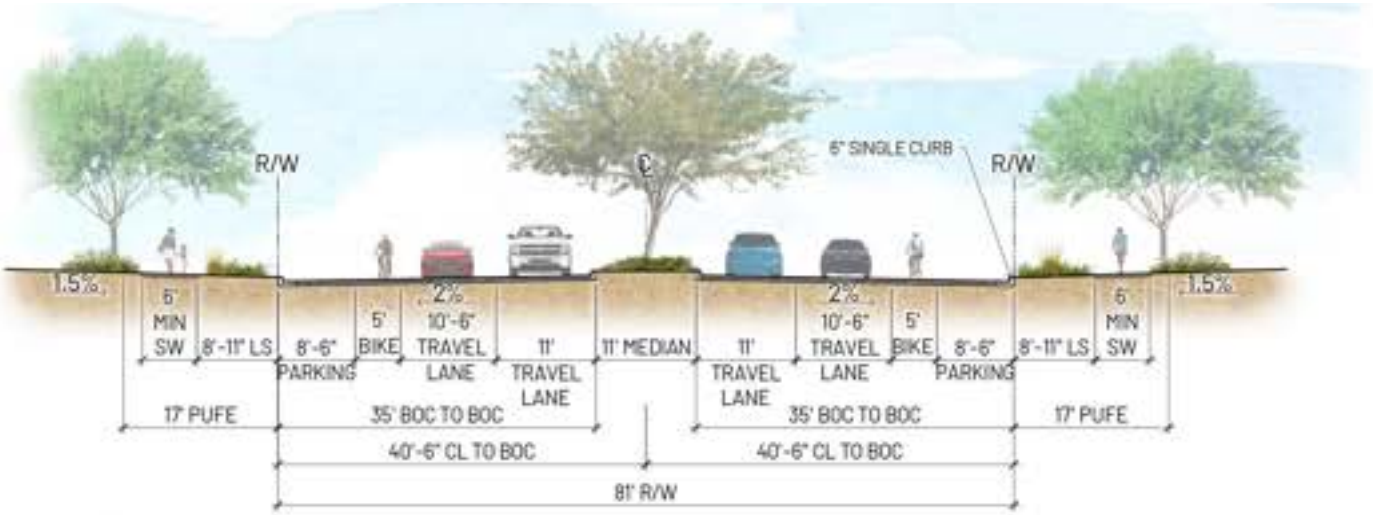
SCALE: 1"=10'-0"



F 64' MAJOR COLLECTOR STREET (HALF STREET WITH RAISED MEDIAN)

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

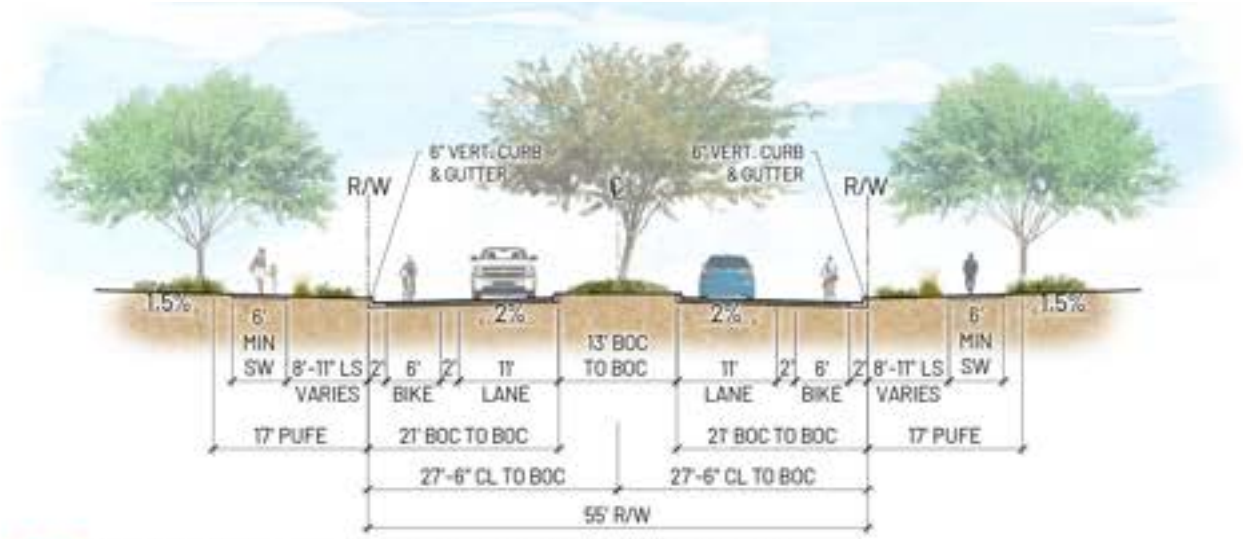
*STRIPED MEDIAN FOR TURN LANES
**MEDIAN CURB CONSTRUCTION TO BE DEFINED AT THE TIME OF SUBDIVISION PLAT OR SITE PLAN SUBMITTAL



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

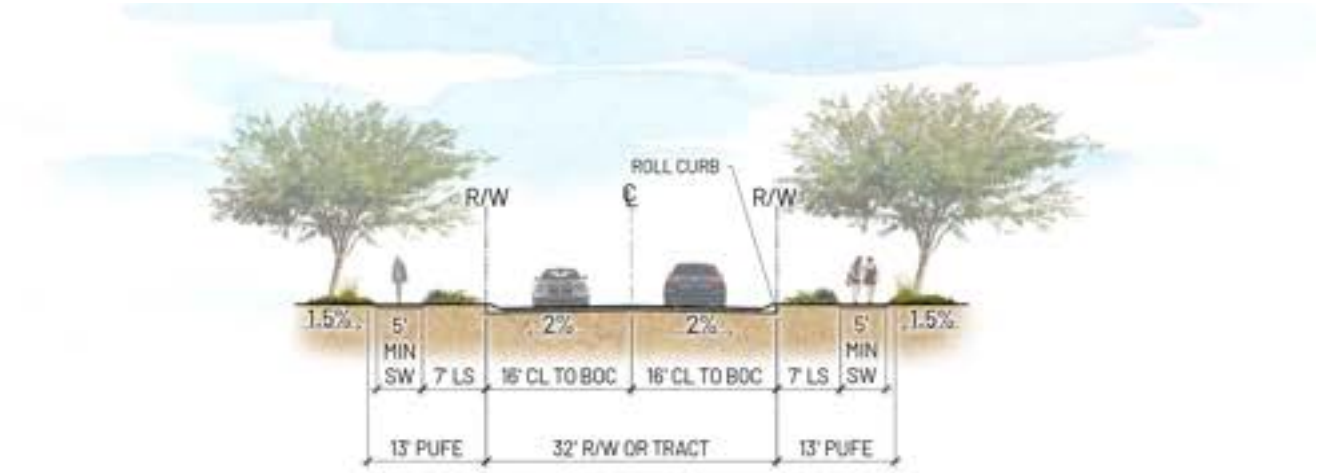
SCALE: 1"=10'-0"
PARKING ON BOTH SIDES
DETACHED SIDEWALK

*STRIPED MEDIAN FOR TURN LANES



H 55' MINOR COLLECTOR STREET (RAISED MEDIAN)

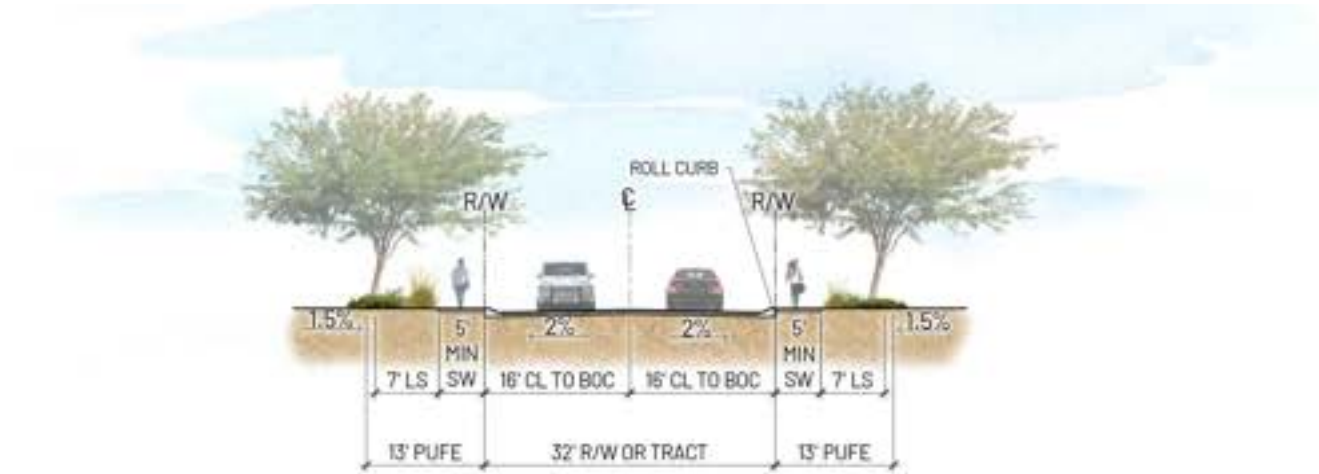
SCALE: 1"=10'-0"
NO PARKING
DETACHED SIDEWALK



I

32' TYPICAL LOCAL STREET SECTION (DETACHED SIDEWALK)

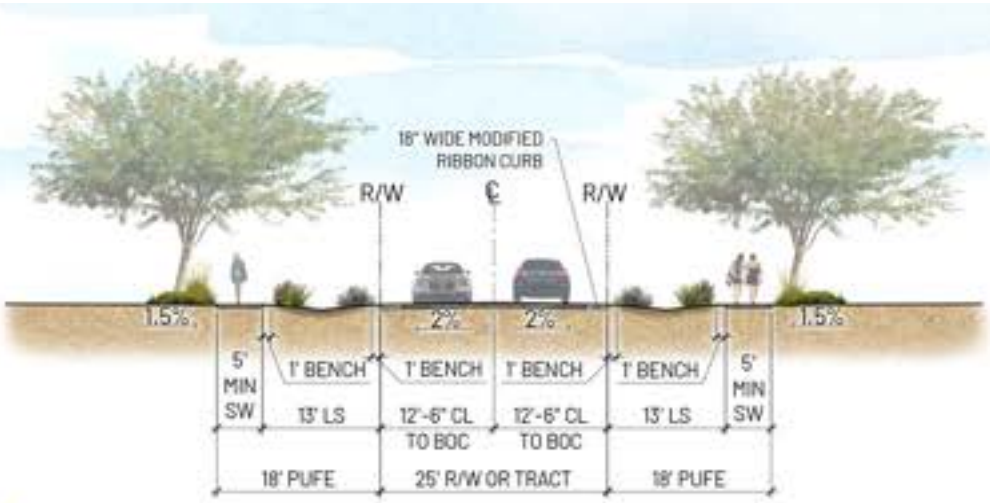
SCALE: 1"=10'-0"
PARKING ON BOTH SIDES
DETACHED SIDEWALK



J

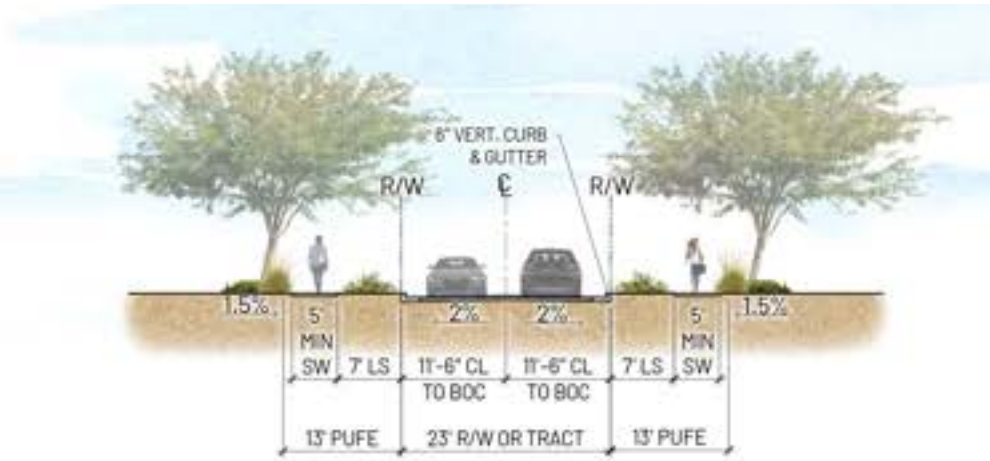
32' TYPICAL LOCAL STREET SECTION (ATTACHED SIDEWALK)

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



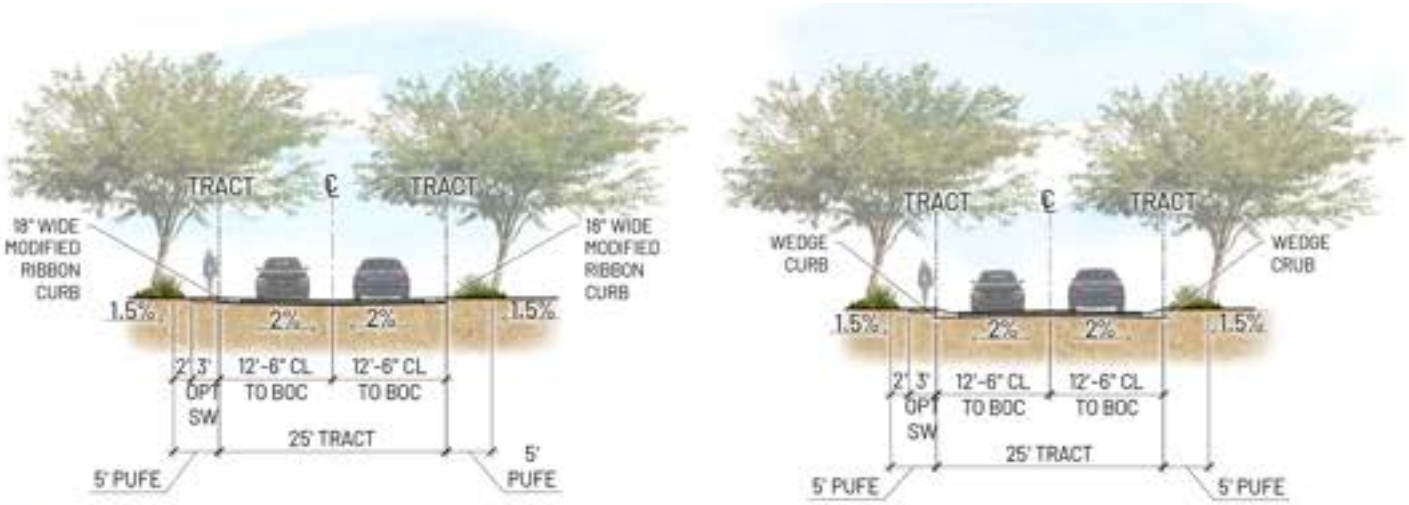
K 25' LOCAL STREET (DETACHED SIDEWALK)

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



L 23' TYPICAL NARROW LOCAL STREET (DETACHED SIDEWALK)

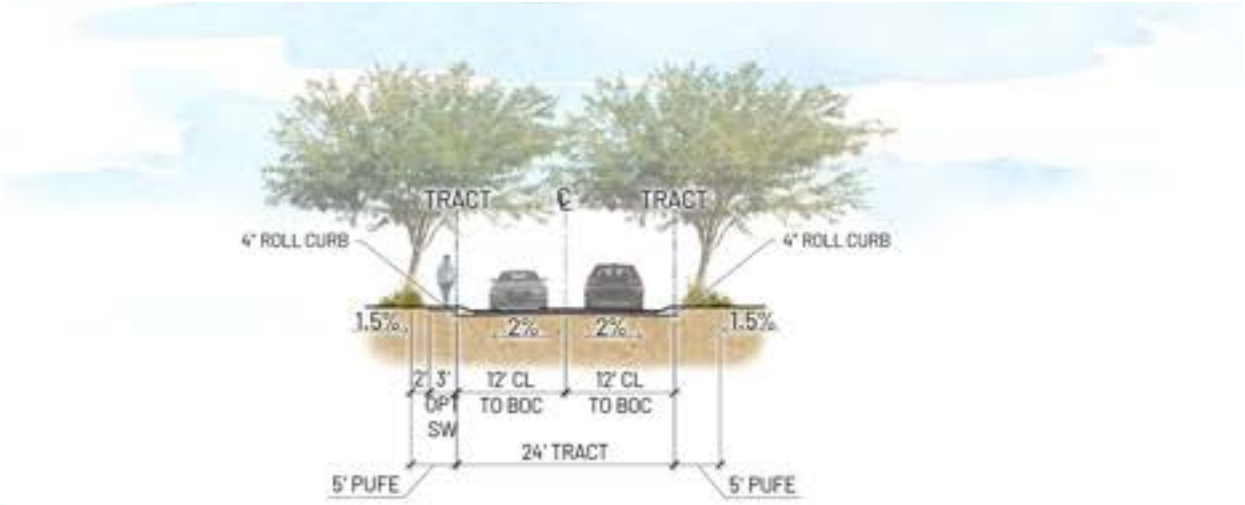
SCALE: 1"=10'-0"
NO PARKING
DETACHED SIDEWALK



M **25' PRIVATE DRIVE**

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

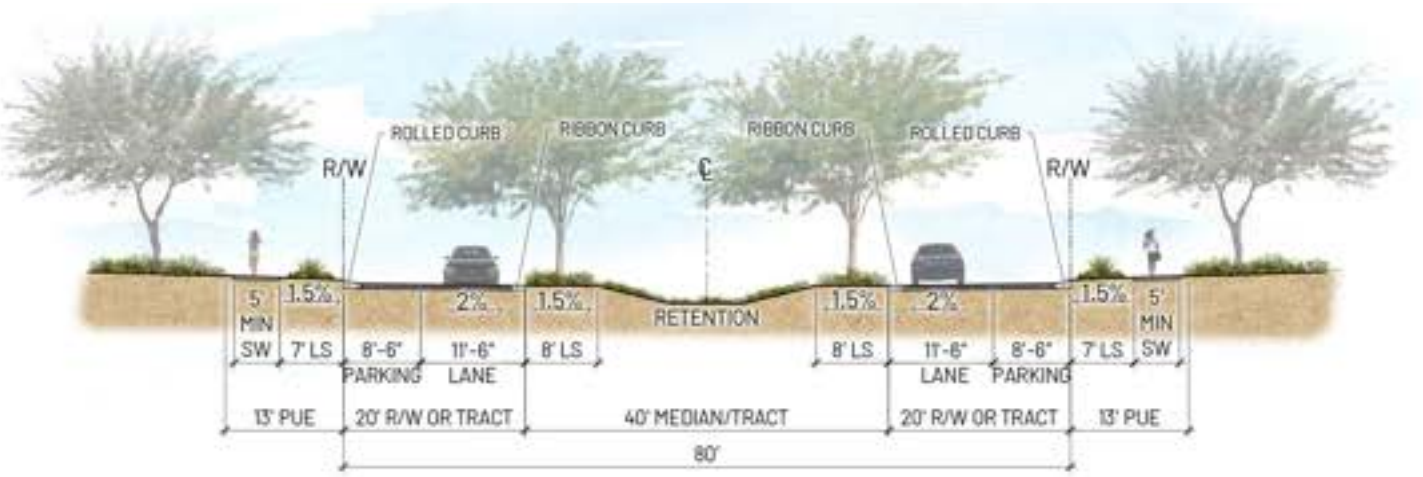
*PUBLIC UTILITIES EASEMENT WITHIN TRACT



N **24' PRIVATE ALLEY**

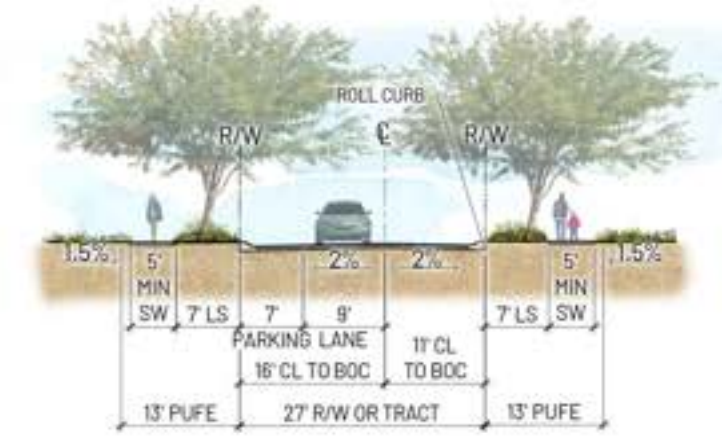
SCALE: 1"=10'-0"
NO PARKING

*PUBLIC UTILITIES EASEMENT WITHIN TRACT



O 80' LOCAL STREET WITH RETENTION TRACT

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



P 27' TYPICAL LOCAL STREET SECTION (PARKING ONE SIDE)

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

Q 20' AUTO COURT

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

*PUBLIC UTILITIES EASEMENT WITHIN TRACT

3.7.5 Architecture

3.7.5.1 Architectural Review

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

3.7.5.2 Architectural Styles

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

The following architectural styles include general descriptions along with typical features which are identifiable within each style. Proposed product types shall include at least four (4) features as described within each style.

a. Spanish Colonial

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

Perspective

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

b. Craftsman/Bungalow

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

Perspective

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

c. Tuscan

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

- Mostly low-pitched hip roofs (occasional gable or cross-gable).
- Predominantly barrel or s-shaped roof tiles.
- Informal arrangement of building forms.
- Medium to darker color schemes.
- Detail elements such as accent stone, projecting overhead shutters.
- Iron details may be used as accents.
- Windows may be in a rectangular form or utilize elongated arch forms.

d. Modern Farmhouse

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

- The body of the house is generally a stucco finish with accents of lap board or board and batten materials.
- Most Modern Farmhouses you see today have solid white exteriors. The white has mostly arisen from preference and trend, but the monochromatic color palette is important.
- Modern Farmhouse architecture relies more on the variation of materials and textures to develop interest, than it does colors.
- Gable roof forms are often used.
- Carriage style or barn style garage doors are often used.
- Front porches are used to create focus on the entry with a dark color front door contrasting the main body color.
- Barn style lighting or other farm inspired fixtures.

e. Modern Prairie

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

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

f. Western Contemporary

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

- "Contemporary" design themes (in the general sense) often have a significantly broader palette of forms, shapes, elements, materials and colors.
- Include less definition than the traditional, historic-based styles.
- This contemporary style can also be used within the context of several existing styles such as farmhouse, ranch, etc.
- Any contemporary design shall be appropriate to the character of the natural desert environment, and to the climatic and environmental considerations of the Sonoran Desert. The intent is that the design of the home blends appropriately with natural desert instead of standing out against it.
- Roof forms may include gables with cross gables or shed roof forms to create emphasis on a building mass.
- Roof materials typically include asphalts shingles, flat concrete tile or other equal materials.
- The use of larger window expressions may be used in this style.
- Elongated entry or covered entries may be used in this style.

g. Mid Century Modern

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

- Flat planes, clean lines, and little ornamentation characterize the exterior.
- Often feature monochromatic brickwork and pops of color.
- May include geometric forms or asymmetrical compositions in the design.
- Mid-Century Modern homes exhibit little historic influence and lack visual formality.
- The use of larger window expressions may be used in this style.
- Connection of interior space to exterior space.
- Materials may include stone, stucco, brick, or other painted materials.

h. Territorial Ranch

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

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

- Primarily gable and shed roofs.
- Wood posts.
- Simple geometric railings.
- Covered porches.
- Stucco, stone, board and batten and or lap siding.
- Enhanced garage doors.
- The use of larger window expressions may be used in this style.

Perspective

i. Traditional Southwest

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

- Primarily a stucco façade; however, accent materials may include natural materials such as brick and stone.
- Most Traditional Southwest homes display characteristics such as simple and horizontal massing, pitched or gable roof.
- May include geometric and organized facades with concern to windows, doors, accents, and roof forms.
- May include design variations, such as an enclosed courtyard or a covered porch at the exterior front entrance, ornamental grill work over the windows and slightly sloped roofs.

Perspective

3.7.5.3 Single Family Residential Architecture

a. Diversity of Streetscape

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

i. No two (2) identical floorplans with the same elevation shall be placed side-by-side or directly across from one another.

ii. Three (3) different elevations are required on each side of the street for each block.

iii. Building and garage setbacks should ensure that each home has a different positioning than the next as described in **Section 3.7.3: Site Planning**.

iv. Varied front yard setbacks for porches, living space, and garages should be utilized to provide breaks in the street scene making it more visually interesting.

b. Corner Conditions

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

i. Large blank walls and unorganized window placements are discouraged.

ii. Detail elements on the front elevation should terminate at logical locations.

iii. Garages and driveways should be located away from the corner.

iv. Where appropriate, based on the product type proposed, corner entrances or architectural features or details which wrap the elevation should be considered.

c. Front Elevations

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

i. Minimize the visual impact of garage doors through setbacks, colors and styles.

ii. The front entry should occur along the front façade, but the door does not necessarily need to be visible from the street.

iii. Entrances should be prominently indicated with a first-story massing change, roof feature or other architectural design element.

iv. Courtyards, entry porticos, porches, and similar architectural elements are encouraged.

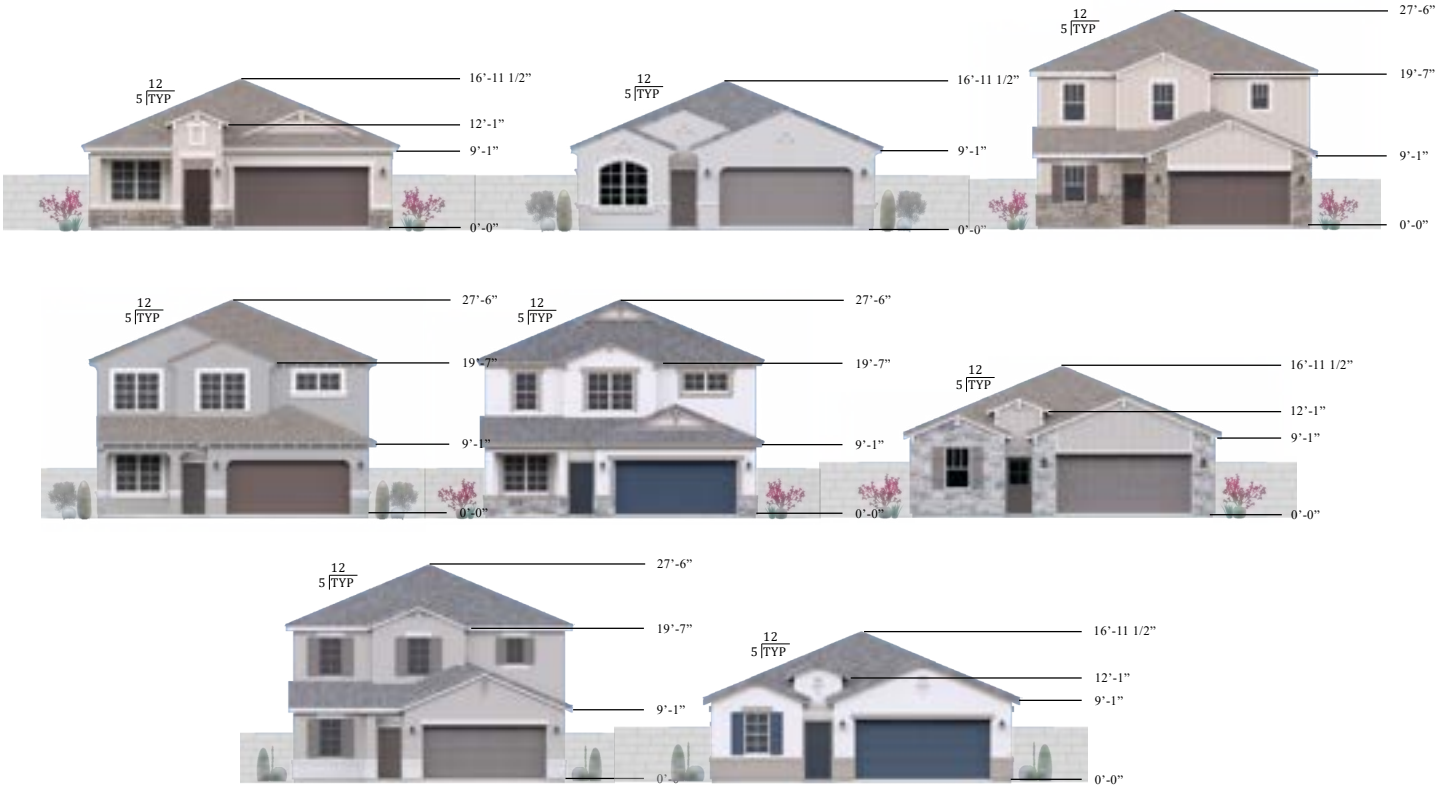
v. Building massing must be appropriate to the architectural style.

vi. Care should be given to building details such as doors and windows. They should be in proportion to the overall building massing and complementary to the overall composition.

vii. Architecturally appropriate trim detailing shall be included on at least two sides of windows. Where a proposed architectural style does not warrant trim detailing, such as a Spanish or a Contemporary style, such trim detailing shall not be required.

viii. Emphasize the placement of living areas, porches, covered terraces, entries, and windows to address the street.

ix. Attached housing product should include style appropriate building massing, varying roof forms, colors, materials or other architectural features or details to create uniqueness between units.



d. Architectural Projections

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

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



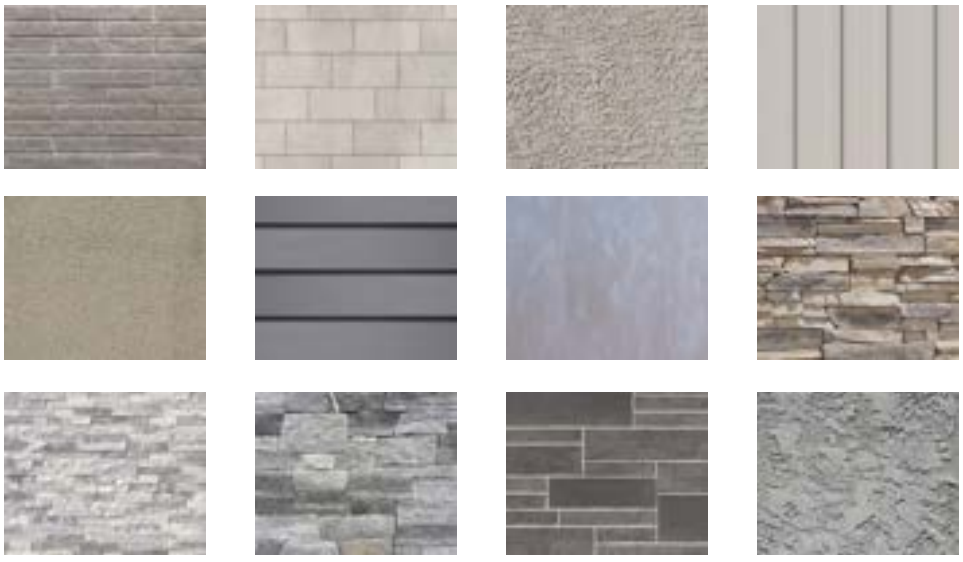
e. Four-Sided Architectural Elements

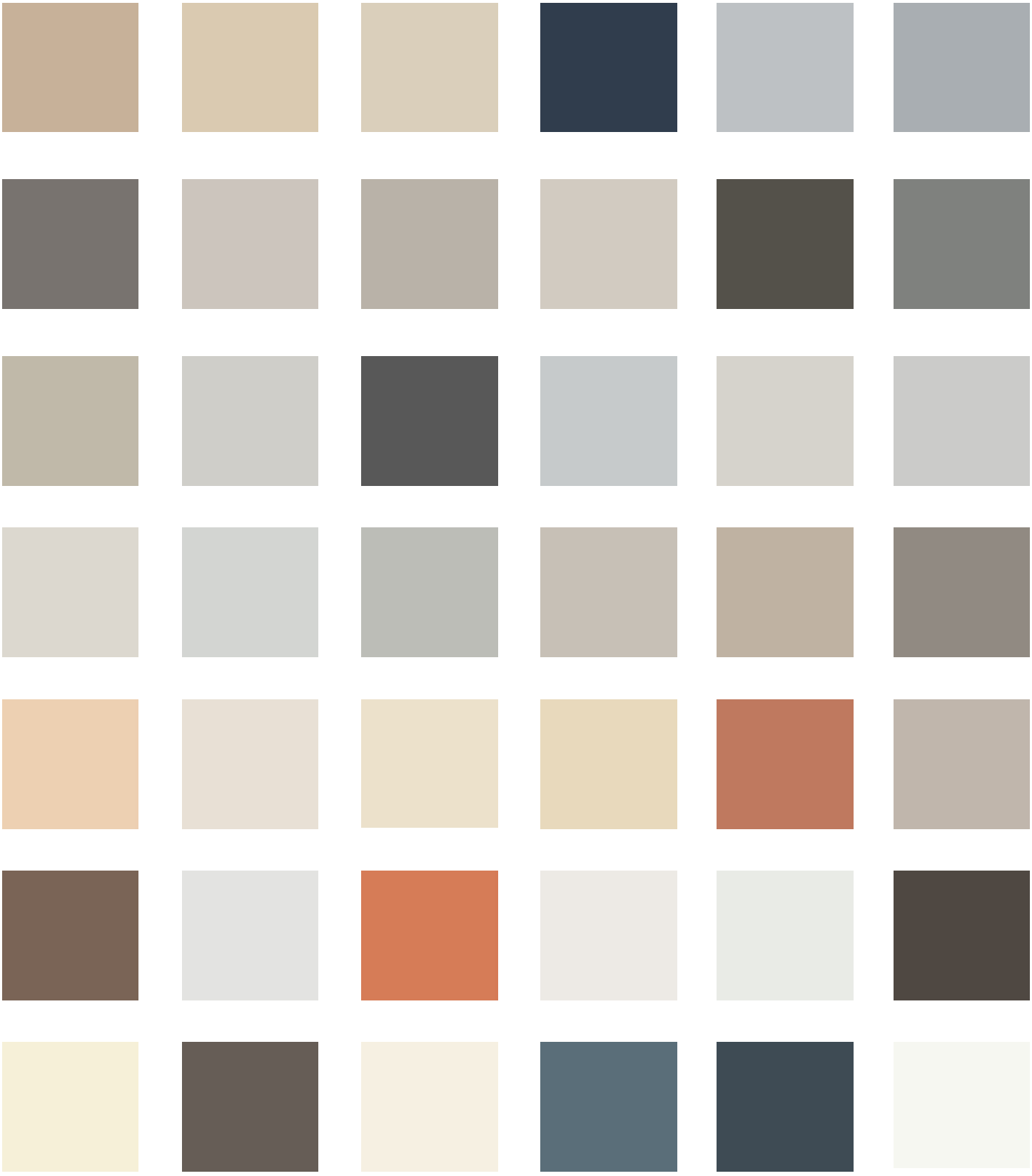
Utilizing materials, features and elements on all four sides of a structure creates an uninterrupted design and gives the feeling of uniformity. Four-sided architectural elements can be achieved with one or more of the following features: window surrounds, shutters, cornice detailing, stone or brick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

f. Colors and Materials

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

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





* These are a family of color types, of which, may occur within the Development Units. Review and approval of color schemes shall be made at the time of submittal of plans to the Architectural Review Committee.

g. Garages

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

The following garage configurations are encouraged:

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

Further criteria for garages are outlined below:

i. Garage doors should be decorative and consistent with the architectural style of the home. A minimum of three (3) distinctly different garage door designs shall be provided as a standard option for each proposed elevation.
ii. Street facing garages on corner homes at neighborhood entries shall be located on the side of the house furthest away from the corner.
iii. Vary the garage door pattern, windows, and/or color as appropriate to individual architectural styles.

h. Front Yard Walkways & Driveways

i. Front Yard Walkways:

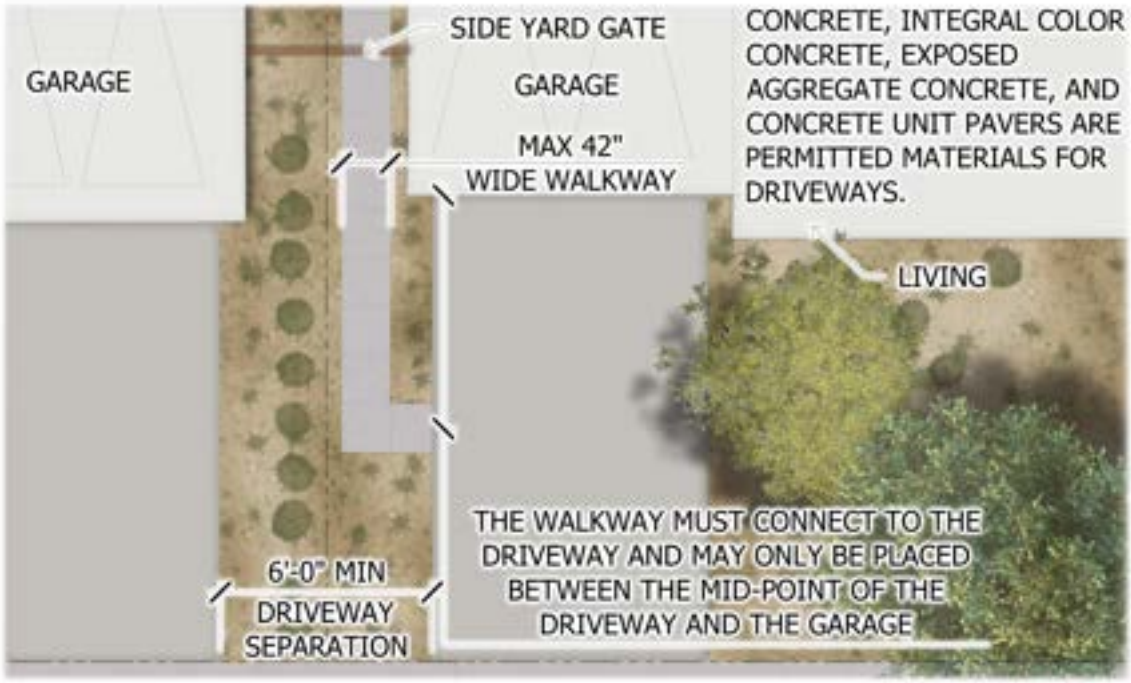
1. Approved materials for walkways include:

   a. Concrete, integral color concrete, or exposed aggregate concrete, concrete unit pavers, and brick pavers. Concrete unit pavers and brick pavers are encouraged.

2. A walkway from the side of the driveway to the side-yard gate is permitted, provided that the walkway is no wider than forty-two inches (42"). The walkway must connect to the driveway and may only be placed between the mid-point of the driveway and the garage.

ii. Driveways:

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



3.7.5.4 Multi-Family Architecture

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

- Primary building façades should include architectural features or details which create articulation along the building plane to create an interesting and attractive street edge, while maintaining minimum required setbacks.
- Where the interior program limits the placement of windows, building facades should include changes in materials through the use of style appropriate architectural details and features or other aesthetic treatments.
- Building design should be consistent in scale and character without being repetitious or monotonous. A variety and distinctiveness in design is desirable. The following criteria and architectural elements should be considered and encouraged:
    - The use of projections including private balconies, building wall recesses and pop-outs, varied wall planes, dormers, decorative window treatments, brick or stone veneers, or other architectural elements.
    - The use of landscape as a design element to reduce building mass.
    - Window and door materials, types, shapes, and proportion to complete the architectural style of a building.
    - Architectural features such as decorative moldings, awnings, windows, shutters, dormers, chimneys, balconies and railings.
    - Fenestrations and recessed planes.
    - Bays or alcoves at pedestrian level.
    - Bay windows or deep recessed windows.
    - Projected or recessed patios or balconies.
    - Avoid massive straight rooflines.
    - Roof height, pitch, ridgelines, and roof materials should be varied to visually break up a large structure.
    - Broad roof overhangs.

- Building placement, scale, and mass should be considered adjacent to lower intensity residential uses. Adequate transitions should be provided to maintain the privacy of rear yards, patios, and private outdoor spaces.
- Buildings should be oriented based on their intended use and should consider adjacency to street edges at intersections. Parking areas should be located to provide for convenient access by the building patrons.
- Mechanical equipment, electrical meter and service components, and similar utility devices whether ground level, wall mounted, or roof mounted, shall be screened, and designed to appear as integral part of the building excluding electrical or other service components which have regulatory requirements for access, maintenance or other requirements prescribed by the service provider.
- Where pedestrian circulation is planned, setbacks between buildings should be sufficient such that the area provided allows for comfortable pedestrian movement.
- Where detached garages are proposed, the design should be complimentary to the primary structures.
- Where parking canopies are proposed, they should be conveniently located near the primary structures and should utilized complimentary colors and materials to the primary structures.
- Colors and materials shall be appropriate and complementary to the architectural style and compliment the surrounding neighborhood setting.
- Amenity programming should be considered in the site design to provide for a variety of program for residents. Recreation features may include shade structures, benches, tables, pool area or other indoor or exterior recreation area which supports the lifestyle needs of the future residents.

3.7.5.5 Non-Residential Architecture

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

- Building facades along street frontages should contain architectural embellishments and detailing. These embellishments create detail at a pedestrian scale and provide transitional elements to the public streetscape.
- Buildings should be oriented based on their intended use and should consider adjacency to street edges at intersections. Parking areas should be located to provide for convenient access by the building patrons. Parking areas should be screened from adjacent public streets through the use of landscape or other screening feature.
- Building placement, scale, and mass should be considered adjacent to lower intensity residential uses. Adequate transitions should be provided to maintain the privacy of rear yards, patios, and private outdoor spaces.
- Building facades along street frontages should contain architectural embellishments and detailing. These embellishments create detail at a pedestrian scale and provide transitional elements to the public streetscape. Differentiating the ground floor from upper floors with massing and architectural relief is encouraged. The following criteria and architectural elements should be considered and encouraged:
    - Defined building entries.
    - Textural and color changes.
    - Pilasters, offsets, and recesses.
    - Window fenestration.
    - Shadow boxes.
    - Overhangs and canopies.
    - Continuation of distinctive roof lines.

- Buildings which require drive-thru lanes should be located away from residential uses or exterior dining areas. Where planned, drive-thru lanes and associated equipment should be screened through use of landscape or other screening feature.
- Organization of buildings within a site should consider design relative to access and circulation as well as articulation and character within the spaces they are planned to engage. Shaded pedestrian landscape areas from parking to buildings as well as architectural features which provide shade on the buildings are encouraged.
- Site planning should consider the placement of service and loading area. Where possible, service and loading areas should be located at the rear side or designed as an integral or complimentary part of the architecture.
- Site planning should consider the placement of trash enclosures for convenient access from service and loading areas. Trash enclosure walls and gates should include similar materials and colors and a compatible design aesthetic of the primary structure.
- Mechanical equipment, electrical meter and service components, and similar utility devices whether ground level, wall mounted, or roof mounted, shall be screened, and designed to appear as integral part of the building excluding electrical or other service components which have regulatory requirements for access, maintenance or other requirements prescribed by the service provider.
- Alternative paving materials such as pavers, stamped concrete, color asphalt or other similar treatments are encouraged to identify pedestrian routes, accent areas or other aesthetic uses.
- Where appropriate, commercial uses should provide patron amenities based on the planned use. Features such as shade features, benches, tree bosques or other pedestrian active or passive engagement site feature is encouraged.
- Multiple buildings on the same site should incorporate similar and complementary architectural styles, materials, features, and colors. Material changes should be applied purposefully, and in a manner corresponding to variations in building mass to avoid dull and repetitive facades. Corporate colors, graphics, and highly contrasting bands of vibrant colors on buildings should be used as accent features. Exposed exterior walls should be constructed of quality materials that convey a sense of permanence
- Signage within a single overall commercial site shall develop an overall comprehensive sign package which provides details on the proposed character and design aesthetic which follow the requirements within **Section 3.7.13 Sign Regulations**.

3.7.6 Open Space and Parks Guidelines

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

3.7.6.1 Open Space

a. The Open Space and Parks Framework Plan provides for a high-level view of the required open space within each Development Unit, and ultimately the Property. **Section 3.6.9: Open Space and Parks Framework Plan**. As a preliminary subdivision plat or site plan is prepared for a proposed phase of development, the open space provided therein shall be shown and quantified on the preliminary subdivision plat or site plan. The following items shall be considered regarding open space:

   i. "Open Space" areas shall be defined as those areas within a development that are either improved or unimproved and are intended for the common use of residents. Open Space shall be comprised of active and passive areas with improvements which are appropriate for their intended users.

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

      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.

   iii. "Passive Open Space" shall be defined as those Open Space areas, which do not include Active Open Space.

3.7.6.2 Parks

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

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

All parks shall meet the City requirements for site visibility, access, and public safety. Landscape areas within the parks shall meet the standards described in **Section 3.7.8: Landscape Standards**. Turf areas which exceed two and one-half (2 ½) acres of aggregate area within a Neighborhood Park, Community Park, District Park or Regional Park shall be designed to be irrigated within non-potable water.

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

a. Local Parks

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

b. Neighborhood Parks

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

c. Community / District Parks

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

d. Regional Parks

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

Park Amenities	Park Hierarchy				
		Local Park	Neighborhood Park	Community Park	Regional Park
	Amphitheater				X
	Bag Toss Courts	X	X	X	X
	Barbeque	X	X	X	X
	Baseball/Softball Fields				X
	Basketball Court		X	X	X
	Bench and Seating Areas	X	X	X	X
	Bicycle Parking			X	X
	Bocce Ball Courts		X	X	X
	Community Garden		X	X	X
	Community Pools			X	
	Dog Park			X	X
	Drinking Fountains		X	X	X
	Fire Pit	X	X	X	X
	Football Field				X
	Great Lawn				X
	Large Play Structure (Ages 5-12)			X	X
	Little League Fields			X	X
	Multi-Use Sports Field				X
	Nature Trail System/Decomposed Granite				X
	Outdoor Fitness/Stretch Equipment		X	X	X
	Park Internal Interpretive Level Signage			X	X
	Parking Facilities			X	X
	Passive Turf Areas			X	X
	Pickleball Court		X	X	X
	Picnic Tables	X	X	X	X
	Plaza				X
	Pond				X
	Ramadas	X	X	X	X
	Restroom Facilities			X	X
	Skate Parks				X
	Sculpture/Art				X
	Small Play Structure (Ages 5-12)	X	X	X	
	Small Turf Area	X	X	X	
	Soccer Field				X
	Splash Pad				X
	Tennis Court		X	X	X
	Tot Lot (Ages 2-5)	X	X	X	X
	Volleyball Court		X	X	X
	Yoga Lawn			X	X

LEGEND OF POTENTIAL FEATURES

NTS - Not to scale

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

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

LEGEND OF POTENTIAL FEATURES

1. RETENTION/ DETENTION BASIN
2. PATHS
3. TREES
4. TOT LOT
5. BENCH

NTS - Not to scale

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

LEGEND OF POTENTIAL FEATURES

NTS - Not to scale

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

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

LEGEND OF POTENTIAL FEATURES

NTS - Not to scale

1. BASKETBALL COURT
2. RAMADA
3. RETENTION/DETENTION BASIN
4. PATH
5. TREES
6. TOT LOT
7. BENCH

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

LEGEND OF POTENTIAL FEATURES

NTS - Not to scale

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

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

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

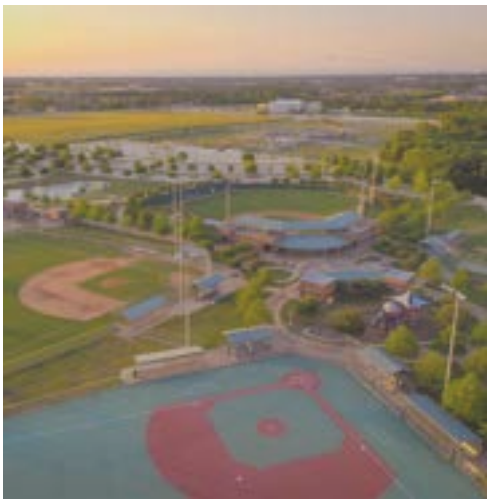
LEGEND OF POTENTIAL FEATURES

NTS - Not to scale

1. BASEBALL/SOFTBALL FIELD
2. MULTI-USE SPORTS FIELD
3. BASKETBALL COURT
4. RAMADA
5. GROUP RAMADA
6. RESTROOMS
7. TOT LOT
8. TURF LAWN
9. PARKING LOT
10. RETENTION/ DETENTION BASIN

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

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



3.7.7 Path and Trail Standards

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

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

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

a. Path and Trails Hierarchy

i. On-street: On-street trails or paths may either be attached or detached from back of curb and shall be concrete paved surfaces. On-street trails will be the minimum width as shown in the **Section 3.7.4: Street Standards**.

ii. Open space: Open space trails include trails and paths which connect from an on-street trail into a proposed development area. Open space trails and paths shall be a minimum of four feet (4') in width. Surface materials may include any approved paving material, except where trails or paths serve as the primary connection to a park or other amenity feature in which case the trail or paths shall be a concrete surface.

iii. Multi-Use: Multi-Use trails and paths allow for multi-modal access including pedestrian and bicycle use. Trails and paths shall be a minimum of ten feet (10') wide and must either be a concrete paved surface, asphalt paved surface, or a combination of concrete and decomposed granite.

b. Surface Materials

i. Surface materials for trails and paths within the Property may include native soil, stabilized decomposed granite, decomposed granite, concrete, asphalt or a combination of materials, such as concrete and decomposed granite located side by side. Surface materials will be determined by the intended use of a trail or path.

c. Path and Trail Locations

i. Paths and Trails may be located along roadways, easements, open space, and within residential and non-residential use areas.

3.7.8 Landscape Standards

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

3.7.8.1 Plant Material Size

All trees, shrubs, groundcovers, accents, vines, or any other plant materials listed on the Plant Palette are required to meet the Arizona Nursery Association requirements for minimum container grown plant size. **Exhibit 3.6.11: Plant Palette.** Minimum size of plant materials at the time of installation for all required plants shall be as follows:

a. Trees:

i. Twenty-four-inch (24") box.

ii. A minimum sixteen foot (16') tall palm may be substituted for a required tree.

iii. Due to the fast-growing nature of some of the desert trees in the Plant Palette, the minimum size for desert trees may be smaller if exchanged for an additional quantity of trees (i.e., one (1) twenty-four (24) inch box tree for two (2) fifteen (15) gallon trees.

iv. Fifteen (15) gallon for Open Space landscape areas only, except where specific requirements are stated herein.

b. Shrubs/Groundcovers/Accents:

i. Fifty percent (50%) shall be a minimum of three (3) gallon or five (5) gallon in size. The remainder shall be a minimum of one (1) gallon in size, unless otherwise specified herein.

c. Turf:

i. The use of turf as a groundcover vegetation is prohibited within residential front yards. The use of artificial turf shall be permitted within residential front yards. Turf areas which exceed two and one-half (2 ½) acres of aggregate area within a Neighborhood Park, Community Park, District Park or Regional Park shall be designed to be irrigated with non-potable water.

ii. Turf within Recreation Areas shall be calculated as described hereafter:

iii. 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.

3.7.8.2 Street Frontage

Street frontage provides residents with opportunities for circulation and connectivity to neighborhoods and other paths and trails within the community. In order to provide comfort and a feeling of safety on a street frontage, a carefully organized hierarchy of landscape zones has been established. Street frontage will be thoughtfully designed based on the "Roadway Zone" described in **Section 3.6.11: Landscape Framework Plan**.

Street frontage landscape improvements shall include the following:

a. Trees located in a manner that provides maximum shade for pedestrians.

b. Tree and shrub spacing (and arrangement) shall be based on the landscape architect's recommendations.

c. Trees must be planted in areas five feet (5') and greater in width when such areas are located (i) between the back of curb and edge of sidewalk or (ii) between the edge of sidewalk and the public right-of-way line. Where both conditions occur, only one (1) condition shall require trees to be planted.

d. Shrubs, accents or groundcovers shall be planted in areas three feet (3') and greater in width.

e. A minimum of one (1) twenty-four-inch (24") box tree every thirty feet (30') on center or in equivalent groupings, except where driveways, sidewalks, or easements restrict planting.

f. A minimum of five (5) shrubs, groundcovers, or accents per tree.

g. Minimum thirty-five percent (35%) vegetative cover. Vegetative cover includes turf and all materials within the Plant Palette except for trees.

h. Any plant materials proposed which exceed the required quantities are excluded from the sizing requirements.

i. Shrubs, accents or groundcovers shall be located a minimum of thirty-six inches (36") from all public street lights and pull boxes. Trees shall be located a minimum of twenty-feet (20') from the outside base of the tree to all public street lights and street light pull boxes.



3.7.8.3 Entries

Enhanced landscape at entries brings emphasis and visual aesthetics to the arrival into a neighborhood or community. Landscaped entries should include trees, shrubs, groundcovers and accents which complement the proposed arrival experience and relate to the scale of the surrounding context. Those streets that are more urban in nature and have significant volumes of pedestrian activity are encouraged to take on a softer, more inviting character with the selection of materials that do not have spines or thorns. Shade should be a priority for these pedestrian environments. The selection of material should consider tree canopy height to allow for a clear and safe pedestrian environment. Entries will be designed based on the Entry Zone described in **Section 3.6.11 Landscape Framework Plan**.

Entry landscape improvements shall include the following:

a. Tree and shrub spacing (and arrangement) shall be based on the Landscape Architect's recommendations.

b. Enhanced landscaping at the main entrances of a proposed neighborhood should be provided to make a distinctive statement about the community and arranged to create interesting patterns and textures.

c. Clustering of trees and shrubs is encouraged to accent focal points or landmarks and to provide variety to the streetscape.

d. A minimum of two (2) twenty-four-inch (24") box trees.

e. Minimum fifty percent (50%) vegetative cover. Vegetative cover includes turf and all materials within the Plant Palette except for trees.

f. Any plant materials proposed which exceed the required quantities are excluded from the sizing requirements.

g. Contouring of the ground and placement of raingardens, mounds, and earth berms along streets is encouraged.

h. Where neighborhood entry features are proposed, it is encouraged to include monumentation and signage, wall enhancements, enhanced plantings, and lighting.

i. Shrubs, accents or groundcovers shall be located a minimum of thirty-six inches (36") from all public street lights and pull boxes. Trees shall be located a minimum of twenty-feet (20') from the outside base of the tree to all public street lights and street light pull boxes.

j. The use of turf as a groundcover vegetation is prohibited at entries. The use of artificial turf shall be permitted at entries.

3.7.8.4 Gated Entries

All gated entry features, mechanical devices, controls, and associated structures must be configured and located out of general view of the public. Further, gates and key card stations must be designed to allow for fire access and sufficient stacking distance. A median break will allow for vehicle turn-around. Gated entries will be designed based on the "Entry Zone" described in **Section 3.6.11: Landscape Framework Plan**.

Gated Entry landscape improvements shall include the following:

a. Tree and shrub spacing (and arrangement) shall be based on the Landscape Architect's recommendations.

b. Enhanced landscaping at the main entrances of a proposed neighborhood should be provided to make a distinctive statement about the community, arranged to create interesting patterns and textures.

c. Clustering of trees and shrubs is encouraged to accent focal points or landmarks and to provide variety to the streetscape.

d. A minimum of two (2) twenty-four-inch (24") box trees.

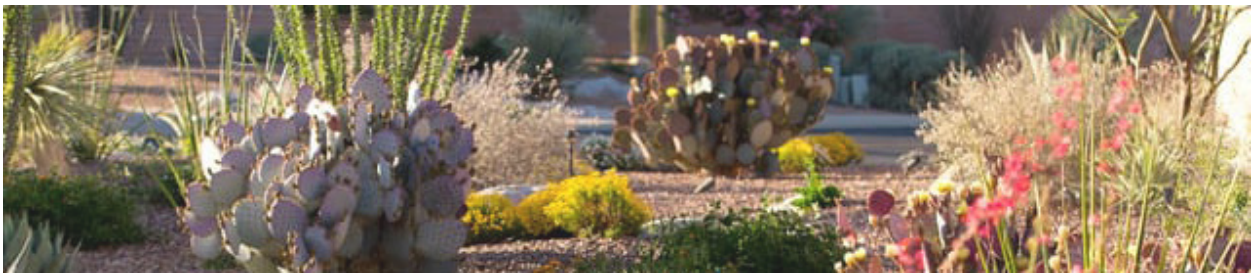
e. Minimum fifty percent (50%) vegetative cover. Vegetative cover includes turf and all materials within the Plant Palette except for trees.

f. Any plant materials proposed which exceed the required quantities are excluded from the sizing requirements.

g. Contouring of the ground and placement of raingardens, mounds, and earth berms along streets is encouraged.

h. Shrubs, accents or groundcovers shall be located a minimum of thirty-six inches (36") from all public street lights and pull boxes. Trees shall be located a minimum of twenty-feet (20') from the outside base of the tree to all public street lights and street light pull boxes.

i. The use of turf as a groundcover vegetation is prohibited at gated entries. The use of artificial turf shall be permitted at gated entries.



3.7.8.5 End Tracts

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

3.7.8.6 Residential Landscape

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

a. Street Tree Program

i. A Street Tree program is required as a part of the subdivision design. They may occur within the front yard building setback. Residential streets should have street trees planted approximately twenty-five feet (25') on center, except where driveways, sidewalks, or easements restrict planting. The minimum tree size shall be twenty-four-inch (24"). The trees should be planted between four feet (4') and eight feet (8') behind the sidewalk, or curb if no sidewalk exists, or between curb and sidewalk. Landscaped areas along local streets shall not be planted with any plant material that will impede or injure pedestrians or block sight lines of automobiles.

b. Front Yard Landscape

i. Specific requirements for front yard landscape create a consistent flow and streetscape, as shown on **Exhibit 3.7.8.6: Up to 50' Wide Detached Lot Front Yard Landscape, Exhibit 3.7.8.6: 51'-75' Wide Detached Lot Front Yard Landscape**, **Exhibit 3.7.8.6: 76' Larger Detached Lot Front Yard Landscape**. The minimum requirements for the single-family detached and single-family attached front yards are as follows:

1. Shrubs shall have a minimum size of five (5) gallon.
2. Accent plants shall have a minimum size of one (1) gallon.
3. Groundcovers shall have a minimum size of one (1) gallon.
4. The use of turf as a groundcover vegetation is prohibited within residential front yards. The use of artificial turf shall be permitted within residential front yards.
5. Shrubs, accents or groundcovers shall be located a minimum of thirty-six inches (36") from all public street lights and pull boxes. Where possible, trees shall be located a minimum of twenty-feet (20') from the outside base of the tree to all public street lights. Where possible, trees should be located a minimum of ten (10') from the outside base of the tree to all public street light pull boxes.

c. Alley and Cluster Landscape

i. All landscape materials installed on either side of an alley and between a home should conform to the Plant Palette. Landscape materials should be used whenever possible to hide expanses of walls.

ii. Minimum requirements for alley and cluster type lots are depicted on **Exhibit 3.7.8.6: Alley and Cluster Yard Landscape** and described below:

1. One (1) twenty-four-inch (24") box tree or fifteen (15) gallon shrub per lot on one side of the alley only or staggered one side to the other;
2. Shrubs shall have a minimum size of five (5) gallon.
3. Accent plants shall have a minimum size of one (1) gallon.
4. Groundcovers shall have a minimum size of one (1) gallon.
5. The use of turf as a groundcover vegetation is prohibited within residential front yards. The use of artificial turf shall be permitted within residential front yards.
6. Shrubs, accents or groundcovers shall be located a minimum of thirty-six inches (36") from all public street lights and pull boxes. Where possible, trees shall be located a minimum of twenty-feet (20') from the outside base of the tree to all public street lights. Where possible, trees should be located a minimum of ten (10') from the outside base of the tree to all public street light pull boxes.

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

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

Exhibit 3.7.8.6.1:Up to 50' Wide Detached Lot Front Yard Landscape

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

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3.7.8.7 Multi-Family Landscape Standards

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

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

3.7.8.8 Non-Residential Landscape Standards

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

Non-Residential Landscape Standards	
Minimum Landscape Setbacks from Property Line	
Adjacent to Street	15'
Not Adjacent to Street	
Adjacent to Residential	15'
Adjacent to Non-Residential	20'
Minimum Planting Standards	
Adjacent to Street	Twenty-four-inch (24") box trees planted twenty-five feet (25') on center or in equivalent groupings, except where driveways, sidewalks, or existing easements restrict planting. Five (5) five (5) gallon shrubs per tree.
Adjacent to Property Lines	One (1) twenty-four-inch (24") box tree planted twenty-five feet (25') feet on center or in equivalent groupings, except where driveways, sidewalks, or easements restrict planting. Five (5) five (5) gallon shrubs per tree.
Adjacent to a building	Minimum twenty-five percent (25%) of the exterior wall length shall be treated with either a landscape planter a minimum of five feet (5') wide or arcade or equivalent feature.
Pedestrian Accessways and Sidewalks	A minimum of twenty-five percent (25%) of accessways and sidewalks should be shaded through use of landscape or other shading devices.
Common Open Space	Any open area not improved or hardscaped shall include landscaping materials at a minimum of fifty percent (50%) vegetative cover. Vegetative cover includes turf and all materials within the Plant Palette except for trees.

3.7.8.9 Open Space & Paseos

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

a. Trees located in a manner that provides maximum shade for pedestrians.

b. Tree and shrub spacing (and arrangement) shall be based on the Landscape Architect's recommendations.

c. Trees must be planted in areas five feet (5') and greater in width.

d. Shrubs, accents, and groundcovers shall be planted in areas three feet (3') and greater in width.

e. A minimum of one (1) fifteen (15) gallon tree for every one thousand five hundred (1,500) square feet of landscape area except where hardscape, sidewalks, or easements restrict planting or within turf areas or retention and/or drainage areas that are not planned for Active Open Space. Within these areas, tree spacing shall be designated by the landscape architect.

f. A minimum of five (5) shrubs, groundcovers, or accents per tree.

g. Minimum thirty-five percent (35%) vegetative cover. Vegetative cover includes turf and all materials within the Plant Palette except for trees. This requirement shall be excluded where easements restrict planting or retention and/or drainage areas that are not planned for Active Open Space.

h. Any plant materials proposed which exceed the required quantities are excluded from the sizing requirements.

3.7.8.10 Parking Lot Landscape

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

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

3.7.8.11 Native Plant Inventory & Salvage

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

a. Purpose

i. Require native plant salvage efforts to relocate existing native plants that are drought tolerant and require low maintenance and minimal groundwater after establishment.

b. Applicability

i. The native plant preservation requirements shall apply to each Development Units.

c. Standards

i. Protected native trees ("Protected Plants"). High rated native trees with a 4-inch or larger caliper trunk (as measured 1 foot from the adjacent ground surface) that are listed in the Protected Native Plant List.

ii. Protected cacti and shrubs ("Protected Plants"). High rated native cacti and shrubs that are 3 feet in height or taller that are listed in the Protected Native Plant List.

iii. All other native plants are considered "Non-Protected Plants" and may be salvaged and relocated within the project limits of work.

iv. Location/transplanting

1. Protected plants. All protected native plants shall be preserved in place or salvaged and transplanted within on-site landscaped areas if located within a grading/construction area.
2. Non-Protected Plants. All non-protected native plants shall be salvaged and transplanted within on-site landscape areas if desired by the property owner or properly disposed of by the property owner.
3. Salvaged and relocated native plants shall be maintained in a temporary nursery pending relocation in accordance with the approved landscape plan. All temporary nurseries shall provide ongoing watering and fertilizer to promote plant health, until such time that plants are moved for re-planting.

d. Landscape plan

i. A landscape plan prepared by a licensed salvage contractor, landscape architect or other company with salvage experience shall be submitted to the Development Services Director or designee and administratively approved for salvage of native plants prior to clear and grubbing. The salvage plan shall include the following:

1. A recent aerial photo or site plan showing construction limits and showing an inventory of all protected native plants, in addition to the project name, a scale (minimum scale of one inch (1") = fifty feet (50'), a north arrow, a vicinity map, the adjacent street names, and the name of the company performing the inventory.

2. Identification and inventory of all native Protected Plants within the area to be cleared and grubbed or to the edge of the property.
3. The salvage status of each plant shall be stated and the following information indicated on the plan:
    - Plant tag number, plant species (both common and botanical names), type and size in caliper inches, except cacti (i.e. Saguaros, barrel cactus, etc.) in feet height.
    - Plant salvageability and whether the plant will remain in place, be moved to another location, or be destroyed.
    - Inventory summary by plant type and total number of plants salvaged, destroyed and to remain in place.
4. Criteria eliminating plants from salvageability include poor branch structure, disease, compromised bark or exterior, insect infestation, insubstantial canopy, collapsed structure, non-standard root development, trunk growth at an acute angle to root ball, growth in inaccessible material, etc. Plant salvageability is at the discretion of the plant salvage plan preparer.
5. Location of temporary nursery for the storage of salvaged native plants.
6. A copy of the approved and stamped Arizona Department of Agriculture "notice of intent to clear land" shall be submitted.

e. Plant Ratings

i. The designation of "high rated" plants shall be based on the following criteria:

1. The plant's health reflecting the degree of major infestations or apparent diseases.
2. The plant's age reflecting the likelihood of transplant survival.
3. The plant's conduciveness to boxing during the transplanting; tree spading will be allowed on a case-by-case basis.
4. Ability of excavating existing soil, cohesiveness and ability to support a box transplant.
5. Accessibility of surrounding topography to box and remove the plant(s).
6. The likelihood that adjacent plants will not interfere with any root systems or with plant removal.

f. Mitigation

i. Protected Plants to remain in place which are damaged or destroyed during development shall be mitigated by replacement with a minimum thirty-six (36") box size for trees in the same species damaged or destroyed.

ii. Protected Plants that have been destroyed by an act of God shall not be subject to the mitigation replacement requirements.

g. Inspections

i. Protected Plants scheduled to remain in place or authorized for destruction, removal or relocation by the approved landscape plan shall be tagged and numbered by the plant specialist prior to an on-site inspection by the Development Services Department staff. Salvage operations shall not commence until the Development Services Department staff has performed an inspection and given approval to begin salvage. Development Services Department shall schedule and perform an on-site inspection no later than twenty (20) calendar days after the date of approval of the landscape plan and confirmation that the required tags are in place. If the on-site inspection has not occurred within twenty (20) calendar days of the landscape plan approval, the on-site inspection by the Development Services Department shall be deemed complete and salvage may begin in accordance with the approved landscape plan.

ii. Tags shall be color-coded according to the following schedule so that the status of each plant may be easily identified:

1. Protected Plants proposed to remain in place shall be tagged with green plastic tape.
2. Protected Plants proposed for relocation on-site shall be tagged with white plastic tape.
3. Protected Plants proposed for destruction shall be tagged with red plastic tape.

iii. Tags required by this section shall be affixed in a visible location on the plant. The initial inspection will be performed once tagging is completed and an inspection request has been received by the Development Services Department.

iv. Once attached, the tags shall not be removed until the approved landscape plan is implemented.

v. All areas designated to remain as natural open space or Protected Plants designated to remain in place shall be contained with a fence or a durable tape for protection during construction. The Development Services Director or designee may allow an alternative method to protect plants during construction. The applicant is responsible for maintaining this "no disturbance" boundary line.

vi. The City may perform a nursery inspection to verify conditions of Protected Plants during construction of the site.

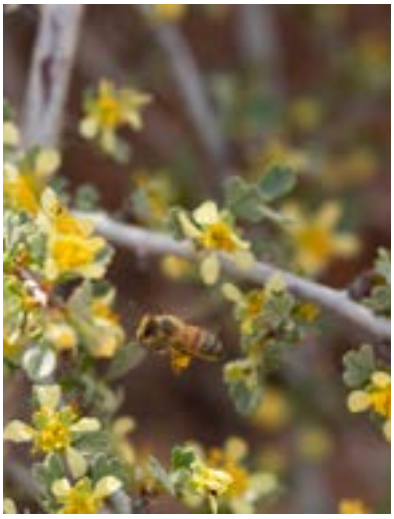
h. Civil Penalties

i. Any person who, individually or through the acts of another person, intentionally or negligently damages, destroys or removes from the site any Protected Plant, except as authorized by an approved landscape plan, shall be subject to a civil penalty based on the following:

1. Protected native trees: up to $300 per caliper inch (measured 1 foot above ground level).
2. Protected native cacti: $200 per foot.
3. Maximum per plant: $2,500.

ii. Civil penalties shall be ordered by the Development Services Director or designee in accordance with administrative procedures established by the Development Services Director.

iii. Determination of the sum of money to be paid to the City pursuant to this section shall be based upon the type, size, density, distribution and condition of the Protected Plants that existed on the property prior to the violation, or upon inspection of the remains of destroyed Protected Plants or other physical evidence as may be available. Any party may appeal a civil penalty order to the City Manager or his or her designee by filing the appeal with the City Clerk's Department no later than twenty (20) calendar days from the date of the Development Services Department's civil penalty determination. Within five (5) working days, the City Manager or his or her designee shall hold a hearing on the matter. Within (5) working days after the hearing, the City Manager or his or her designee shall send a written determination to the appellant. This decision is final at the City level but can be appealed to the Pinal County Superior Court pursuant to A.R.S. §§ 12-904 et seq. in accordance with similar administrative appeals.



i. Protected Native Plant List

Latin Name	Common Name	Protection
Carnegiea gigantea	Saguaro	NPL
Castela emoryi	Crucifixion Thorn	NPL
Cercidium floridum	Blue Palo Verde, 4" Caliper or more	NPL
Cercidium microphyllum	Foothills Palo Verde, 4" caliper or more	NPL
Echinocactus horizonthalonius var.	Blue Barrel Cactus	NPL/ESA
Ferocactus wislizenii	Fishhook Barrel	NPL
Fouquieria splendens	Ocotillo	NPL
Mammillaria thornberi	Thornber Clustered Pincushion	NPL
Olneya tesota	Ironwood	NPL
Peniocereus greggi	Screwbean Mesquite	NPL
Prosopis velutina	Velvet Mesquite	NPL
Tumamoca macdougalii	Tumamoc Globeberry	NPL
Yucca elata	Soaptree Yucca	NPL
Zizyphus obtusifolia var. canescens	Greythorn	NPL

KEY:

"ESA"=Plants protected by the Federal Endangered Species Act.

"NPL"=Plants regulated by the Arizona Native Plant Law.

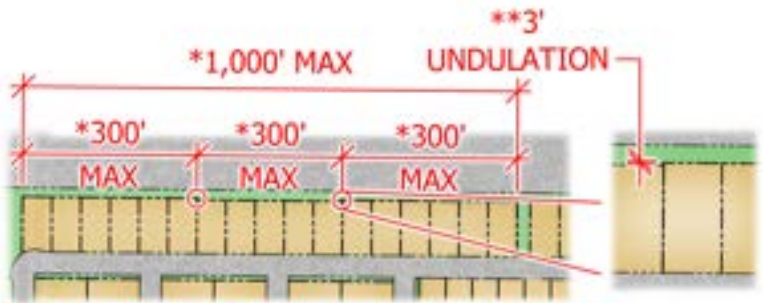
3.7.9 Wall Standards

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

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

a. Theme Walls

Theme walls shall be defined as those walls that are adjacent to streets and common areas. Theme walls visible from street and common areas shall be constructed of a minimum of three (3) materials, which may be achieved as a part of an entire wall composition on a street scene, including masonry, brick, block, painted block, stone, stucco, architectural metal, board form concrete, split-face, single-score or patterned integrally colored block or similar enhancement and may include changes in color or texture. Theme walls shall be at a minimum, of five feet (5') high and a maximum of eight feet (8') in height, not including retaining walls. Theme walls along arterial or collector streets with a continuous length greater than three hundred (300) feet, shall use an undulating pattern (horizontal movement) at minimum intervals of every three hundred feet (300'). The undulation depth of these horizontal movements from the street line shall be a minimum of three feet (3'), including use of decorative columns to provide variety and visual interest. The wall offset may occur with the same wall material, pilaster, or decorative column made up of complimentary materials. Wall undulation requirements may also be satisfied with accent panels which are four feet (4') or greater in length and provide a contrast against the theme wall. Accent panels may be composed of one (1) material or combination of materials. Where street geometry is curvilinear, the wall undulation requirements shall be deemed met. If there is a change in the design of the wall a transition to the new design must be incorporated into the design of the proposed wall.



**Theme walls along arterial or collector streets with a continuous length greater than 300', but less than 1,000', shall use an undulating pattern (horizontal movement at minimum intervals of every 300').*

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

b. Decorative Columns

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

c. Enhanced Interior Walls

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

d. Retaining Walls

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

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

e. View Fences

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

i. Fence shall be an electrostatically painted metal fence meeting a minimum specification for the jurisdictional requirements for a swimming pool safety barrier.

ii. Fence material shall be constructed using tube steel post, where a post is set at an eight-foot (8') on center spacing with top and bottom rails and pickets at a minimum of four-inches (4") on center. View fences can be full height from finished grade at six-foot (6') maximum, or on top of masonry walls in a combination of two-foot (2') solid masonry (theme wall or enhanced interior wall) and four-foot (4') view or four-foot (4') solid masonry (theme wall or enhanced interior wall) and two feet (2') of view.

iii. Fencing proposed within park area or other public facilities shall not be required to meet the height restrictions stated herein.

f. Gates

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

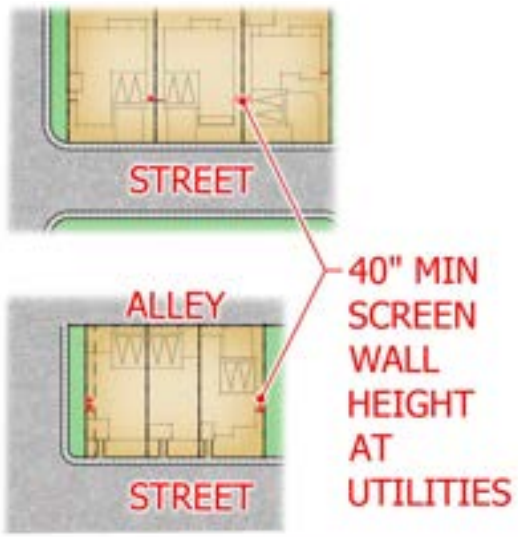
g. Screen Walls

i. Parking

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

ii. Mechanical Equipment

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



3.7.9.1 Prohibited fence materials and types

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

3.7.10 Stormwater Drainage and Retention Standards

The Property plans to employ various methods of managing stormwater within the Development Units. In order to provide flexible, creative design solutions which support the design of neighborhoods, parks, and other uses, a series of modifications to the City Code is required. In addition, certain standards for Low Impact Development ("LID") shall be utilized within the Property as described hereafter within **Section 3.7.10.2: Alternative Stormwater Management**.

3.7.10.1 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.

3.7.10.2 Alternative Storm Water Management

The purpose of including these methods of LID is to provide approaches to alternate stormwater management, design, and planning into the Development Units. Utilizing LID practices can reduce the amount of runoff and stormwater conveyed into the stormwater conveyance systems of the Property. Pollutants can be filtered naturally 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 within 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 of 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 multi-functional, 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.

3.7.11 Parking Standards

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

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

3.7.12 Lighting Standards

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

3.7.12.1 Interpretation

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

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

3.7.12.2 Applicability

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

3.7.12.3 Exemptions

a. City approved public street lighting is exempt from all sections except 3.7.12.7.
b. Sports lighting facilities are exempt from all section expect 3.7.12.17
c. Temporary emergency lighting needed for public safety.
d. Vehicle lights.

3.7.12.4 Prohibited Fixtures

a. Installation of any fixture or lamp that does not comply with this Section.

b. Mercury vapor, strobe, flashing or search lights.

c. The use of laser source light or any similar high-intensity light for outdoor advertising when projected above the horizontal plane.

d. Private recreational facility lighting after 10:00 p.m., unless authorized by the City.

3.7.12.5 Lighting Zones Classification

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

a. Zone 1 – Low Ambient Light Area

i. Residential land use classifications excluding HDR

ii. Local Parks

b. Zone 2 – Medium Ambient Light Area

i. HDR residential land use classification

ii. Commercial land use classifications, such as a grocery store, pharmacy or neighborhood commercial services.

iii. Neighborhood Parks & Community Parks

c. Zone 3 – High Ambient Light Area

i. Commercial land use classification, experiencing high levels of nighttime activities, such as theater, and other entertainment venues.

ii. Regional Parks or Community Parks containing sports fields

iii. Schools and other public facilities

d. Zone 4 – Special Light Areas

i. Lighting proposed within Zone 4 shall be accompanied by supporting detail provided by a professional engineer and follow the submittal requirements within **Section 3.7.12.21: Plan Submittal Requirements**.

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

3.7.12.6 Operating Hours

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

a. Zones 1 & 2.
    i. Security lighting only after 10:00 PM or within one (1) hour after the close-of-business, whichever is later. All fixtures that are not fully shielded shall be turned off at this time.

b. Zone 3.
    i. All outdoor lighting shall be reduced by a minimum of fifty percent (50%) after 10:00 PM or within one (1) hour after the close-of-business, whichever is later. All fixtures that are not fully shielded shall be turned off at this time.

c. Zone 4.
    i. Lighting proposed within Zone 4 shall be accompanied by supporting detail provided by a professional engineer and follow the submittal requirements within **Section 3.7.12.21: Plan Submittal Requirements**.

3.7.12.7 Street Light Design

a. Requirements for public street light design are described in the table below. The table may be modified where information from a professional engineer provides supporting detail for the request. Any modifications made to the table may be processed as a Minor Amendment.

b. Street light design will follow the "Lighting Zone Classification" of this Section. Lighting zone shall be defined within the preliminary subdivision plat or site plan.

c. Street lights shall be placed along the full length of arterial streets.

d. Street lights on minor collectors in Lighting Zones 1 and 2 shall only be located at intersections, elbows, or mid-block crossings.

e. Street lights on local streets in Lighting Zones 1 and 2 shall only be located at intersections, elbows, mid-block crossings, cul-de-sacs or hammerheads.

f. Local/local, and local/collector intersections shall have at least one street light at each intersection.

g. Collector/collector, Arterial/collector, and arterial/local intersections shall have at least 2 street lights at each intersection.

h. At signalized intersections, street light plans shall be coordinated with street lights mounted on traffic signals. Arterial/arterial intersections shall have at least 4 lights at the intersection typically mounted on the signal poles.

i. Where an intersection will have a future traffic signal, the lights should be placed such that the traffic signal can be installed later with no interruption in street lighting service.

j. Typical lumens listed below are a guide. Actual lumens will vary based on photometric calculations for roadway.

k. Photometric calculations shall be provided for roadways requiring continuous lighting. Photometrics will be based on illuminance method and shall demonstrate compliance to light levels in table below.

l. A typical photometric calculation illustrating the maximum spacing for a given roadway section may be provided in lieu of full roadway calculations.

m. Photometric calculations are not required for intersections.

Public Street Light Requirements					
Street Class	**Lighting Zone**	**Average Footcandles**	**Uniformity Avg/Min**	**Typical Lumens**	**Max Luminaire Height (FT)**
Arterial	3	0.9	4.0	14,000	35
Arterial	2	0.7	4.0	10,000	35
Major Collector	3	0.6	6.0	8,000	30
Minor Collector	3	0.6	6.0	8,000	30
Major Collector	2	0.4	8.0	4,000	30
Minor Collector	1 & 2	Lighting only at conflict areas.		4,000	30
Local	3	0.4	8.0	4,000	30
Local	1 & 2	Lighting only at conflict areas.		4,000	30

3.7.12.8 Private Street Light Design

a. Private streets do not require street lighting. If developer chooses to install lights on private streets it shall not exceed the light levels or quantity of street lights required on similar public streets.

3.7.12.9 Lighting Types and Fixture Shielding

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

a. Lighting Types

i. Fully shielded fixtures- Fully shielded fixtures shall be required for non-exempt fixtures. A fully shielded fixture is designed such that no light is projected at or above a ninety (90) -degree plane running through the lowest point on the fixture. All light fixtures in Zones 1 and 2 over 1,000 initial lamp lumens shall be fully shielded. All light fixtures in Zones 3 over 3,000 initial lamp lumens shall be fully shielded.

ii. Shielded fixtures- Shielded fixtures shall be required for non-exempt. A shielded fixture is designed such that no light source is visible to adjacent properties and streets.

iii. Canopy lighting- Lighting under canopies shall be fully recessed or flush with the bottom surface of the canopy. Alternatively, indirect lighting where the light is directed upward and then reflected down from the underside of the canopy shall be allowed subject to the light source not being visible from the ground, street or adjacent property.

iv. Sign Illumination- lighting fixtures for signs shall follow the Dark Sky guidelines for illumination and the illumination source is not visible from adjacent street or property. Signage lighting types may consist of:

1. Overhead;
2. Concealed from the ground plane;
3. Reverse pan channel;
4. Halo;
5. Internally illuminated; or
6. Other method approved by the Development Services Director or designee.
7. Additionally, the follow standards are in place for sign illumination:

- In residential land used zoning, illuminated signs for permitted non-residential uses within two hundred feet (200') of residential uses or undeveloped residentially zoned property, whether directly adjacent or across a road, shall go dark between the hours of 10 p.m. and 5 a.m. or when the establishment is closed.
- All light sources shall have a color temperature of less than or equal to three thousand (3,000) Kelvin

- Luminance levels for operation between sunset and sunrise shall not exceed 100 nits (100 candelas per square meter) as measured under conditions of a full white display.
- Sign illumination shall be extinguished completely one (1) hour after close of business or at 10pm whichever is later, and remain off until one (1) hour before sunrise.
- The luminous/illuminated surface area of an individual sign shall not exceed 200 square feet (18.6 square meters).

v. Landscape and building lighting

1. Landscaping and building accent lighting shall be shielded and directed to prevent horizontal and vertical glare and light trespass to the street, neighboring property, and sky.
2. The use of light emitting diode ("LED") lighting is permitted for landscape and building lighting as a design component of the overall building architecture, is harmonious with the architectural style of the building, and does not portray an advertising message.
3. The use of exposed neon, argon, krypton tubing, incandescent lighting or other similar lighting techniques are not allowed.
4. All light sources shall have a color temperature of less than or equal to three thousand (3,000) Kelvin.

vi. String lighting

1. Exposed decorative string lighting shall be allowed subject to a maximum bulb rating of five (5) watts or less. String lighting shall not be installed higher than the main building or fifteen feet (15') above grade, whichever is higher. String lighting of trees are exempt from the height limitations.

vii. Security lighting

1. Security lighting systems shall use fully shielded fixtures.

viii. Pedestrian lighting

1. Pedestrian lighting systems shall use fully shielded fixtures.

ix. Adjacent to Residential Land Use Classification.

1. Lighting in any non-residential land use classification shall be shielded in a way the light source is not visible from the residential land use. No light spillage will be allowed beyond the property line into the residential land use.

x. Within Residential Land Use Classification.

1. Any lighting on residential properties shall be directed downward and shielded in a manner that the illumination source shall not be visible from any adjacent property.

xi. Parking and Loading Requirements

1. Parking lots used during hours of darkness shall be illuminated. Any lighting used to illuminate an off-street parking area shall utilize full cut-off fixtures and be arranged as to reflect the light down and/or away from adjoining property, abutting residential uses and public rights-of-way resulting in zero light spillage at the property line.

b. Fixture Shielding

Zone 1.

Pole or wall-mounted fixtures shall be fully shielded fixtures only. All perimeter fixtures shall possess house-side shielding. Bollards shall be louvered. All light sources shall have a color temperature of less than or equal to three thousand (3,000) Kelvin. Wall-mounted fixtures of greater than one thousand eight hundred (1,800) lumens shall possess house-side shields. Up-lighting fixtures shall not exceed one thousand (1,000) lumens.

Zone 2.

Pole or wall-mounted fixtures of less than or equal to one thousand (1,000) lumens may be Semi-Cutoff or Cutoff. All other pole or wall-mounted fixtures shall be fully shielded. All perimeter fixtures shall possess house-side shielding. Bollards shall be louvered or of a type where the lamp is recessed and not directly visible. Wall-mounted fixtures of greater than three thousand five hundred (3,500) lumens shall possess house-side shields. Up-lighting fixtures shall not exceed one thousand (1,000) lumens.

Zone 3.

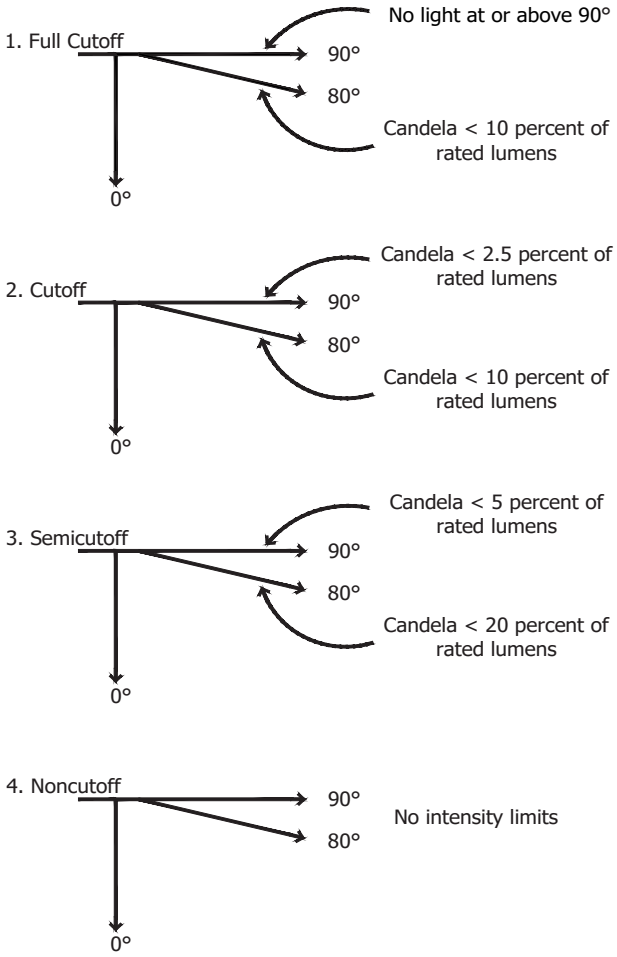
Pole or wall-mounted fixtures of less than or equal to three thousand five hundred (3,500) lumens may be Semi-Cutoff or Cutoff. All other pole or wall-mounted fixtures shall be fully shielded. All perimeter fixtures located within thirty feet (30') of a single-family residential property line, excluding bollards, shall possess house-side shielding. Bollards shall be louvered or of a type where the lamp is shielded and not directly visible. Wall-mounted fixtures of greater than six thousand five hundred (6,500) lumens shall possess house-side shields. Up-lighting fixtures shall not exceed three thousand (3,000) lumens.

Zone 4.

Lighting proposed within Zone 4 shall be accompanied by supporting detail provided by a professional engineer and follow the submittal requirements within **Section 3.7.12.21: Plan Submittal Requirements**.

Luminaire Cutoff Designation

Note: Full Cutoff = Fully Shielded



3.7.12.10 Fixture Mounting Height and Equipment Finishes

The section does not apply to public street lighting or sports field lighting. The mounting height of a fixture is to be measured from finished grade to the fixture lens or luminous opening. Pole bases shall be finished in a dark and non-reflective fashion. No portion of any fixture that is attached to a wall that is common with another property shall be allowed to protrude above the top of the wall. See Lighting Standards Matrix chart later in this section for additional fixture information.

Zone 1:

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

Zone 2:

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

Zone 3:

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

Zone 4:

Lighting proposed within Zone 4 shall be accompanied by supporting detail provided by a professional engineer and follow the submittal requirements within **Section 3.7.12.21: Plan Submittal Requirements**.

3.7.12.11 Illuminance Levels

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

3.7.12.12 Lighting Standard Matrix Chart

Lighting Zone	Light Source and Fixture Shielding	Mounting Height & Pole Color	On-Site and Perimeter Illuminance Levels	Up-lighting
Zone 1	Light Sources <or= 3,000 K Fully Shielded Fixtures only. HSS on Perimeter Fixtures.	6' height <or= 30' from Residential Property Line. 15' ht. > 30' Dark and Non-Reflective Colors	1.5 FC Average 0.30 VFC Maximum	<or= 1, 000 Lumens each
Zone 2	All Light Sources. Semi-Cutoff and Cutoff fixtures <or=1,000L Fully Shielded > 1,000L HSS Perimeter Fixtures	6' height <or= 30' from Residential Property Line. > 30' can use 15' ht. <or=150' 25' ht. > 150' Dark and Non-Reflective Colors	3.0 FC Average 0.80 VFC Maximum	<or= 1,000 Lumens each See **Section 3.7.12.6 Operation Hours** for use requirements.
Zone 3	All Light Sources. Semi-Cutoff and Cutoff fixtures <or=3,000L Fully Shielded >3,000L HSS Perimeter Fixtures External Shielding after 10:00 p.m.	15' height <or= 150' from Residential Property Line. 30' ht. > 150' Dark and Non-Reflective Colors	4.50 FC Average 1.5 VFC Maximum	<or= 3,000 Lumens each See **Section 3.7.12.6 Operation Hours** for use requirements.
Zone 4	***	***	***	***

**** Lighting proposed within Zone 4 shall be accompanied by supporting detail provided by a professional engineer and follow the submittal requirements within Section 3.7.12.21: Plan Submittal Requirements.*

Kelvin (K) <or= 3,000K = A light source with a color temperature of less than or equal to three thousand (3,000) degrees Kelvin ("warm" colored light).

Light Sources <or= 1,000L = A light source which produces less than one thousand (1,000) initial Lumens.

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

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

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

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

3.7.12.13 Maximum Total Outdoor Lighting Requirements

Maximum Lumens per Acre				
Lighting Zone:	**Zone 1**	**Zone 2**	**Zone 3**	**Zone 4**
Total (fully shielded plus unshielded)	20,000	50,000	175,000	***
Unshielded Limit	3,000	6,000	10,000	***

Total outdoor light output. Total outdoor light output shall not exceed the lumen limits listed in Table above. In the table, "Total" means the sum of shielded and unshielded light.

Determining compliance. For determining compliance with this requirement, the total lumens is the sum of the following:

1. One hundred percent of the lumens from outdoor light fixtures installed on grade, on poles, and installed on the top or sides of buildings of other structures.

2. Fifty percent of the lumens from underwater light fixtures unless the fixture is aimed at an angle of less than 45 degrees above the horizontal; in which case the calculated lumens is calculated at 10 percent of the rated lumens.

3. Outdoor lighting fixtures installed under canopies and overhangs shall not be counted in determining the total light output when they are fully shielded light fixtures installed under canopies, building overhangs, or roof eaves.

4. Unshielded light fixtures installed under canopies, building overhangs, or roof eaves shall be considered fully shielded if the fixture is a minimum of 5 feet from edge of canopy, and bottom of canopy extends below the bottom of light fixture. Fixtures meeting this condition shall not be counted in determining the total light output.

5. Unshielded light fixtures installed under canopies, building overhangs, or roof eaves that do not meet conditions of item 4 shall be calculated at 100 percent of the luminaire total light output.

Public street lighting is exempt from Maximum Total Outdoor Lighting section.

3.7.12.14 Parking Canopies

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

Parking Structures

Zone 1: Not allowed

Zone 2:

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

Zone 3:

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

Zone 4:

Lighting proposed within Zone 4 shall be accompanied by supporting detail provided by a professional engineer and follow the submittal requirements within **Section 3.7.12.21: Plan Submittal Requirements**.

3.7.12.15 Gas Stations/Convenience Stores

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

3.7.12.16 Flagpole Lighting

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

3.7.12.17 Sports Lighting for all Private and Public Facilities

All sports, path and parking lot lighting are to be illuminated in conformance with this Section and the recommended practices prepared by the Illuminating Engineering Society of North America (IESNA) for sports lighting (RP-6). Illuminance levels will be specific to the activity and sport type. All sports-fields shall utilize shielded luminaires from a list of manufacturers that meet the Dark Sky initiative. Luminaires on sports field poles with multiple cross-arms shall have a black exterior finish. All sport-courts shall be lighted with fully shielded luminaires and are to utilize "On" & "Off" push buttons so that the lighting does not operate unless the courts are in actual use. All park luminaires shall be shielded and/or located so that no light source is directly visible from beyond the park property lines. Sports field poles are to be set-back a minimum of fifty feet (50') from any residential property line or right-of-way. Initial vertical illuminance (spill light) shall be calculated along all park property lines at a height of six feet (6') above finished grade. Automatic time clocks or other programmable controllers are to turn off all non-security lighting at a curfew time as determined within the Lighting Zones portion of this Lighting Section. Sports lighting shall be permitted to have a light source with a color temperature of less than or equal to four thousand one hundred (4,100) degrees Kelvin.

Zone 1: Residential
No Sports Lighting allowed.

Zone 2: Neighborhood Park, Community Park or School
Sports field lighting shall not exceed eighty feet (80') in height. Path and parking lot lighting shall not exceed twenty feet (20') in height. Sport courts shall not exceed twenty-five feet (25') in height, and all fixtures shall be fully shielded. Sports lighting shall not operate after 10:00 PM. Horizontal spill light shall not extend beyond a residential property line and two (2.00) footcandles along any other property line.

Zone 3: Regional Park, Community Park or High School.
Sports field lighting shall not exceed ninety feet (90') in height. Path and parking lot lighting shall not exceed 25 feet. Sport courts shall not exceed forty feet (40') in height. Sports lighting shall not operate after 11:00 PM. Horizontal spill light shall not exceed one (1.0) footcandles at any point along a residential property line and two and one-half (2.50) footcandles along any other property line.

Zone 4:
Lighting proposed within Zone 4 shall be accompanied by supporting detail provided by a professional engineer and follow the submittal requirements within **Section 3.7.12.21: Plan Submittal Requirements**.

3.7.12.18 Single Family Residences, Attached and Detached

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

Zone 1:

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

Zone 2:

All fixtures of greater than one thousand (> 1,000) lumens shall be shielded and/or located so that the light source is not directly visible from any of the property lines. The mounting height of any fixture shall not exceed twenty feet (20') from finished grade to the center of the fixture. Vertical illuminance of architectural and landscape features at any of the property lines shall not exceed 0.80 footcandles between the hours of 12:00 PM and 6:00 AM. All non-conforming fixtures shall be turned off between the hours of 10:00 PM and 6:00 AM.

3.7.12.19 Utility Exceptions

Electric utility leased lighting shall not exceed a mounting height of twenty and one-half feet (20.5') in Zone 1 and twenty-seven and one-half feet (27.5') in Zone 2. The light sources utilized in Zone 1 shall not exceed a color temperature of three thousand (3,000) degrees Kelvin. Utility leased lighting shall be allowed to operate from Dusk to Dawn.

3.7.12.20 Other Types of Lighting

All other types of outdoor lighting not specifically addressed in this Section shall be reviewed by the Development Services Director or designee as a Zone 4 Special Light Area.

3.7.12.21 Plan Submittal Requirements

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

3.7.12.22 Verification, Inspection and Enforcement

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

3.7.13 Sign Regulations

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

3.7.13.1 City Code Modifications

The intention of this section is to provide direction to the design, construction, use, and location of all signs within the Property. The following section shall specifically replace Volume II, Chapter 1, Article 1-11 of the City Code of Apache Junction.

3.7.13.2 Interpretation

a. The Development Services Director or designee shall be responsible for the interpretation of the Sign Regulations.

b. The Development Services Director's or designee's interpretation may be appealed as defined in **Section 3.2(b)(2)**."

3.7.13.3 Scope and Applicability

The provisions of the Sign Regulations shall apply to the erection, construction, alteration, use, location, and maintenance of regulated signs within the Property.

3.7.13.4 Definitions

Backlit Sign. Also described as a sign that is internally illuminated or has indirect lighting. A sign that is illuminated by a light source hidden by the sign itself so that illumination shines from behind the sign, creating a halo around the sign. Reverse pan-channel letters are an example of a backlit sign.

Business. The word "business" includes organizations and other entities, whether for-profit or non-profit that may occupy a building or suite within a building.

Business Frontage. Means the lineal distance of the building space (suite or whole building) occupied by the particular business or use measured on a straight line parallel to the street. In the event that a business fronts on two (2) or more streets, the property owner shall be given the option of selecting one (1) street frontage for the purpose of computing allowable sign area. Where a business does not parallel a street, the frontage shall be measured along the exterior of the building space occupied by the particular business or use.

Cabinet Sign. A sign that contains all sign copy within a single enclosed cabinet that is mounted to a wall or other surface.

Changeable Copy Sign. A sign that is static and changes messages by any means, including electronic process or remote control.

Electric Sign. Any sign containing electric wiring. This does not include signs illuminated by an exterior floodlight source.

Electronic Message Board. A sign that is static and changes messages by any electronic process or remote control.

Flag. A piece of fabric or other flexible material attached to a permanently installed pole, which may be ground mounted or affixed to a building or other structure.

Flashing Sign. Any illuminated sign on which the artificial light is not maintained stationary or constant in intensity and color at all times when such sign is in use. For the purpose of these Sign Regulations, a message change no more frequently than four (4) times per day is not considered flashing for electronic message boards.

Freestanding Sign. A sign erected and maintained on its own self-supporting permanent structure or base, not attached to any building.

Government Sign. A sign that is constructed, placed, maintained, or required by law by the federal, state, county, or city government either directly or to enforce a property owner's rights.

Graffiti. Any unauthorized inscription, word, figure, painting, or other defacement that is written, marked, etched, scratched, sprayed, drawn, painted, or engraved on or otherwise affixed to any surface of public or private property by any graffiti implement, to the extent that the graffiti was not authorized in advance by the owner or occupant of the property, or, despite advance authorization, is otherwise deemed a public nuisance by these Sign Regulations.

Grand Opening/New Business Sign. A sign displayed at a new business, store, shopping center, office, or other use, or one that has changed ownership, within the first six (6) months of receiving a valid business license.

Monument Sign. A freestanding sign with a base that is at least fifty percent (50%) of the width of the sign.

Original Art Display. A hand-painted work of visual art that is either affixed to or painted directly on the exterior wall of a structure with the permission of the property owner. An original art display does not include mechanically produced or computer-generated prints or images, including but not limited to digitally printed vinyl; electrical or mechanical components; or changing image art display.

Permanent Sign. Any sign that is intended to be and is constructed to remain unchanged in character and position and affixed to features such as the ground, a wall, or building for one (1) year or more. A temporary sign left in place for one (1) year or more does not become a permanent sign.

Portable Sign. Any structure without a permanent foundation or otherwise not permanently attached to a fixed location. This does not include Vehicle Signs.

Projecting Sign. A sign that is attached to and supported by a building or other structure, which projects more than fourteen (14) inches beyond the building. The primary sign faces of a projecting sign are generally perpendicular and are not parallel to the wall from which it projects.

Roof-Mounted Sign. A sign located on or above the roof of any building, but does not include a false mansard roof, canopy, or other fascia. Signs located on these elements shall not project above the roof or the roofline.

Sign. A name, identification, description, display, or illustration, which is affixed to, painted or represented directly or indirectly upon a building or other outdoor surface which directs attention to or is designed or intended to direct attention to the sign face or to an object, product, place, activity, person, institution, organization or business. Signs located completely within an enclosed building, and not exposed to view from a street, shall not be considered a sign. Each display surface of a sign or sign face shall be considered to be a sign.

Sign Area. The space enclosed within the extreme edges of the sign for each sign face, not including the supporting structure. Where attached directly to a building wall or surface, the space within the outline enclosing all the characters of the words, numbers, or design, including any background panel or distinctively painted area installed as a background for the sign.

Sign Copy. The words, letters, symbols, illustrations, or graphic characters used to convey the message of a sign.

Sign Face. The entire display surface area of a sign upon, against or through which copy is placed.

Sign Walker. A person who wears, holds, or balances a sign that conveys a commercial message, including a costume sign. A "costume sign" is defined as clothing that is integral to the conveyance of a commercial message. Commercial logos and other commercial identification on shirts, hats, and other aspects of personal appearance are not costume signs.

Temporary Sign. A banner, pennant, poster, or advertising display constructed of paper, cloth, canvas, plastic sheet, cardboard, wallboard, plywood or other like materials and that appears to be intended or is determined by the code official to be displayed for a limited period of time.

Vehicle Sign. A sign that can be carried, towed, hauled, or driven and is primarily designed to be mobile rather than be limited to a fixed location regardless of modifications that limit its mobility. This includes, but is not limited to signs mounted, attached, or painted on trailers, boats, or vehicles, or any sign attached to or displayed on a vehicle.

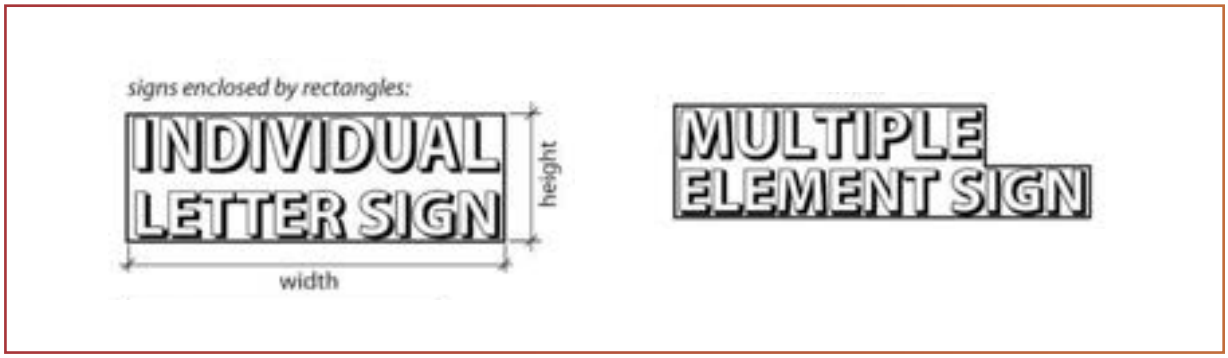
3.7.13.5 Calculating Sign Area

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

a. For a sign having more than one component (e.g., a service station identification/price sign combination on a monument base, mounted on the same surface), the sign area shall be measured as the sum of the smallest rectangles that encompass the several components being the type face, logo, and associated artwork.

b. A sign mounted or painted on a background panel or area distinctively painted, textured or constructed as a background for the sign, shall be measured as the area contained within the outside dimensions of the background panel or surface.

c. A sign mounted as individual letters and/or graphics against a wall or fascia of a building, wall fence or other structure that has not been painted, textured or otherwise altered to provide a distinctive background for the sign shall be measured as the sum of the smallest rectangles that will enclose the type face, logo, and associated artwork.

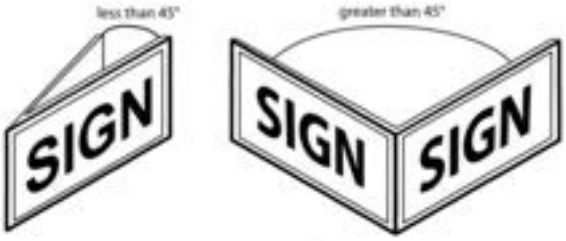


d. A sign mounted or painted on an illuminated surface, illuminated architectural element of a building, or if the sign is the actual illuminated surface itself, shall be measured as the entire surface or illuminated architectural element which contains the type face, logo, and associated artwork.

e. A sign integrated into, built, made or part of the actual structure of a wall, building fascia, wall, fence or any other type of structure, regardless of whether the sign is of the same color, texture or material than the entire structure, shall be measured as the sum of the smallest rectangles that will enclose the type face, logo, and associated artwork.

f. Where there are one (1) or more sign faces, the area shall be defined as follows unless otherwise specified for specific signs:

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

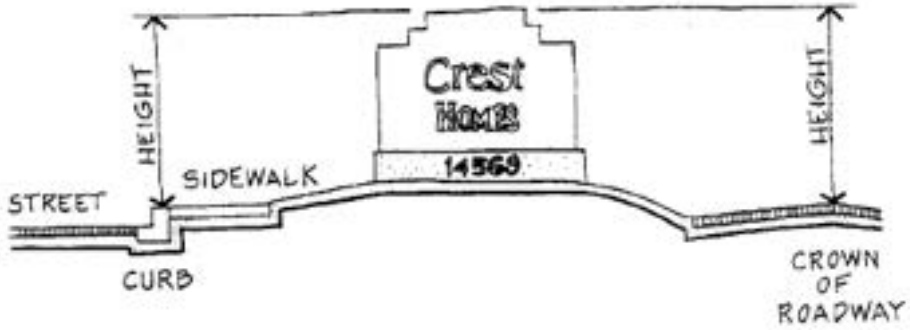


ii. Three (3) or more faces, the sign area will be the sum of the areas of each of the faces.

iii. Architectural embellishments shall not be considered as sign area.

3.7.13.6 Calculating Sign Height

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



3.7.13.7 Exempt Signs

Signs that are exempt from these regulations are as follows:

a. One nameplate signs or cornerstone up to four (4) square feet in size for residences and businesses.

b. Tablets, grave markers, headstones, statuary or remembrances of persons or events noncommercial in nature.

c. Sign maintenance.

d. Signs not visible beyond the boundaries of the property or from any public right-of-way.

e. Works of fine art, sculpture, or depictions of persons, places or events noncommercial in nature and not used for purposes of commercial identification.

f. Incidental signs, such as logos, hours of business, open and closed signs, under three (3) square feet in area.

g. Public facility signage or markings, including erection, construction and maintenance of official traffic, emergency response signs, signals, and devices that are local, state, or federally authorized or required by law.

h. Portable electric signs used for special events, provided that such signs shall be restricted to the City's traffic control notifications and will be permitted as such.

i. Signs within a stadium, open-air theater, or arena which are designed to primarily be viewed by patrons within such stadium, open-air theater, or arena.

j. Temporary Signs for Exterior Sales where the property is one (1) acre or greater in size. Signs located on the premises where most of the business is conducted, or items are displayed, in an open exterior area. For this allowance, temporary signs may include banners, balloons (under twenty-four (24) inches in diameter), flags, streamers, or pennants. These signs shall be limited in duration from Friday through Sunday, and on recognized holidays. Such signs shall meet all other requirements as described in **Section 3.7.13.9 Permitted Signs and Sign Regulations**.

k. Holiday and Seasonal Decorations. Temporary, non-commercial decorations or displays associated with the celebration of a particular civic, patriotic, or religious holiday or season. Such decorations shall be displayed for a maximum of sixty (60) days total during the relevant season, and must be maintained in good condition (e.g., not torn, soiled, or faded). Such decorations shall not be displayed in such a manner as to constitute a hazard to pedestrian or vehicular traffic.

3.7.13.8 Prohibited Signs

Prohibited signs are as follows:

a. Cabinet signs mounted to a wall are prohibited.

a. Signs in violation of these Sign Regulations.

b. Signs not listed as permitted in **Section 3.7.13.9 Permitted Signs and Sign Regulations**.

c. Off-site signs except those permitted in **Section 3.7.13.9 Permitted Signs and Sign Regulations**.

d. Obscene signs.

e. Signs located in the public right-of-way or public easement except for permitted emergency signs, regulatory signs, sign walkers, political signs, garage sale signs, temporary real estate directional signs and signs that extend between a right of way on either side of a roadway which meet all traffic safety requirements as permitted by the Development Services Director or designee.

f. Signs attached to any public or private utility pole or structure, streetlight, tree, fence, fire hydrant, fire escape, building access ladder, bridge, curb, sidewalk, park bench or other location on public property, except for official government signs and signs for City sponsored events or as agreed to by the Development Services Director or designee.

g. Unsafe signs as determined by the City Engineer, Building Official and/or Chief of Police.

h. Roof signs.

i. Audible signs.

j. Digital projection signs.

k. Vehicle signs. Vehicle signs are exempt if the vehicle is consistently used in the normal daily conduct of the business (e.g., delivery or service vehicle). The vehicle shall be operable, properly licensed, and parked in a lawful manner. The intent of these regulations is to prohibit the use of vehicle signs as permanent freestanding signs in order to protect the aesthetic qualities of the Property and promote the effectiveness of permitted signs as provided for in this Section.

3.7.13.9 Permitted Signs and Sign Regulations

Building Sign Types		
Address Sign		
Description	Numbers which identify the street address of a property	
Non-Residential Uses	Max Sign Area	N/A
	Max Height	N/A
	Min Projection	N/A
	Max Projection	N/A
	Max Quantity	N/A
	Illumination	N/A
Residential Uses	Max Sign Area	N/A
	Max Height	N/A
	Min Projection	N/A
	Max Projection	N/A
	Max Quantity	N/A
	Illumination	N/A
Permit Required	None	
Notes	Permitted in compliance with all building and fire code requirements within all Non-Residential Uses and all Residential Uses.	
Example		

Building Sign Types Continued		
Awning and Attached Canopy Sign		
Description	A sign that is affixed, painted or printed to an awning or canopy which is attached to a building.	
Non-Residential Uses	Permitted Sign Area[10]	two (2) square feet per one (1) lineal foot of business frontage, not to exceed a total of 150 square feet
	Max Sign Area[10]	four (4) square feet per one (1) lineal foot of business frontage
	Min Height	N/A
	Max Height	First floor awnings only
	Min Projection	N/A
	Max Projection	N/A
	Max Quantity	N/A
	Illumination	Internal , external or backlit
Residential Uses	Max Sign Area	N/A
	Min Height	N/A
	Max Height	N/A
	Min Projection	N/A
	Max Projection	N/A
	Max Quantity	N/A
	Illumination	N/A
Permit Required	AUP	
Notes	Awning and Attached Canopy Signs may be mounted on or extend above the attached canopy so long as they do not extend above the roof line of the building.	

Example

Building Sign Types Continued		
Building Wall Sign		
Description	A permanent sign attached to, painted on, or otherwise assembled against the wall or fascia of a building with the exposed face of the sign parallel to the face of the wall or fascia.	
Non-Residential Uses	Permitted Sign Area[10]	two (2) square feet per one (1) lineal foot of business frontage, not to exceed a total of 150 square feet
	Max Sign Area[10]	four (4) square feet per one (1) lineal foot of business frontage
	Min Height	N/A
	Max Height	N/A
	Min Projection	N/A
	Max Projection	fourteen (14) inches
	Max Quantity	N/A
	Illumination	Internal , external or backlit
Residential Uses	Max Sign Area	N/A
	Min Height	N/A
	Max Height	N/A
	Min Projection	N/A
	Max Projection	N/A
	Max Quantity	N/A
	Illumination	N/A
Permit Required	AUP	
Notes		

Example

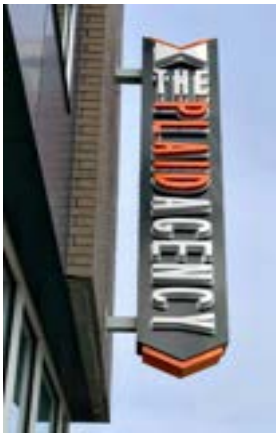
Building Sign Types Continued		
Entry Sign		
Description	A sign located adjacent to an entry door.	
Non-Residential Uses	Max Sign Area	four (4) square feet per sign
	Min Height	N/A
	Max Height	eighteen (18) feet from the door threshold (placement relative to door)
	Min Projection	N/A
	Max Projection	N/A
	Max Quantity	one (1) per business
	Illumination	External or backlit
Residential Uses	Max Sign Area	four (4) square feet per sign
	Min Height	N/A
	Max Height	eighteen (18) feet from the door threshold (placement relative to door)
	Min Projection	N/A
	Max Projection	N/A
	Max Quantity	one (1) per dwelling unit
	Illumination	External or backlit
Permit Required	None	
Notes	N/A	
Example		

Building Sign Types Continued		
Free Standing Canopy Sign		
Description	A sign on a freestanding canopy, such as a fuel canopy or other shade structure	
Non-Residential Uses	Max Sign Area	sixteen (16) square feet per side
	Min Height	N/A
	Max Height	N/A
	Min Projection	N/A
	Max Projection	N/A
	Max Quantity	N/A
	Illumination	Internal, external or backlit
Residential Uses	Max Sign Area	N/A
	Min Height	N/A
	Max Height	N/A
	Min Projection	N/A
	Max Projection	N/A
	Max Quantity	N/A
	Illumination	N/A
Permit Required	AUP	
Notes	N/A	

Example

Building Sign Types Continued		
Projecting Sign		
Description	A sign that is attached to and supported by a building or other structure	
Non-Residential Uses	Max Sign Area	forty-eight (48) square feet
	Min Height	N/A
	Max Height	location to be eight (8) foot above adjacent sidewalk or ground plane
	Min Projection	fourteen (14) inches from building
	Max Projection	thirty-six (36) inches from wall or less than awning or canopy depth
	Max Quantity	N/A
	Illumination	Internal, external or backlit
Residential Uses	Max Sign Area	N/A
	Min Height	N/A
	Max Height	N/A
	Min Projection	N/A
	Max Projection	N/A
	Max Quantity	N/A
	Illumination	N/A
Permit Required	AUP	
Notes	The maximum projection is based on the type of attachment	

Example



Freestanding Sign Types		
Monument Sign (Residential Uses)		
Description	A freestanding monument sign adjacent to a residential development	
Non-Residential Uses	Max Sign Area	N/A
	Permitted Sign Area	one hundred fifty (150) square feet
	Max Height	N/A
	Permitted Height	twenty five (25) feet
	Min Projection	N/A
	Max Projection	N/A
	Max Quantity	N/A
	Illumination	N/A
Residential Uses	Max Sign Area[10]	six hundred (600) square feet
	Permitted Sign Area[10]	one hundred fifty (150) square feet
	Max Height[10]	fifty (50) feet
	Permitted Height[10]	twenty five (25) feet
	Min Projection	N/A
	Max Projection	N/A
	Max Quantity	one (1) sign on each side of entry way
	Illumination	Internal , external or backlit
Permit Required	AUP	
Notes	None	
Example	  	

Freestanding Sign Types Continued		
Primary Monument Sign (Non-Residential Uses)		
Description	A freestanding monument sign adjacent to a non-residential development	
Non-Residential Uses	Max Sign Area	one hundred forty eight (148) square feet
	Permitted Height[10]	fourteen (14) feet
	Max Height[10]	twenty four (24) feet
	Min Projection	N/A
	Max Projection	N/A
	Max Quantity	calculated based on street frontage[2] 0'-450' feet = one(1) sign; 451' - 900' feet = two (2) signs; 901' feet or greater = three (3) signs
	Illumination	Internal , external or backlit
Residential Uses	Max Sign Area	N/A
	Min Height	N/A
	Max Height	N/A
	Min Projection	N/A
	Max Projection	N/A
	Max Quantity	N/A
	Illumination	N/A
Permit Required	AUP	
Notes	Non-residential standards are based on the entire center or campus where applicable. All Primary Monument Signs shall be located a minimum of thirty-five (35) feet from all other Primary and Secondary Monument Signs. [2]Signs should be located along the qualifying street frontage. Lineal footage is calculated separately for each street frontage where the property has frontage	
Example	  	

Freestanding Sign Types Continued		
Secondary Monument Sign (Non-Residential Uses)		
Description	A freestanding monument sign adjacent to a non-residential development	
Non-Residential Uses	Max Sign Area	ninety six (96) square feet
	Permitted Height[10]	eight (8) feet
	Max Height[10]	twelve (12) feet
	Min Projection	N/A
	Max Projection	N/A
	Max Quantity	calculated based on street frontage[3] 0'-450' feet = one(1) sign; 901' feet or greater = one (1) for every three hundred (300) lineal feet
	Illumination	Internal , external or backlit
Residential Uses	Max Sign Area	N/A
	Min Height	N/A
	Max Height	N/A
	Min Projection	N/A
	Max Projection	N/A
	Max Quantity	N/A
	Illumination	N/A
Permit Required	AUP	
Notes	Non-residential standards are based on the entire center or campus where applicable. All Secondary Monument Signs shall be located a minimum of thirty-five (35) feet from all other Primary and Secondary Monument Signs located in the same center or parcel. [3] Lineal footage is calculated separately for each street frontage where the property has frontage	
Example		

Freestanding Sign Types Continued		
Internal Sign		
Description	An internal freestanding sign within a non-residential development	
Non-Residential Uses	Max Sign Area	sixteen (16) square feet
	Min Height	N/A
	Max Height	eight (8) feet
	Min Projection	N/A
	Max Projection	N/A
	Max Quantity	one (1) sign per parcel or one (1) sign per acre, whichever is greater. Individual parcel pads within a development are eligible for integral signs
	Illumination	Internal , external or backlit
Residential Uses	Max Sign Area	N/A
	Min Height	N/A
	Max Height	N/A
	Min Projection	N/A
	Max Projection	N/A
	Max Quantity	N/A
	Illumination	N/A
Permit Required	None	
Notes	Non-residential standards are based on the entire center or campus where applicable. All Internal Signs must be located internal to a site, outside of all street frontage landscape areas.	
Example		

Freestanding Sign Types Continued		
Perimeter Wall Sign		
Description	A sign consisting of a sign mounted on a perimeter wall	
Non-Residential Uses	Max Sign Area	ninety six (96) square feet or less than fifty percent (50%) of wall area, whichever is less
	Min Height	N/A
	Max Height	eight (8) feet or wall height, whichever is less
	Min Projection	N/A
	Max Projection	N/A
	Max Quantity	one (1) sign on each side of entry way
	Illumination	Internal, external or backlit
Residential Uses	Max Sign Area	one hundred forty four (144) square feet
	Min Height	N/A
	Max Height	twelve (12) feet or wall height, whichever is less
	Min Projection	N/A
	Max Projection	N/A
	Max Quantity	one (1) sign on each side of entry way
	Illumination	Internal, external or backlit
Permit Required	AUP	
Notes	N/A	

Example

Freestanding Sign Types Continued		
Wayfinding Signage		
Description	A sign which provides information regarding location of community features, places, destinations or other community features which require signage	
Non-Residential Uses	Max Sign Area	N/A
	Min Height	N/A
	Max Height	N/A
	Min Projection	N/A
	Max Projection	N/A
	Max Quantity	N/A
	Illumination	N/A
Residential Uses	Max Sign Area	ninety six (96) square feet
	Permitted Height[10]	twelve (12) feet
	Max Height[10]	eighteen (18) feet
	Min Projection	N/A
	Max Projection	N/A
	Max Quantity	See notes
	Illumination	Internal, external or backlit
Permit Required	AUP	
Notes	Quantity to be determined based on the application request.	
Example		

Other Sign Types		
Flags		
Description	See definition	
Non-Residential Uses	Max Sign Area[10]	thirty six (36) square feet per flag
	Permitted Sign Area[10]	twenty four (24) square feet per flag
	Max Height[10]	fifty (50) feet
	Permitted Height[10]	twenty five (25) feet
	Min Projection	N/A
	Max Projection	N/A
	Max Quantity[10]	one (1) flag per twenty five (25) lineal feet of street frontage, with a maximum of six (6) flags per premises. Two (2) flags per pole
	Permitted Quantity[10]	two (2) poles per property, two (2) flags per pole
	Illumination	N/A
Residential Uses	Max Sign Area[10]	N/A
	Permitted Sign Area[10]	twenty four (24) square feet per flag
	Max Height[10]	thirty (30) feet
	Permitted Height[10]	twenty five (25) feet
	Min Projection	N/A
	Max Projection	N/A
	Max Quantity[10]	three (3) flags for every one (1) pole
	Permitted Quantity[10]	two (2) poles per property, two (2) flags per pole
	Illumination	N/A
Permit Required	None	
Notes	Flags shall meet the minimum building setbacks. Flags may be mounted on street light poles within City right-of way.	
Example		

Other Sign Types		
Window Sign		
Description	A sign placed on or within three (3) feet of windows which attracts the attention of persons outside of the building where the sign is placed	
Non-Residential Uses	Max Sign Area	twenty five percent (25%) of the total window area on any one side of a building
	Min Height	N/A
	Max Height	N/A
	Min Projection	N/A
	Max Projection	N/A
	Max Quantity	N/A
	Illumination	a maximum of two (2) signs may be internally illuminated
Residential Uses	Max Sign Area	no limit, non-commercial messages
	Min Height	N/A
	Max Height	N/A
	Min Projection	N/A
	Max Projection	N/A
	Max Quantity	no limit, non-commercial messages
	Illumination	N/A
Permit Required	None	
Notes	Within Non-Residential Uses, window signage is prohibited above the ground floor of a building. When window signage is displayed on two (2) or more sides of a building, each side shall comply with the maximum sign area within Non-Residential Uses.	
Example		

[10] Signs shall proposed meeting the permitted values shall be permitted and a submittal made as described in **Section 3.7.13.12.** Where an increase is desired over the permitted value, the requirements as described in **Section 3.7.13.9** shall be followed.

Temporary Sign Types[4]					
Residential Uses					
Sign Type	Quantity	Max Sign Area	Max Height	Duration	Permit
Neighborhood Sign 	One (1) sign per neighborhood entrance	six (6) square feet	five (5) feet	Up to two (2) weeks	None
	Limitations	located within neighborhood common area			
New Subdivision Sign 	two(2) per street frontage	ninety six (96) square feet	sixteen (16) feet	Up to three (3) years	None
	Limitations	sign shall be removed once all lots in the subdivision area are sold			
Subdivision Flags 	six (6) flags*	sixteen (16) square feet per flag	twenty (20) feet	Up to three (3) years	None
	Limitations	For new subdivisions per model complex. Spacing between flags shall shall be twenty (20) feet. Flags shall be located five (5) feet behind property line. *Includes Banners, Balloons, Flags, Fin Flags, Pennants and Streamers.			

Temporary Sign Types Continued[4]					
Non-Residential Uses					
Sign Type	Quantity	Max Sign Area	Max Height	Duration	Permit
Entry A-Frame  	One (1) A-Frame or One (1) T-sign	eight (8) square feet	four (4) feet	Only during business hours	None
	Limitations	Signs shall be located within eight (8) feet of the building entrance. Signs shall not be placed in parking areas.			
Grand Opening / New Business 	Includes Banners only	sixty four (64) square feet max.		Up to sixty (60) days	None
	Limitations	See Definition for Grand Opening/New Business. Must be obtained within six (6) months of receiving a valid business license. Not permitted for Home Occupations.			
Special Promotion 	one (1) wall mounted banner	sixty four (64) square feet total	N/A	Maximum of thirty (30) days per installation. Maximum four (4) times per year	None
	Limitations	N/A			

Temporary Sign Types Continued[4]

Special - in addition to the temporary signage permitted by use or development type, the following signs are allowed where unique conditions occur

Property offered for Sale, Lease or Rent

Sign Type	Quantity	Max Sign Area	Max Height	Duration	Permit
Parcels less than one (1) acre  	One (1) sign[5]	eight (8) square feet	seven (7) feet	See note[6]	None
	Limitations	[5]A residential property abutting an arterial or collector roadway may have one (1) additional sign, maximum four (4) SF in size. The additional sign shall be placed in a manner where it is visible from the abutting roadway. [6]Duration is limited to while the property is offered for sale, lease or rent until ten (10) days after completion or execution of a lease, sale, or rental transaction.			
Parcels less greater one (1) acre 	One (1) sign plus one (1) sign for every six hundred (600) lineal feet of street frontage	sixty four (64) square feet per sign	ten (10) feet	While property is offered for Sale, Lease or Rent	None
	Limitations	where multiple signs are permitted, they shall be space a minimum of one hundred fifty (150) feet between signs.			

Property Under Construction

Sign Type	Quantity	Max Sign Area	Max Height	Duration	Permit
Residential Uses and/or Non-Residential Uses 	One (1) sign[7]	sixty four (64) square feet per sign	ten (10) feet	At issue of building permit until close of permit	None
	Limitations	[7]Where a property is under construction and a banner or other material is to be used for display of information, graphics or other marketing purposes, the quantity and sign area shall be limited by the size of the surface the banner or other material is to be attached.			

Temporary Sign Types Continued[4]					
Right of Way Signage					
Sign Type	Quantity	Max Sign Area	Max Height	Duration	Permit
Residential Signs 	One (1) sign per turning movement within radius[8]	six (6) square feet	three (3) feet	six hours (6) hours before and six (6) hours after event	None
	Limitations	[8]These signs are only allowed in right-of-ways adjacent to residential zoned property, and shall be located a maximum one (1) mile radius from the subject owner's/resident's property within the City of Apache Junction.			
Sign Walker 	N/A	twelve (12) square feet	six (6) feet	Daylight hours only	None
	Limitations	Shall be at least thirty (30) feet away from any street intersection or driveway entrance. Shall not be located within a median or on a street. Shall not be located on walls, boulders, planters, other signs, vehicles, utility facilities, or any structure.			
Wayfinding Sign					
Sign Type	Quantity	Max Sign Area	Max Height	Duration	Permit
On-site or Off-site Wayfinding Sign 	See note[9]	ninety six (96) square feet	permitted height of twelve (12) feet. Up to a maximum of eighteen (18) feet**10**	For the duration of active home sales within the Property	AUP
	Limitations	[9]Signs may be located up to a one-mile radius from the Property. Quantity to be determined based on the application request.			
[4]Temporary Signs shall not be illuminated					

This list of signage is not meant to be exhaustive, therefore, other signage types may be proposed and added to these Signage Regulations per Section 3.2(b). For the sign types which show a range of area, height or quantity, the minimum value shown for each sign type shall be permitted and a submittal made as described in **Section 3.7.13.12 Application and Permit Requirements**. Where an increase over the minimum is desired for a sign type and the increase is within the maximum permitted range of area, height or quantity of a sign type, justification for the request shall be provided in addition to the submittal materials. The Development Services Director or designee shall approve, approve with conditions, or deny the request and shall forward their decision to the Master Developer or landowner. A decision of the Development Services Director or designee to deny a request may be appealed as described in Section 3.2(b)2.

3.7.13.10 Special Sign Regulations

Special sign regulations are as follows:

a. Manual changeable message signs.

i. *Maximum size*. Fifty percent (50%) of the maximum size allowed for the freestanding/ monument sign.

ii. *Maximum height*. In accordance with allowed Freestanding Signs.

iii. *Maximum quantity*. One (1) changeable message sign per property to be incorporated into the permitted Freestanding Sign.

iv. *Location*. Minimum five-foot (5') front, side and rear setback. The freestanding sign setback shall also comply with the City's sight visibility requirements.

v. *Development categories where allowed*. All non-residential development categories.

vi. *Design*. The changeable letter sign shall be incorporated into a decorative monument base.

vii. *Commercial message content*. The commercial message displayed on the sign shall directly relate to the business or businesses conducted on-site.

viii. *Illumination*. Signs may be illuminated. Sign lighting shall comply **Section 3.7.12: Lighting Standards.**

ix. *Permit required*. AUP.

b. Electronic changeable message signs.

i. *Maximum size*. Fifty percent (50%) of the maximum size allowed for the Freestanding Sign.

ii. *Maximum height*. In accordance with allowed Freestanding Sign.

iii. *Maximum quantity*. One changeable electronic message sign per property to be incorporated into the permitted Freestanding Sign.

iv. *Location*. Minimum five-foot (5') front, side, and rear setback. The freestanding sign setback shall also comply with the City's site visibility requirements.

v. *Development categories where allowed*. Residential development categories that include public or institutional uses such as schools, churches or other public facilities and all non-residential development categories.

vi. *Display*. Displays may use full color and animation, however, no flashing, rotating or strobe effects shall be allowed.

vii. *Design*. The digital sign shall be incorporated into a decorative monument base.

viii. *Minimum display time*. Static images shall last for at least five (5) seconds before transitioning to another static message.

ix. *Transition method and duration*. Such electronic message sign shall be limited to static displays, messages that appear or disappear from the display through dissolve, fade, travel, scroll or similar transitions and frame effects that have text, animated graphics or images that appear to move or change in size, or be revealed sequentially rather than all at once. The transition duration between messages shall not exceed one (1) second.

x. *Commercial message content*. The commercial message displayed on the electronic/digital sign shall directly relate to the business or businesses conducted on-site.

xi. *Illumination levels*. Sign lighting shall comply **Section 3.7.12: Lighting Standards.**

xii. *Permit required*. AUP.

c. Political and campaign signs.

i. *Maximum size*. Sixteen (16) square feet on residential property and thirty-two (32) square feet on non-residential property and City rights-of-way.

ii. *Maximum height*. Six feet.

iii. *Maximum quantity*. No limit.

iv. *Location*. Political signs placed in public rights-of-way shall not be hazardous to public safety, obstruct clear vision in the area or interfere with the requirements of the Americans with Disabilities Act, as determined by the City Engineer.

1. If the City Engineer deems that the placement of a political sign constitutes an emergency, City representatives may immediately relocate the sign. The City shall notify the candidate or campaign committee that placed the sign within twenty-four (24) hours after the relocation.

2. If a sign is placed in violation of this section and the placement is not deemed to constitute an emergency, the City may notify the candidate or campaign committee that installed the sign. If the sign remains in violation at least twenty-four (24) hours after the City notified the candidate or campaign committee, the City may remove the sign and shall contact the candidate or campaign committee to retrieve the sign within ten (10) business days. After such time, the signs may be disposed of as the City deems fit.

i. *Development categories where allowed*. All development categories.

v. *Display period*. Political signs may be posted any time before a primary election but must be removed within fifteen (15) calendar days after a primary election for candidates who do not advance to the general election. All candidate signs must be removed within fifteen (15) days after the general election.

vi. *Information*. The sign shall contain the name and telephone number of the candidate or campaign committee contact person.

vii. *Illumination*. Signs shall not be illuminated.

viii. *Permit required*. No.

d. Custom Regulatory Signage

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

i. Pole type and finish.

ii. Finials or other decorative treatments which do not conflict with the messaging of the regulatory sign and meet color contrast requirements of the regulating agency.

iii. Combination of signs to one device.

iv. i.e., Stop sign and street name placards.

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

All custom signage elements, including details and color selections, will be reviewed, and approved through the Administrative Use Permit ("AUP") process.

3.7.13.11 Sign Design Criteria

a. *Design integration.* Permanent signs shall be fully integrated with the design of the building and the site development, reflecting the architecture, building materials, and landscape elements of the project. The means of integrating Freestanding Signs with the architecture of the building shall be achieved through the use of complimentary architectural embellishments, colors, building materials, texture, and other elements found in the building design.

b. *Sign style*. Freestanding Signs shall be installed as either a monument style sign or a post and panel style sign.

c. *Lighting and illumination*. Unless specifically prohibited, signs may be either illuminated or non-illuminated. The direct source of the sign's illumination shall not be visible from any public street, sidewalk or adjacent residential area. Sign lighting shall comply **Section 3.7.12: Lighting Standards**.

d. *Action signs*. There shall be no physical movement or rotation of the sign body or any segment thereof by mechanical or any other means.

e. *Design guidelines*. **Section 3.7.13 Sign Regulations** includes examples of signage that may be proposed within the Property. However, the images provide are not meant to be representative of all examples of signage to be utilized within the Property. Any signage type may be proposed so long as it is consistent with the proposed character of the neighborhood, community or Development Unit.

f. *Neon signs*. Permitted freestanding, wall and/or window signs may use neon display in their design.

g. *Building Wall Signage.* A building owner may choose to have the entirety of a building used for computing sign area, even if it is divided into multiple suites occupied by separate tenants. In this case, it is the responsibility of the building owner to determine the percentage of total allowable signage that shall be allocated to every business/tenant. Signage for individual businesses/tenants in buildings where signage is approved on a whole-building basis may be placed on any facade otherwise meeting the Sign Regulations, regardless of the location of the tenant's main entrance. Whole building calculations shall afford a minimum of thirty (30) square feet of signage to each business/tenant.

h. *Signage Placement, Multi-Story Buildings.* The building owner(s) shall be responsible for designating the allowable areas where signs may be placed on the building façade. For multi-story buildings, the allowable areas may be located anywhere on the building façade, so long as the signage does not project above the roof of the building.

i. *Signage Projection.* Building Wall Signage may extend up to thirty-six (36) inches away from the building. For buildings constructed on or near a property line that abuts a public right-of-way or public access easement (where no building setback exists), the projection may encroach into the public right-of-way or public access easement provided such signs are located higher than eight (8) feet above ground level.

3.7.13.12 Application and Permit Requirements

a. *Application and permit requirements*. Unless specifically exempted in accordance with Section 3.7.13.17 Enforcement and Penalties, no sign shall be erected, installed, enlarged or maintained without first obtaining an Administrative Use Permit ("AUP") from the Development Services Department and paying a permit fee per the Apache Junction City Code Volume I Chapter 4: Fees Article 4-4 Development Services Fees. Application for an AUP shall be made in writing upon forms furnished by the Development Services Department. The application shall contain the sign location, street name and address, as well as the name and address of the owner and the sign contractor or erector. Two (2) copies of fully dimensioned plans and specifications shall be submitted with the application for each sign. All plans shall show complete details to include size, materials, method of support or attachments, name and address of the persons or firm designing the sign and plot plan showing the location of the sign on the premises.

b. *Permit expiration*. If actual work to install or construct the approved sign is not commenced within 180 days from the date of such AUP issuance, such permit shall become null and void.

c. *Permit fee*. Before issuing an AUP required by these Sign Regulations, the City shall collect a fee in accordance with a fee schedule established in the City Code.

d. *Permit revocation.* An AUP may be automatically revoked by the Development Services Director or designee for lack of compliance with these Sign Regulations and/or the approved sign permit. The permit applicant shall first receive a fourteen (14) calendar day written notice from the Development Services Director or designee prior to revocation.

3.7.13.13 Construction Requirements

All signs shall be designed and constructed in accordance with the City of Apache Junction Building Code.

3.7.13.14 Nonconforming Signs

a. *Signs for a legal nonconforming use.* New or additional signs for a nonconforming use shall comply with the requirements of the Sign Regulations.

3.7.13.15 Maintenance and Repair

a. Signs shall be maintained in a safe, presentable, and good condition, including replacement of defective parts, repainting, cleaning and other acts required for the maintenance of the sign.

b. No person or entity shall maintain or permit to be maintained on any premises they own or control any sign which is in a dangerous or defective condition. Any such sign shall be promptly removed or repaired by the owner of the sign within ninety (90) days of City notice.

3.7.13.16 Modifications and Appeals

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

3.7.13.17 Enforcement and Penalties

a. *Authority.* The Development Services Director, along with Code enforcement staff, is hereby authorized and directed to enforce all provisions of the Sign Regulations.

b. *Violation.* It shall be unlawful for any person, firm, or corporation to erect, construct, enlarge, alter, repair, move, improve, remove, convert, demolish, equip, use or maintain any sign or sign structure in the Property, or cause the same to be done contrary to or in violation of any of the provisions of the Sign Regulations.

c. *Penalty.* Penalties shall follow those listed within the City Code.

3.8 Supplementary Provisions

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

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

a. Issuance of Building Permits (Replaces Articles 2-1-14 & 2-1-18 (A)) (copied into **Appendix A** as a part of the MPC and amended as noted hereafter).

    i. The City or facilities districts may issue an "at-risk" permit for construction for a proposed improvement, within the Property or an improvement outside the boundaries of the Property which ultimately serves the Property, at the time the first review of the improvement plans is complete and found to be in general conformance with the MPC Plan and applicable sections of Code. At-risk permits may be issued for:

        1. Grading.
        2. Drainage.
        3. Wastewater.
        4. Water.
        5. Paving.
        6. Other improvements which may be partially completed during the time the improvement plans are under review and subject to plan approval.

    ii. At-risk permits for construction of proposed improvements shall not be unreasonably withheld. Construction of an improvement shall not be deemed complete until such time the final plan approval has been issued by the City.

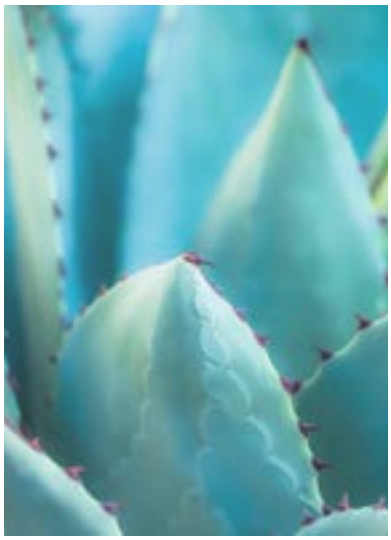
    iii. The final subdivision plat shall qualify as the prerequisite for the City to issue building permits for model units as requested within a proposed final subdivision plat.

b. Plan Approval (Replaces Article 10-1-4 (B)(8)) (copied into **Appendix A** as a part of the MPC and amended as noted hereafter).

   i. Final plan approval is required prior to the start of construction, except where an at-risk permit has been issued by the City. Plans are considered approved when all appropriate signoffs have been obtained.

   ii. Plan approval is valid for three (3) years from date of approval.

   iii. If construction is not started within three (3) years of the issuance of permit, the plans must be resubmitted for review and re-approval, and the appropriate fees must be re-paid. The updated plans will be subject to review under this MPC, and where the MPC is silent, the code in force at the time of the new review.



4. Conclusion

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

Appendix A: Apache Junction City Code Referenced

§ 1-16-6 AMENDMENTS TO ZONING CODE OR ZONING MAP.

(A) Authority. The Council may, from time to time, upon the recommendation of the Commission amend, supplement, change or repeal the Zoning Code regulations (i.e., Zoning Code text) and/or Zoning Map boundaries (i.e., rezoning). The Council shall have the power to approve, modify and approve with conditions or deny the Commission's recommendation.

(B) Request to amend.

(1) By Commission or Council. Request to amend the Zoning Code regulations or Zoning Maps may be initiated by the Council or Commission on its own motion.

(2) By private party. Petition by a private party for a Zoning Map amendment shall be made to the Commission on a form and application provided for that purpose by the Development Services Department and shall be signed and notarized by the real property owners of the properties to which the Zoning Map amendment applies.

(C) Citizen review process. Prior to any Commission public hearing regarding a Zoning Map amendment initiated by a private party, a Citizens Review Process shall be required pursuant to Vol. II, § 1-16-7(B).

(D) Public hearing and notice. The Commission shall hold a public hearing on any proposed amendment to the Zoning Code regulations or Zoning Map boundaries, and city staff shall provide the following notice:

(1) Newspaper publication. Notice of the time, date and place of the hearing, including a general description of the matter to be considered and a general description of the area affected, shall be published in a newspaper of general circulation that is published or circulated in the community. The publication notice shall be at least 15 calendar days before the hearing, and shall be published as required by A.R.S. § 9-462.04, as amended.

(2) If the proposed amendment involves a change to the Zoning Code standards, the changes, or reference to where the changes may be publically viewed, shall be published in a display ad covering not less than 1/8 of a full page as per A.R.S. § 9-462.04(A)(4)(c).

(3) Property posting. The notice of public hearing shall be posted by the applicant in accordance with the instructions provided in the application materials.

(4) Outside agency notice. In proceedings involving Zoning Map amendments of land which abuts other municipalities or unincorporated areas of the county or a combination thereof, copies of the notice of public hearing shall be transmitted to the planning agency of such governmental unit abutting such land.

(5) Mailing notice for Zoning Map amendments. Proposed amendments to the Zoning Maps shall require that the city send notice by first class mail to each real property owner, as shown on the last assessment of the property, of the area to be rezoned and all property owners, as shown on the last assessment of the property, within 300 feet of the property to be rezoned to a non-industrial zoning district classification. Proposed rezoning to an industrial district classification shall require a mailing to property owners within 500 feet of the property to be rezoned. Mailing notices shall not be required for Zoning Code text amendments.

(E) Failure to receive notice. The failure of any person or entity to receive notice shall not constitute grounds for the city or any court to invalidate the actions of the Commission or Council.

(F) Planning and Zoning Commission decision. Following public hearing, the Commission shall render its decision in the form of a written recommendation to the Council. The recommendation shall include the reasons for the recommendation and shall be transmitted to the Council in such form and manner as may be specified by the Council.

(G) City Council decision.

(1) If the Commission has held a public hearing, the Council may adopt the recommendation of the Commission without holding a second public hearing if there is no objection, request for public hearing or other protest. The Council shall hold a public hearing if requested by the aggrieved party or any member of the public or of the Council, or in any case, if no public hearing has been held by the Commission. Notice of the date, time and place of the hearing shall be given in the time and manner provided for the giving of notice of the hearing by the Commission.

(2) A request made by an aggrieved party or member of the public or of the Council for a public hearing to be held by the Council shall be made within 14 calendar days from the date the Commission votes upon a proposed amendment. The request shall be in writing on a form provided by the City Clerk and filed with the City Clerk.

(H) Conditions of Zoning Map amendment approval.

(1) Base district Zoning Map amendments. The Council may condition approval of base district Zoning Map amendments on the following:

(a) Dedication of public rights-of-way as streets (in accordance with city's Street Classification System), alleys, public ways, drainage and public utilities as are reasonably required by or related to the effect of the rezoning.

(b) Establishment of a schedule for development of the specific use or uses for which rezoning is requested. If at the expiration of this period the property has not been improved for the use for which it was conditionally approved, the legislative body, after notification by certified mail to the owner and applicant who requested the rezoning, may schedule a public hearing to take administrative action to extend or determine compliance with the schedule for development or take legislative action to cause the property to revert to its former zoning classification.

(2) Planned Development Overlay District Zoning Map amendments. The Council may condition approval of a Planned Development Overlay Zoning Map amendment on modification of regulations in accordance with Vol. II, § 1-4-3 (PD District).

(I) Reconsideration of denied amendment. In the event that an application for amendment to the zoning district boundaries is denied by the Council, the Commission and Council shall not reconsider a similar application for at least 90 calendar days from the date of the denial action.

(J) Protests against Zoning Map amendment.

(1) If the owners of 20% or more either of the area of the lots included in a proposed Zoning Map amendment, or of those immediately adjacent in the rear or any side thereof extending 150 feet therefrom, or of those directly opposite thereto extending 150 feet from the street frontage of the opposite lots, file a protest in writing against a proposed amendment, it shall not become effective except by the favorable vote of 3/4 of all members of the Council. If any members of the Council are unable to vote on such a question because of a conflict of interest, the required number of votes for passage of the question shall be 3/4 of the remaining membership of the Council, provided that such required number of votes shall in no event be less than a majority of the full membership of the legally established Council.

(2) Protests shall be filed with the Development Services Department no later than 5:00 p.m. on the Wednesday preceeding the Council meeting, or the following day if Wednesday is a holiday where City Hall is closed.

(K) Effective date. A decision by the Council involving rezoning of land which is not owned by the city and which changes the Zoning Map classification of such land may not be enacted as an emergency measure and such change shall not be effective for at least 30 days after final approval of the change in classification by the Council.

(L) Consistency with the General Plan. All Zoning Map amendments or Zoning Code text amendments adopted under this article shall be consistent with and conform to the adopted General Plan of the city. In the case of uncertainty in construing or applying the conformity of any part of a proposed amendment to the adopted General Plan of the city, the proposed amendment shall be construed in a manner that will further the implementation of, and not be contrary to, the goals, policies and applicable elements of the General Plan. An amendment conforms to the General Plan if it proposes land uses, densities or intensities within the range of identified uses, densities and intensities of the Land Use Element of the General Plan.

(M) Filing fees. Application fees for amendments to the Zoning Code regulations or the Zoning Maps shall be in accordance with Apache Junction City Code, Vol. I, Chapter 4 .

(Ord. 1402, passed 5-6-2014)

§ 2-1-14 PREREQUISITES FOR ISSUANCE OF BUILDING PERMITS.

The Building Official shall not issue any building permits for development on any part of a subdivision until final plat approval is granted; except that no more than 3 model units are permitted at such time as the base course for roadway access is completed to the model units site and upon the approval of the Development Services Director or his or her designee. Notwithstanding the foregoing, where an approved Master Planned Community ("MPC") District is in place, the MPC shall define prerequisites for issuance of building permits.

(Ord. 1503, passed - -2021)

§ 2-1-18 PRESERVATION OF ARCHAEOLOGIC, HISTORIC, AND NATURAL FEATURES AND AMENITIES.

(A) Existing features which would add value to residential development or to the local government as a whole, such as trees, water courses and similar irreplaceable assets, shall be preserved in the design of the subdivision. No trees shall be removed from any subdivision nor any change of the grade of the land effected nor any clearing and grubbing be allowed, until the improvement plans have been approved by the Development Services Project Engineer or his or her designee and any assurances as required are provided. The city may issue an at-risk grading permit provided that the improvement plans have met the technical requirements of the engineering standards. Notwithstanding the foregoing, where an approved Master Planned Community ("MPC") District is in place, the MPC shall define requirements for tree removal, clearing and grubbing or other earth moving and infrastructure improvements that may occur.

(B) Upon discovery of any historic or prehistoric ruin, burial ground, archaeologic or vertebrate paleontological site, or site including fossilized footprints, inscriptions made by human agency or any other historic, paleontologic or archaeologic feature situated on lands proposed for subdivision, or during the course of development of such lands, the subdivider or developer shall notify the Planning Division of the city and the State of Arizona to advise as to report the discovery.

(Ord. 1503, passed - -2021)

§ 10-1-4 GENERAL INFORMATION.

(A) All development within the city shall comply with all requirements of the city codes, ordinances, procedures, rules, regulations, guides and manuals. Copies of these documents, with revisions, are on file in the Apache Junction City Clerk's office. Preliminary and final design plans shall be prepared in accordance with these standards.

(B) All construction of public infrastructure shall be in accordance with the approved plans, the latest City of Apache Junction Engineering Standards (this Chapter), the Apache Junction Standard Details set forth in Apache Junction City Code Vol. II, Appendix 10-D to this Chapter, the current Uniform Standard Details and Uniform Standard Specifications published by the Maricopa Association of Governments ("MAG"), the Arizona Department of Transportation ("ADOT"), American Water Works Association ("AWWA"), American Association of State Highway and Transportation Officials ("AASHTO"), American Public Works Association ("APWA"), Arizona Department of Environmental Quality ("ADEQ") and by the city as follows:

(1) Conceptual site/improvement plans.

(a) A developer may prepare and submit a conceptual site/improvement plan for purposes of discussion with the development services department and the public works department. The Preliminary Design Review process will provide general directions, comments and requirements, which may aid the developer in the production of his or her final plans. City staff will reserve specific directions, comments and requirements at the time of formal plans submission.

(b) In certain cases, such as projects with access off major thoroughfares, or projects located in areas of major drainage concerns/problems, a conceptual plan may be required in order for the development services department and the public works department to assess concerns and provide recommendations.

(2) Horizontal and vertical control.

(a) The developer's engineer shall prepare plans in conjunction with established and verified horizontal control available adjacent to the site, and with vertical datum as provided by the city.

(b) Benchmarks shall be clearly indicated on the cover sheet, and temporary benchmarks shall be clearly indicated on each plan/profile sheet of the improvement plans. All plans shall reference a minimum of 2 city benchmarks for horizontal control and a minimum of 1 benchmark for vertical control. Horizontal and vertical controls used for the project shall be identified on the cover sheet and shall include the basis of bearings, and the city benchmark numbers, description and latest elevation. The benchmarks shall be verified by the construction contractor during construction.

(c) All CAD drawings shall be referenced to a minimum of 2 known Maricopa County Department of Transportation ("MCDOT") Geodetic Densification and Cadastral Survey ("GDACS") control locations (section corners and/or quarter-section corners) and projected to the following national coordinate system:

1. Horizontal Coordinates:

   a. North American Datum ("NAD") 1983 High Accuracy Reference Network ("HARN")

   b. State Plane Arizona Central

   c. Unit of Measure - International Feet

2. Vertical Coordinates (if applicable):

   a. North American Vertical Datum of 1988 ("NAVD88")

(3) Right-of-way. The acquisition and dedication of new street right-of-way and/or easements (utility, drainage and the like) shall be determined and coordinated through the city. Deeds containing legal descriptions and accompanying exhibits for these rights-of-way, easements, tracts and/or parcels used to dedicate or cause to be dedicated to the city shall be prepared and sealed in accordance with the requirements of the Arizona State Board of Technical Registration and submitted to the city for approval and recordation prior to final plan approval.

(4) Street lights. Street lights are required on all public streets within or adjacent to the proposed development per city regulations. Plans for these facilities must be included in the overall submittal. Street lights are not required in the specially designated Rural Area.

(5) Utilities.

(a) All utility designs must be in accordance with city standards, utility company standards, the latest State and County Health Department requirements, and approved by each respective agency prior to the issuance of city permits. The developer shall:

1. Coordinate the plans with all of the appropriate utility companies; and

2. Place a "utility coordination block" on the cover sheet showing the names of the utility companies, and the date plans were submitted to each company or agency.

(b) Utilities for new development shall be placed underground in accordance with landscaping requirements set forth in Apache Junction City Code Vol. II, Article 1-8, Landscape Regulations.

(c) Existing and proposed locations must be shown on plans to reduce the possibility of conflict and damage. Correcting conflicts shall be the responsibility of the developer. All relocation costs must be borne by the developer.

(d) In the case of large projects where the improvements cannot be shown on 1 plan sheet, the plans must include a general Master Utility Plan for the development. This Master Utility Plan shall appear on 1 sheet and be included with the improvement plan set. The Master Utility Plan shall include proposed street light locations.

(6) Soils report. The developer shall provide a soils investigation report for each project. Areas of unsuitable soil and areas that have large shrink and swell potential, as well as areas of subsidence or fissures, will require special treatment during project construction. The developer's engineer shall note these areas and special treatment requirements from the soils report on the plans. The report shall investigate soil conditions for structural thickness for all streets, percolation rates for dry wells or retention basins, building foundation allowable loads, and retaining wall allowable loads.

(7) Plan review.

(a) Once the plans for the development have been prepared, they shall be submitted to the development services department with the appropriate development and review fees. Once submitted, they will be distributed to the appropriate city departments and Fire District for their review and comment. These comments will be compiled and consolidated by the Apache Junction development services department and returned to the developer. All such comments shall be incorporated into the plans and reports by the developer for resubmittal.

(b) Water plans that are in the Arizona Water Company's jurisdiction will be submitted to Arizona Water Company for its review and approval.

(c) Water plans that are in the Apache Junction Water District's jurisdiction will be submitted to Apache Junction Water District for its review and approval.

(d) Sewer plans shall be submitted to Superstition Mountains Community Facilities District No. 1 for its review and approval.

(8) Plan approval.

(a) Final plan approval is required prior to the start of construction. Plans are considered approved when all appropriate sign-offs have been obtained.

(b) Plan approval is valid for 1 year from date of approval.

(c) If construction is not started within 1 year of the issuance of permit, the plans must be resubmitted for review and re-approval, and the appropriate fees must be re-paid. The updated plans will be subject to review under the code in force at the time of the new review.

(9) Construction.

(a) Construction permits are required for each phase of each type of construction activity within the city. Any contractor found working on a project without an official set of approved plans and permits shall discontinue work and if they do not is subject to a stop work order issued by the city engineer or City Building Official. Prior to the issuance of a permit, the developer shall provide the appropriate assurance of construction for the off-site improvements per city regulations.

(b) The city's review of all NPDES submittals including NOI, NOT and SWPPP is intended as review only and does not constitute approval of the methods or plans for cleaning the stormwater and protecting the waters of the United States. The contractor is solely responsible for insuring that all requirements of the Clean Water Act are strictly enforced.

(10) Preliminary and final plat. Preliminary and final plat requirements, see Apache Junction City Code Vol. II, Article 10-8 of this Chapter.

(C) Electronic submittal requirements.

(1) Approval submittal:

(a) Final plat, subdivision and site improvement plans: CD/DVD containing complete final plat and improvement plan base file(s) in AutoCad DWG format (all X-REF files to be inserted into each DWG file) and PDF images of each plan sheet i.e. the signature set. The PDF files will be named the same as the construction plan sheets (i.e. C1.pdf, 100.pdf, and the like).

(b) Geospatial data: data can also be delivered in a GIS format such as a shapefile ("SHP") or geodatabase.

(2) Revised plan approval submittal:

(a) Final plat, subdivision and site improvement plans: CD/DVD containing complete REVISED final plat and improvement plan base file(s) in AutoCad DWG format and PDF images of REVISED plan package, 8-1/2x11 minor revision sheet, etc. with approval submittal. The PDF files will be named the same as the construction plan sheets (i.e. C1.pdf, 100.pdf, and the like).

(b) Geospatial data: Data can also be delivered in a GIS format such as a shapefile ("SHP") or geodatabase.

(Ord. passed - -)

§ 10-4-2 STORMWATER STANDARDS.

The city requires that stormwater runoff for new commercial, industrial, multi-family and residential developments be managed as follows:

(A) Retention. The required retention to be contained is the stormwater runoff per divisions (A)(1) and (2) below. Half pavements of the adjoining streets may be considered part of the development.

(1) For the areas north of Baseline Avenue, the following retention requirement shall apply: 110% of the stormwater which falls within the development from a 10-year storm of 24-hour duration (approximately 2.4 inches) of which the difference between the natural runoff and the developed runoff must be retained within the boundaries of that development (including street areas if within a subdivision) (see Apache Junction City Code Vol. II, § 10-4-10(B)(1) and (2)).

(2) For the areas south of Baseline Avenue, the following retention requirement shall apply: stormwater which falls within the development from a 100-year storm of 2-hour duration (approximately 3.0 inches) must be retained within the boundaries of that development (including street areas if within a subdivision) (see Apache Junction City Code Vol. II, § 10-4-10(B)(1) and (2)).

(3) Surface retention is allowed in all newly developed areas.

(4) Underground retention is only allowed in commercial and industrial areas.

(B) Streets.

(1) Ten-year stormwater runoff. Streets must be constructed to carry the stormwater runoff from a 10-year storm event as follows:

(a) For local streets, there shall be no curb overtopping with no requirements for dry lane conditions.

(b) For collector, arterial and parkway streets, there shall be at least 1 dry 12-foot driving lane in each direction.

(2) One hundred-year stormwater runoff.

(a) Calculated peak flow shall be considered to be contained within the right-of-way with:

1. Six-inch maximum depth over the curb;
2. One hundred cfs maximum flow; and
3. Ten fps maximum velocity.

(b) See Apache Junction City Code Vol. II, § 10-4-6 for the street drainage design guide.

(3) Runoff in excess of street capacity. When the stormwater runoff in the streets exceeds the 10-year or 100-year conditions stated in divisions (B)(1) and (2) above, the excess flows shall be contained in an approved storm drain and/or channel system. No open channels are allowed in the city's right-of-way.

(4) Inverted crown streets. No new inverted crown streets are allowed within the city limits.

(5) Street cross drainage. Cross drainage shall be underground with culverts and bridges. Low water crossings shall not be used without the city engineer's approval.

(C) Off-site flows.

(1) Off-site flows are flows that originate upstream of the proposed land development site and have historically traversed either through the site or have been channelized in some form adjacent to the project.

(a) Land development projects are required to convey the 100-year, time of concentration (Tc) peak flows around or through the project site. These off-site flows shall be interpolated from Apache Junction's Stormwater Master Plan report.

(b) Off-site flows shall not be mixed with any stormwater flows originating from within the project's contributing drainage area unless specifically approved by the city engineer.

(c) Off-site flows shall be carried through the development and discharged at a location and in a manner consistent with historical flow patterns without adverse impact to adjacent, upstream or downstream properties.

(d) Storm drains or box culverts shall be required when off-site flows are discharged from a development site into public right-of-way. See Apache Junction City Code Vol. II, § 10-4-7 for additional information.

(2) Note that "off-site flows" does not include the stormwater runoff from adjacent public right-of-way that the project must retain in accordance with division (A) above.

(D) Special Flood Hazard Area (FEMA designated area). Any development or construction within a special flood hazard area shall conform to FEMA flood plain development requirements and to the requirements of the latest city floodplain management ordinance. See Apache Junction City Code Vol. II, § 10-4-13 and Apache Junction City Code Vol. II, Chapter 5.

(E) Conditions for developing property in flood areas.

(1) (a) Existing washes are not to be filled or altered without a city-approved engineering study. Existing washes can be relocated on-site based on a city-approved engineering study showing adequate capacity and slope for the relocated washes. The washes must enter and leave the subject property in the historic locations. This shall apply to the following lands within the corporate limits of the City of Apache Junction, including but not limited to:

1. All special flood hazard areas as defined by FEMA;

2. FEMA zone X-500, also known as Shaded Zone X, as it pertains to alluvial fan or sheet flooding;

3. Local floodplains associated with washes and/or sheet flow having a 100-year peak discharge of 50 cfs or more;

4. Areas within the erosion hazard setback of a watercourse;

5. All floodplains/flood-prone areas and erosion hazard setbacks identified on previously and subsequently recorded subdivision plats; and

6. All floodplains/flood-prone areas and erosion hazard setbacks identified on previously and subsequently drainage studies commissioned by the city engineer.

7. Any ephemeral natural watercourses that convey runoff during rain events.

(b) For the purpose of this section, the following definition shall apply unless the context clearly indicates or requires a different meaning.

FLOODPLAIN or FLOOD- PRONE AREA. Any land area susceptible to being inundated by water from any source. For regulatory purposes this involves either a FEMA Special Flood Hazard Area, areas platted on accepted city plans as being flood-prone or areas near washes which in the opinion of the Floodplain Administrator may be impacted by water during a base flood.

(2) It is unlawful to divert, obstruct or retard a watercourse. Affected agencies or persons may seek legal action.

(3) Construction in designated flood zones.

(a) Construction in an AH designated flood zone, as shown on the FIRM, requires an existing site topography be prepared by a State of Arizona registered land surveyor and a city-approved engineered grading plan. The lowest floor, garage and equipment is to be designed to be at least 1 foot (State of Arizona regulatory flood elevation ("RFE") above the base flood elevation ("BFE")). Certification by a State of Arizona registered civil engineer stating that the development will not raise the base flood elevation more than 1 foot is required.

(b) A subdivision of 5 or more acres or 50 or more lots located all or partially in an A designated flood zone shall have the base flood elevations determined for the A Zone. The base flood elevations may extend outside the A Zone and the limits of the base flood elevations shall be shown on the grading and drainage plan of the subdivision. The lowest floor, garage and equipment is to be designed to the RFE.

(c) When constructing in an A designated flood zone, without designated floodway and base flood elevations determined, the lowest floor of a structure shall be a minimum of 2 feet above the highest adjacent grade ("HAG") at the pad location of the structure.

(d) Construction in an AE designated flood zone where the floodway and base flood elevation is determined, the lowest floor of a structure to be constructed outside the floodway shall be a minimum of 1 foot RFE above the base flood elevation shown on the FIRM.

(e) Construction in Flood Zones A and AE will allow fill dirt to be imported to the site with a city-approved engineered grading plan. A city excavation and grading permit shall be required.

(f) After construction of the building and after all machinery and/or equipment such as water heaters, air conditioners and other associated equipment have been installed and the grading around the building is completed, a State of Arizona registered land surveyor or a registered engineer shall file a finished construction FEMA elevation certificate for city files.

(4) Any grading resulting in alteration of floodwater capacity or re-alignment of a flood area in an A Zone area may require an Army Corps of Engineer's 404 Permit and/or FEMA approval.

(5) Manufactured homes shall be elevated so that the bottom of the structural frame or the lowest point of any attached appliances (e.g., ground-mounted AC unit), whichever is lower, is at or above the regulatory flood elevation and be securely anchored to an adequately anchored foundation system to resist flotation, collapse or lateral movement.

(6) Nonresidential buildings constructed in any A Flood Zone are to be elevated or floodproofed to 1 foot above the base flood elevation or higher. A certification by a State of Arizona registered civil engineer is required stating that the development grading and building will not raise the base flood elevation more than 1 foot. An as-built FEMA elevation certificate prepared by a State of Arizona registered land surveyor or registered engineer is also required.

(7) Constructing buildings on posts or pilings does not remove the building from the Special Flood Hazard Area for flood insurance purposes. The posts or pilings are to be designed to resist lateral movement due to forces of the floodwaters.

(8) Construction is prohibited in floodways unless it has been determined by a State of Arizona registered civil engineer that construction will not increase flood levels during the occurrence of the base flood discharge by any amount. Construction in the FEMA floodways as indicated on the area FIRM map requires that there be no rise in the 100-year flood elevation and certification letter by a State of Arizona registered civil engineer to this. The work may require an Army Corps of Engineers 404 Permit and/or approval of FEMA.

(9) Waste disposal systems cannot be installed wholly or partially in a floodway.

(10) Removing a property from a FEMA flood zone requires a State of Arizona registered civil engineer to process a request in accordance with FEMA procedures.

(11) The city's floodplain management ordinance set forth in Apache Junction City Code Vol. II, Chapter 5 should be consulted for further information.

(F) Stormwater collection and retention plan. A conceptual stormwater collection and retention plan and a preliminary drainage report shall be submitted to the city with a preliminary plat or site development plan, and shall be approved prior to the approval of the plat or plan. Drawings, plats, plans and the like shall comply with the city standards, set forth in Apache Junction City Code Vol. II, § 10-4-4(A).

(G) Drainage report. A drainage report shall be submitted to the city wherever development and/or grading is proposed within the city limits. DEVELOPMENT shall mean any man-made change to improved or unimproved real estate, including but not limited to buildings or other structures, mining, dredging, filling, grading, paving, excavation or drilling. See Apache Junction City Code Vol. II, § 10-4-4(B).

(Ord. passed - -)

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

(A) Stormwater Collection and Retention Plan. The Stormwater Collection and Retention Plan shall include but not be limited to the following:

(1) The watershed boundaries, both on-site and off-site, shall be delineated with any existing drainage or irrigation structures such as waste or delivery ditches, natural drainage channels and the like, and the proposed development's impact on existing features;

(2) A topographic map which shows the location of the project area; a 1- or 2-foot contour interval shall be used as the base map for both existing and proposed. The map shall also show the location of the property with respect to the street system and other features such as existing and proposed stormwater retention basins and the like;

(3) Method of collection (surface and/or subsurface);

(4) Depth, side slopes and volume of retention basins;

(5) Calculations showing retention required and provided;

(6) Method of disposal of water within 36 hours;

(7) Areas tributary to each retention basin;

(8) The development's low outfall elevation and location relative to city datum shall be explained and the location on all watershed and topographic maps shall be identified;

(9) The drainage pattern of all streets within and adjacent to the proposed development on the drainage maps shall be indicated;

(10) A preliminary retention basin plan including size, depth and possible methods of draining the retention basin shall be proposed;

(11) Areas within any 100-year floodplain including any FEMA designated floodplain shall be indicated; and

(12) All stormwater plans and preliminary drainage reports shall be prepared and signed by a professional civil engineer who is registered by the State of Arizona.

(B) Drainage reports. Drainage reports shall be submitted for approval by the city with the site improvement plans. The report shall be typewritten on letter-size sheets with necessary maps folded and inserted into the report in the proper order. All drainage reports shall be prepared and sealed by a qualified professional civil engineer registered in the State of Arizona. All elevations shown on the plans shall be referenced to a benchmark on the city datum unless otherwise approved by the city engineer.

(1) Preliminary drainage report. A preliminary drainage report shall be required for all commercial, industrial, multi-family and residential subdivision developments. The report must be presented with preliminary development plans. Complete engineering reviews shall not occur without this report, which shall be on separate, letter-size, typewritten sheets with necessary maps and attachments. Handwritten comments on a plan sheet are not acceptable and shall be returned unapproved. The preliminary drainage report shall include, but not be limited to:

(a) Adequate maps that delineate the boundaries of on-site and off-site drainage areas;

(b) Maps or drawings that indicate the drainage pattern of all existing drainage, irrigation, structures, streets and the like, and proposed streets and building sites. The different critical points and where inlets/outlets are to be located shall be labeled. The inlets/outlets are to have the same numbers as the drainage areas draining to them;

(c) Each sub-area is to be analyzed for the peak flow generated by a 10-year and 100-year storm. Use of the rational method is preferred for drainage areas less than 160 acres. Hydrology and hydraulics design methods shall be consistent with the Maricopa County Drainage Design Manual, Volumes I, II and III;

(d) Storm drain design computations;

(e) Inlets shall be analyzed separately and catch basin computations shall be submitted;

(f) The off-site storm runoff flows shall be described in detail. Drainage area, calculated peak flows, and other pertinent runoff data must be clearly set forth. If the flow is in a defined channel, the channel can be improved. An 8-foot bottom to accommodate maintenance vehicles may be required. Special consideration of the use of open channels is to be given on each individual project by the city. Channels for the runoff from areas outside the development may be realigned through the new development. Special precautions at the point of discharge for flow rate, velocity, erosion and sedimentation shall be evaluated to prevent adverse effects on downstream properties;

(g) The retention volumes required by the formula:

Drainage area (square feet) x drainage area coefficient (C) x 0.2 x 1.1 (freeboard) = retention volume in cubic feet; and

(h) Proposed retention basin location(s), size(s) and means of stormwater conveyance and disposal shall be shown on the drainage map(s). Narrative discussion and supporting calculations shall be provided in the body of the report.

(2) Final drainage report. A final drainage report shall be required and accompanied with the drainage and retention agreement (Exhibit 10-4.1, following the text of this Article) to be recorded. The final drainage report shall include but not be limited to:

(a) Cover sheet.

1. With submittal number, name and address of project, parcel or development for which the report is submitted;

2. Name, address and phone number of engineer and property owner; and

3. Seal, signature and date of State of Arizona professional civil engineer.

(b) A narrative with topographic maps that describe the location and condition of the property the project is located on (on-site conditions); and the upstream (off-site) watersheds as well as any downstream constraints which affect the property;

(c) Calculations demonstrating required retention volume, tributary areas to each basin and volume provided and basin grades, depth, high water elevation, pipe invert elevations, basin outfall elevation and side slopes;

(d) Retention basin percolation test results;

(e) Elevation and location of low outfall elevation for the development, sub-area or site improvement;

(f) Explanation of the effect of a basin overflow due to back-to-back storms or a storm greater than the design storm;

(g) Street capacity calculations for the 10-year and 100-year storm;

(h) Time of concentration calculations;

(i) Storm drain piping and catch basin hydraulic calculations, including the hydraulic grade line ("HGL");

(j) The routing of off-site flows through or around the proposed development;

(k) The city datum benchmark to which all site and facility elevations are referenced;

(l) Tailwater and backwater elevations at all culverts;

(m) Finished floor elevations of all structures;

(n) Method of disposing of retained stormwater within 36 hours, and provide shallow pit percolation test results and calculations;

(o) Inflow and outflow points at retention/detention basins and culverts;

(p) Points of concentration and intake point for catch basins, scuppers, channels and street intersections;

(q) Calculations of the retention basin(s) drain time, the number of drywells per city criteria and percolation test results;

(r) Drainage report based upon computerized hydraulic models with all values and variables identified in the report. Software manuals and documentation shall be made available upon request by the city;

(s) Long-term maintenance responsibility shall specify the name, address, and phone number(s) of the person(s), firm(s) or agency responsible for ownership, operation, liability and maintenance of drainage improvements. Other documents where these responsibilities are documented (i.e., CCRs, final plats and the like);

(t) Catch basin V-depth calculations; and

(u) All hydrology and hydraulic calculations as required by the city that includes a summary of the following of each drainage area:

1. Retention required and provided;
2. Street capacity and depths; and
3. Catch basin and storm drain pipe capacity, HGL and velocities.

(Ord. passed - -)

§ 10-4-10 DETENTION OR RETENTION FACILITIES.

(A) Retention methods. Allowable methods of providing stormwater retention are:

(1) Surface storage. Where surface storage (i.e., the traditional retention basin) of the required retention is planned or provided, the basin(s) shall comply with the following:

(a) Irregular areas. Retention is to be accommodated within a limited number of well-defined irregular shaped areas. Pursuant to the Apache Junction City Code, Vol. I, multiple small retention basins are not acceptable for either public or private developments unless approved by the city engineer for public developments and by the development services project engineer for private developments and are in conformance with city standards.

1. To count separate retention areas as one, they must have the same high water elevation and be connected by equalizer pipes.

2. On-lot retention is prohibited in all residential subdivisions.

3. Maximum depth of the required retention that shall be retained within a surface retention basin is 3 feet (see division (D)(1) below).

4. The high water elevation shall be lower than the adjacent grades of adjoining property unless an engineered berm is approved by the city.

(b) Within city right-of-way or PUE.

1. Retention facilities (surface basins, underground pipes, tanks and the like) are to be located within the private property or "on-lot" of the proposed land development. Right-of-way areas shall not be excavated, depressed or encroached upon without prior approval of the City of Engineer. When allowed, the retention facility shall conform to division (D)(1).

2. Retention area(s) including the high water elevation limits for the design storm can encroach into public utility easements ("PUE") subject to:

a. Adequate protection and cover is maintained for any existing public utilities.

b. Buoyancy calculations for the public utilities, whether existing or proposed, are required when the pipe diameter is larger than 16 inches.

c. Where wastewater manholes exist or are planned within the high water limits, the manholes shall have a watertight frame and cover per MAG Standard Detail 423, and the rim shall be higher than the high water elevation of the design storm.

(2) Paved surface storage. In commercial and industrial areas retention may be accomplished upon paved areas (e.g., impervious surfaces such as asphalt, concrete and the like). See division (E) of this section.

(3) Underground storage. Underground storage utilizes storage tanks, vaults, pipes and the like to place the required stormwater retention volume underground on the development site. Underground storage is allowed for commercial retail and industrial type projects only.

(a) The design engineer shall consider the following during the design process for any project involving underground storage:

1. Venting of the structure;

2. Access to the underground structure for routine maintenance;

3. Structural loads including any surface loads;

4. Buoyancy of the structure; and

5. Drainage of the structure within the required 36 hours.

(b) The engineer shall include in the drainage report for the project the justifications, design criteria, operational and maintenance information for the underground structure and any associated equipment such as pumps.

(c) See division (L) below for underground storage guidelines.

(B) Sizing.

(1) Basis of design.

(a) All retention/detention facilities shall be sized to retain the storm event falling over the entire project (gross area including streets) (see division (B)(2)(a) and (b) below). For the purpose of determining the volume required, the project shall be considered to extend to the centerline of all existing and/or future streets on the exterior boundaries and to include all interior streets and other rights-of-way within the project.

(b) There shall be a minimum of 1 foot freeboard from the water surface elevation to the lowest building elevation and/or the gutter of the upstream streets.

(2) Volume required. The volume required for each retention/detention basin shall be calculated as follows:

(a) North of Baseline Avenue:

$$V_R = 1.1 \times 0.2 (C_{post} - C_{pre}) \times A$$

where:

V_R = Retention volume required (cubic feet)

1.1 = An additional 10% of retained volume to account for losses due to sedimentation, weed growth and the like

0.2 = 10-year, 24-hour depth of rainfall (2.4 inches/12)

Cpost = a coefficient relating the runoff to rainfall for the proposed construction (per FCDMC Drainage Design Manual, Volume 1, Table 3.2).

Cpre = a coefficient relating the runoff to rainfall for the existing condition (per FCDMC Drainage Design Manual, Volume 1, Table 3.2).

A = drainage area, including ½ of all abutting streets (square feet)

(b) South of Baseline Avenue:

V R = 0.25C x A

where:

V R = Retention volume required (cubic feet)

0.25 = 100-year, 2-hour depth of rainfall (3.0 inches/12)

C = a coefficient relating the runoff to rainfall (per FCDMC Drainage Design Manual, Volume 1, Table 3.2).

A = drainage area, including ½ of all abutting streets (square feet)

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

(3) Location.

(a) Retention/detention basins shall be located such that they can intercept the flows from the entire site.

(b) If the basin is located other than at the lowest point of the project, the developer's engineer shall denote on the master drainage map the actual or effective drainage area. If portions of the project cannot drain to the primary basin, additional basins shall be added to retain runoff from these areas. Credit will not be given for providing volume in excess of that needed to retain the required storm event from a basin's effective drainage area.

(C) Volume certification. The developer will provide the city with certified as-built dimensions of the basins and the actual volume of storage provided. This must be based on as-built topographic surveys made by either a civil engineer or land surveyor who is registered to practice in the State of Arizona. These as-built volumes must reflect permanent finished landscaping in place. The volumes shall be certified by the design engineer that the volumes provided meet or exceed the required design volumes per city ordinance and the approved drainage plan. The volume of storage provided must equal or exceed the approved design volumes before the city engineer will issue letters of acceptance for maintenance of any public facilities.

(D) Grading.

(1) Depths.

(a) Retention basins are not permitted within the city ROW. Where unusual circumstances are encountered, retention basins may encroach in city ROW with prior written approval from the city engineer. When retention basins are allowed to encroach, the basins shall not extend more than 10 feet into the city ROW and shall not exceed 1.5 feet of water depth within the city ROW unless there is a fence or other similar protection to restrict access to the area.

(b) The overall average depth shall not exceed 3 feet without authorization of the city engineer. If granted, the basin must be fenced to prohibit access or a side slope of 8:1 shall be provided for a minimum distance of 25 feet measured from the 100-year high water level.

(c) While it is the city's intent that the "average" depth not exceed 3 feet, it is also the city's intent that the basins be contoured to present an aesthetically pleasing appearance as determined by the city engineer. Therefore, up to 25% of the bottom area may be up to 4 feet deep.

(d) In no case shall the depth exceed 1 foot without a positive means of disposing of accumulated runoff.

(2) Slopes, side and bottom.

(a) Bottom. The bottom of all basins shall be sloped towards the discharge points. The minimum bottom slope shall be 0.5%.

(b) Side slopes.

1. Side slopes adjacent to public rights-of-way, or when there is pedestrian type access to that portion of the basin, shall have a side slope of 6:1 or flatter.

2. Side slopes adjacent to walls, fences, hedges and the like (e.g., no or limited pedestrian type access in that area) may have side slopes up to 4:1.

3. Retaining walls (e.g., vertical slopes) may be used in areas adjacent to permanent walls, fences and the like.

(3) Grading/landscaping/joint use as parks.

(a) 1. It is the intent of the city that retention/detention basins present an aesthetically pleasing appearance. The developer's engineer shall contour the sides and bottoms of the basins to enhance appearance through varied slopes.

2. The developer and designer shall work with representatives of the city's development services department and parks and recreation department to determine the need/desirability and feasibility of joint usage of the basin as a park site. If appropriate, the design shall provide for appropriate open areas for the recreational facilities. All design shall be approved by the city parks and recreation department.

(b) It is not the intent of these standards to dictate the specific details of the configuration to the designers; however, the following concepts will be used as the basis of reviewing the plans:

1. Curvilinear sides should be used in lieu of long stretches of straight lines.

2. Side slopes should be varied (e.g., start with 6:1 then change to 7-8:1 or more). With appropriate use of landscaping, side slopes can even be reduced to 4:1.

3. bottom areas should contour to varying depths in lieu of uniform depth/slope.

(c) The tops and bottoms of side slopes shall be rounded off, generally over a distance of 5 feet each way of the curve point of intersection ("PI").

(d) All landscaping within city ROW, easements or dedicated tracts shall be approved by the city parks and recreation department.

(E) Retention/detention in parking lots.

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

(2) Retention/detention of runoff in parking lots of industrial/commercial developments is allowed subject to the following guidelines:

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

(b) No more than 50% of the required parking spaces shall be covered by stormwater retention/detention.

(c) Storage system shall be designed to store the first 30% of the required runoff volume off paved areas (to avoid nuisance water constantly ponding on the pavement).

(d) Depth of water shall not exceed 6 inches within the parking area, nor shall it exceed 0.15 feet at the midpoint of any parking space.

(e) Interference with pedestrian traffic will be minimized in the design of the storage facility.

(f) A continuous fire access lane shall be provided throughout the development, and it shall be free of ponded water from the retention areas.

(g) All parking spaces shall be accessible during periods when the basins are filled to capacity, without pedestrians having to cross ponded water deeper than 0.15 feet.

(3) Before final plan approval, an approved drainage report must show the calculated stormwater storage volume based on runoff from the 100-year, 2-hour storm, or the pre-approved 10-year, 24-hour storm for the Downtown Area and in-fill projects north of Baseline Avenue.

(F) Overflow/outfall.

(1) Each project shall be designed such that the "ultimate" outfall for all drainage in excess of the 100-year, 2-hour storm is routed to a public street, storm drain, drainage channel or natural watercourse. The outfall shall be accessible without draining over private property.

(2) If such an outfall does not exist, the project must provide an outfall.

(G) Overflow/conveyance.

(1) Off-project flows which historically flowed through the project may be routed through the project. Off-site runoff volumes shall not be allowed across private lots, streets or public/private access ways.

(2) Runoff volumes in excess of those required to be retained/detained may be routed directly through the outfall, although they shall be routed via the retention/detention facilities.

(H) Location/conflicts with existing utilities.

(1) Retention/detention facilities shall not encroach into existing easements for private utilities without written approval of the encroachment from all utilities using the easement.

(2) Retention/detention facilities shall not encroach into public ROW nor into public easements. If necessary, the developer shall relocate conflicting utilities into a new dedicated easement.

(3) The top of the retention/detention facilities (e.g., freeboard elevation) shall be at least 4 horizontal feet from any building or public roadway.

(4) Retention/detention facilities shall not be located within 20 feet of an active septic system nor within 100 feet of an active water well.

(5) A minimum 3 feet of cover (from the bottom of the basin to the top of the pipe) shall be maintained over water and sewer service lines.

(I) Disposal/discharge.

(1) All retention/detention facilities shall have a positive method of disposing of retained/detained runoff waters. All water so retained/detained shall be disposed of within 36 hours. Public streets are not considered an acceptable outlet for disposal of retained/detained runoff, however are considered an acceptable outlet for overflow. Only under special circumstances with prior city engineer approval should pump disposal methods be used.

(2) The minimum allowable pipe size for primary outlet structures is 12 inches. A headwall (MAG Standard Detail 501-4) and an access barrier shall be constructed at the outlet.

(3) Acceptable methods of disposal of accumulated stormwater runoff are:

(a) Positive gravity outlet.

1. Surface infiltration. A percolation test is required in each retention basin location to determine natural percolation. Test results shall be submitted to the city engineer for approval of the retention basin(s).

2. Drywells.

a. Drywells are permitted when no other means of disposal are available. Infiltration into the drywell cannot be considered to reduce the size of the retention area.

b. The property owner of record shall be responsible for the design, performance, operation or maintenance of drywells used with on-site retention.

c. Drywells must penetrate at least 10 feet into a permeable stratum and a percolation test must be carried out on the drywell before acceptance. The percolation test results are to be filed with the development services project engineer.

d. Drywells shall comply with the ADEQ publication Guidance for Design, Installation, Operation, Maintenance, and Inspection of Drywells and the additional requirements described herein. A copy of the application for registration by ADEQ of the proposed drywell(s) shall be submitted prior to approval of grading plans.

e. Multiple drywell installations shall be located a minimum of 100 feet apart, unless waived by the city engineer, and a minimum of 20 feet away from a basin inlet.

f. All drywells draining runoff from more than 1 acre of pavement are to be a dual chamber type similar to the MaxWell dual chamber drywell (Torrent Resources) or approved alternate.

g. For any project involving hazardous materials, including fuels, the drywell must include the "Envibro" Drainage System (Torrent Resources) or approved alternate.

h. Drywells shall be located a minimum of 100 feet away from water wells and underground storage tanks (except stormwater underground storage tanks).

i. Top of the drywell grate shall be set 2 inches above the bottom elevation of the retention basin.

j. Number and type of drywells are to be called out on the engineering plans.

k. Each drywell will be percolation tested after installation and a 50% value of its disposal rate shall be used, up to but not exceeding 0.5 cfs. The percolation test results are to be submitted to the development services project engineer with the final as-built drawings of the stormwater collection and retention plan.

l. Drywells which encounter perched water shall be sealed in the perched water zone of the well.

m. All drywells shall be registered with the ADEQ and constructed by an ADEQ licensed contractor. The approved drywell registration shall be submitted to the city by the developer at the time as-builts are submitted. A tabulation showing drywell number, registration number, and percolation rate will be added to the grading plan coversheet before submitting as-builts.

n. The property owner of record shall be responsible for the design, performance, operation and maintenance of drywells used with on-site retention.

o. Drywells that cease to drain a project area in a 36-hour period shall be replaced by the maintenance authority with new ones.

p. Drywells are not to be located within public street ROW or private street roadway tracts unless authorized by the city engineer.

3. Storm drain discharge. Discharge to an existing storm drain with a maximum discharge of 1 cubic foot per second. A waiver is required.

4. Drainage channel discharge. Discharge to a drainage channel either natural or man-made of sufficient capacity to convey the anticipated flows from the tributary drainage area. A waiver is required.

5. Prohibited discharge. Water cannot be discharged into a city street, gutter or alley.

(b) Pump station (waiver required).

1. Permitted direction:

a. To an open channel, either natural or man-made;

b. Subsurface direction to a nearby storm sewer system with a maximum discharge of 1 cubic foot per second; or

c. Surface to a storm sewer system if pumped water can be discharged directly into a catch basin or other inlet.

2. Water cannot be discharged into a city street, gutter or alley.

3. Pump stations shall comply with the requirements of Chapter 9 of Volume II of the FCDMC Drainage Design Manual, except as noted below.

a. Pumping facilities shall be set at an elevation at or above the anticipated level of the 100-year event, considering that a total power failure may occur.

b. Pumps shall be capable of handling solids up to a maximum of 3 inches.

(J) Nuisance water. Each basin, particularly those used as a park, shall be graded such that there are one or more "sump" areas wherein runoff from the more frequent storms and nuisance runoff may be retained/detained without flooding the balance of the basin, with preference to surface percolation.

(K) Embankments.

(1) Detention or retention facilities should be constructed below the natural ground surface.

(2) The use of embankments to impound stormwater runoff requires prior approval by the development services project engineer. Embankments become small dams that can be a serious potential downstream flood hazard.

(3) If approval is obtained, all the design requirements shall comply with Section 8.2.3, Embankment Design Criteria, of Chapter 8 of Volume II of the FCDMC Drainage Design Manual.

(4) The developer must provide the city with as-built certification by a State of Arizona registered geotechnical or civil engineer experienced in dam technology, that the embankment was designed and constructed properly, is stable and will safely impound the design volumes of water.

(L) Underground retention storage requirements.

(1) Underground retention shall only be considered in commercial and industrial zoned areas.

(2) Each request for underground storage will be evaluated on an individual basis and permitted if approved by the development services project engineer.

(3) The following guidelines are not meant to be exclusive and, based on the type of underground storage approved, may require additional data and details be submitted to the city engineer.

(a) Installation of corrugated metal pipe ("CMP") shall be in accordance with MAG Standard Specification No. 621, MAG Standard Detail 510 and a note on strutting spacing, if required, demonstrating that they are within manufacturer's specification and recommendation for installation. Excavation, bedding and backfill shall be in accordance with MAG Standard Specification No. 601 and material per MAG Standard Specification No. 760;

(b) Provide the depth of groundwater and the depth of the proposed installation. Provide soil boring results to at least 10 feet below the bottom of the proposed drywell;

(c) Demonstration of a 50-year life of the installation (lining and coating must be specified). Aluminized CMP is usually good for more than 50 years depending on the soil chemistry;

(d) Traffic/load bearing capacity of the installation. Pipe gauge and corrugation size of CMP and D-load for RCP must be specified;

(e) The storage pipe must drain into a dual chamber drywell. Include a detail of how the installation will be drained into the drywell. The standard drywell detail does not address anything other than normal installation. The sedimentation chamber and drain must be lower than the tank drain so the tank drains completely. The system must drain within 36 hours;

(f) Provide a backfill detail. Include material and compaction requirements, particularly under the haunches and to the springline of the pipe;

(g) Provide a minimum 30-inch diameter manhole shaft at each end of underground pipes up to 150 feet in length. Underground pipes longer than 150 feet require an additional minimum 30-inch manhole shaft every 150 feet or fraction thereof. All manhole shafts shall be equally spaced no more than 150 feet measured from center to center.

1. A 30-inch manhole frame and cover can be used at grade with a concrete collar where subject to wheel loads. Provide assurance that the pipe will structurally accommodate the manholes where there is traffic loading on the manhole.

2. The manhole shaft is to be 30 inches in unobstructed diameter. No projections or obstructions are permitted into the manhole shaft. If the manhole shaft is to be provided with a ladder, the distance from any part of the ladder measured on the side of the ladder to the opposite wall of the manhole shaft shall not be less than 30 inches. This may result in the necessity of a larger diameter manhole to accommodate a ladder. A detail of how the ladders are to be anchored must be specified and the material to be used for the ladders in order to assure a 50-year life.

(h) Provide assurance that the material used for the piping is suitable for the site's soil (letter from the Soils Engineer);

(i) Specify water-tight manufactured joints;

(j) Provide end walls for pipe per manufacturer's recommendation with a detail or MAG Standard Detail 427;

(k) Cover to be 3 feet minimum in traffic areas (or manufacturer's recommendation); and

(l) RGRCP is suggested for strength and durability. Structural strength calculations based on subgrade capacity are required in areas subject to wheel loads.

(4) The above requirements are to be shown or specified on the plan or otherwise satisfactorily addressed. The requested assurances are to be provided for the city's project file.

(M) Operation and maintenance.

(1) Maintenance of on-site detention or detention facilities within the city shall be the responsibility of the property owner.

(2) All retention basins that will be maintained by the city shall be improved by the developer per city standards for retention basin development and installed prior to the city's acceptance of the retention. Retention basins, when not privately maintained, shall be dedicated to the city in fee title as stormwater retention basins or drainage ROW. In the case where private retention basins receive water, other than that which falls upon the property and adjacent streets and/or alleys, the areas shall be designated as easement areas for retention purposes and shall have a recorded restrictive covenant requiring perpetual maintenance.

(N) Retention basins within SRP transmission line ROW.

(1) Retention basins are to be designed to the latest SRP's requirements.

(2) Developer shall submit drawings to the city and SRP for approval. SRP will consider both existing and planned future power facilities in their review. SRP approval letter shall be forwarded to the city engineer before final city approvals.

(Ord. passed - -)

§ 10-4-11 DRAINAGE EASEMENTS AND COVENANTS.

For a drainage easement, the following apply:

(A) A drainage easement is an area designed and used for conveyance and/or retention of stormwater runoff in which nothing can be placed which will impede, divert or cause the runoff to have an adverse affect on adjoining property.

(B) The city engineer requires that all drainage easements and covenants be recorded on a subdivision plat or for those projects that do not require a land subdivision map or plat, the easements and covenants will be recorded by a separate instrument or document.

(C) Public easements and covenants shall be prepared and recorded by the city engineer. Private easements and covenants shall be prepared and recorded by the developer or representative after review and approval of the associated documents.

(D) It is the developer's responsibility to execute or cause the execution of the legal documents. The developer shall return the executed documents to the city engineer along with any recording fees as well as provide recorded copies of all private easements in order to receive construction document approval and/or permits.

(1) Public drainage easements. A public drainage easement is required if the stormwater conveyance or storage occurs per the following:

(a) The conveyance is through city property.

(b) The storage is on city property.

(c) Where stormwater is conveyed from public right-of-way onto private property.

(d) Public easements can only be extinguished through city council action.

(e) The developer's engineer shall provide the following documents with the construction documents for the preparation of a public drainage easement:

1. A sealed legal description of the easement area (Exhibit "A") (see Figure 10-7.1 in Article 10-7); and

2. A graphic exhibit of the easement area (Exhibit "B") (see Figure 10-7.2 in Article 10-7).

(2) Private drainage easements. Where the stormwater runoff will be retained on private property in which any of the following is true, a private drainage easement is required.

(a) Where the stormwater is conveyed across property lines; or

(b) Where stormwater is stored in a common retention area.

(3) Temporary drainage easements. Where the stormwater is retained in an area subject to future development, the easement can be described as a "temporary drainage easement." These easements are treated the same as regular drainage easements in that they are required to be recorded and can only be extinguished through the submittal of revised easement documents for city review and approval and the subsequent recording.

(4) Drainage covenants. A drainage covenant is a restrictive promise specifying the use of the property relating to storm runoff, drainage and retention. A drainage covenant shall be recorded for private property when it conveys or retains stormwater runoff from public streets or property.

(Ord. passed - -)