PLEASE SILENCE ALL ELECTRONIC COMMUNICATION DEVICES. THANK YOU.

NOTICE OF POSSIBLE QUORUM OF THE CITY OF BUCKEYE PLANNING AND ZONING COMMISSION OR OTHER COUNCIL APPOINTED BOARD: PLEASE NOTE THAT THERE MAY BE A QUORUM PRESENT BUT THERE WILL BE NO VOTING TAKING PLACE BY THE CITY PLANNING AND ZONING COMMISSION OR OTHER COUNCIL APPOINTED BOARD AT THIS MEETING.

CITY OF BUCKEYE
REGULAR COUNCIL MEETING
OCTOBER 20, 2026
AGENDA

City Council Chambers
530 East Monroe Avenue
Buckeye, AZ 85326
6:00 p.m.
The doors will be open to the public at least 15 minutes prior to the start time of the meeting.

Accessibility for all persons with disabilities will be provided upon request. Please telephone your accommodation request (623) 349-6911, 72 hours in advance if you need a sign language interpreter or alternate materials for a visual or hearing impairment.

Voting Members will either attend in person or by telephone conference call or video presentation. Items listed may be considered in any order.

Pursuant to A.R.S. § 38-431.03(A)(3) the Council may, by majority vote, recess or adjourn to executive session at one or more times during the meeting, as needed to confer with the City Attorney for legal advice regarding any item listed on this agenda.

1. Call to Order/Invocation/Pledge of Allegiance/Roll Call

2. Comments from the Public- Members of the audience may comment on any non-agenda item of interest.

3. Awards/Presentations/Proclamations

4. CONSENT AGENDA ITEMS / NEW BUSINESS
Approval of items on the Consent Agenda - All items with an (*) are considered to be routine matters and will be enacted by one motion and vote of the City Council. There will be no separate discussion of these items unless a Council member requests. This section may include the approval of Minutes from previous meetings.

***4.A** Council to take action on the September 1, 2026 Council Workshop Minutes, September 1, 2026 Regular Council Meeting Minutes, September 15, 2026 Special Council Meeting and Council Executive Session Minutes, and September 15, 2026 Regular Council Meeting Minutes.

Summary: Minutes of all Council meetings are drafted in accordance with Arizona's Open Meeting Law, are reviewed and approved by Council at a future meeting and then filed with the City's permanent records. All approved meeting minutes are posted on the City's website and maintained in the Office of the City Clerk.
Staff Liaison: Summer Stewart, Interim City Clerk, sstewart@buckeyeaz.gov, (623) 349-6914

***4.B** Council to take action on Resolution No. 95-26 enlarging the City of Buckeye Street Lighting Improvement District No. SLID-2024-005; and ordering the recording and filing of this Resolution.
Summary: Street Lighting Improvement Districts (SLIDs) provide for the benefit of ensuring that there is a balance of revenue and expenditures to provide for the quality of life for the residents/owners of a particular development without an undue burden upon the existing community. SLIDs ensure that only owners that benefit from the lighting in their community pay for that service. Having the costs of street lighting within a SLID borne by the owners in a development ensures that the revenue needed to fund these costs is always in place.
Staff Liaison: Ron Moll, City Engineer, rmoll@buckeyeaz.gov, (480) 997-1702

***4.C** Council to take action on Resolution No. 96-26 approving the Development Impact Fee Credit and Reimbursement Agreement between the City of Buckeye, an Arizona municipal corporation and D.R. Horton, Inc., a Delaware corporation; and authorizing the City Manager to execute and deliver said Agreement on behalf of the City; and authorize a budget transfer of $2,663,500 from the General Fund to the Wastewater Impact Fee Fund for the reimbursement of the remaining cost of the project.
Summary: The Farallon Sewer Line Development Impact Fee Credit and Reimbursement Agreement between the City of Buckeye and D.R. Horton, Inc. (Horton), outlines the terms for a credit against the Wastewater Development Impact Fees for the Farallon Unit 3 development. Due to Horton constructing an offsite 18-inch and 24-inch sewer line between Southern Avenue and Beloat Road, totaling $4,639,213.16, Horton is eligible for a credit against the wastewater development impact fees for 882 lots of residential development totaling of $1,975,746.01. The remaining $2,663,467.15 will be reimbursed by the City within sixty days after the effective date of this Agreement.
Staff Liaison: Ron Moll, City Engineer, rmoll@buckeyeaz.gov, (480) 997-1702

***4.D** Council to take action on the acceleration of CIP Project No. 104350 – Buckeye Municipal Airport Utility Improvements from fiscal year 2028 to fiscal year 2027; authorize the City Manager to approve project-related expenditures up to $3,300,000; and authorize the City Manager and City Attorney to take all steps necessary to implement this action.
Summary: The Buckeye Municipal Airport Utility Improvements Project (the Project) will provide water, electrical, and communications infrastructure to support the initial hangar development by Vermillion Development, LLC, existing Airport facilities, and future development. The project includes replacement of the domestic waterline from Well Site No. 1, hangar water service connections, a new hydropneumatic tank, Arizona Public Service electrical infrastructure, and City fiber conduit and utility crossings. Staff requests approval to increase the fiscal year 2027 project budget from $600,000 to $3,300,000 by transferring $2,700,000 from Capital Improvement Program (CIP) savings, eliminating the need for fiscal year 2028 funding, and authorizing the City Manager to administer and approve contracts for CIP Project No. 104350 up to the approved project budget. The initial construction phase is anticipated to proceed through a Job Order Contract with DCS Contracting, Inc. for $1,752,629.72, with construction scheduled to begin in November 2026 and reach final completion in February 2027.

Staff Liaison: James Braveboy, Project Manager, jbraveboyjr@buckeyeaz.gov, (480) 489-6293

***4.E** Council to take action on the Delegation Agreement for the Operation and Maintenance of a Water Reclamation Facility, by and between the City of Buckeye, an Arizona municipal corporation, and Trillium Land Company, LLC, a Delaware limited liability company; authorizing the City Manager to execute and deliver said Delegation Agreement on behalf of the City of Buckeye; and authorizing the City Manager to take all steps necessary to carry out the purpose and intent of said Agreement.

Summary: The Delegation Agreement with Trillium Land Company, LLC ("Master Developer") is for the interim operation of the Floreo at Teravalis Interim Water Reclamation Facility ("Interim WRF"). Under the Development Agreement dated April 1, 2025, Master Developer is responsible for the design, permitting, and construction of the Interim WRF to provide wastewater treatment capacity for the Floreo at Teravalis Service Area until a permanent facility is commissioned. As the Designated Management Agency (DMA), the City will delegate interim operational authority to Master Developer, while retaining its governmental responsibility for wastewater service. Master Developer or its affiliate will serve as the primary applicant and permittee for required Arizona Department of Environmental Quality (ADEQ) permits, with the City providing the necessary DMA Consent or Letter of No Objection. Master Developer may utilize a qualified third-party operator pursuant to a separate Operations and Service Agreement. The Delegation Agreement also establishes the City's step-in rights to ensure continuity of wastewater service and provides for the collection and remittance of User Fees to Master Developer as reimbursement for delegated wastewater treatment services.

Staff Liaison: Terry Lowe, Water Resources Director, tlowe@buckeyeaz.gov, (623) 349-6102

***4.F** Council to take action on the Water Rights Transaction Extinguishment Credits Sale and Purchase Agreement between the City of Buckeye, an Arizona municipal corporation, and Circle G Pegasus, LLC, an Arizona limited liability company; authorize the City Manager to execute and deliver said Agreement; and authorize and direct the City Manager, City Attorney, and City Clerk to take all steps necessary to carry out the purpose and intent of said Agreement.

Summary: The Sale and Purchase Agreement with Circle G Pegasus, LLC (Pegasus) provides for the purchase of 2,017.51 acre-feet (AF) of Extinguishment Credits to be added to the City of Buckeye's water portfolio. Extinguishment Credits are a valuable water resource asset that may be pledged toward a Designation of Assured Water Supply (DAWS) and are exempt from replenishment requirements. Pursuant to the Agreement, the City of Buckeye will purchase the Extinguishment Credits from Pegasus at a rate of $315.00 per AF, plus $250 for the Arizona Department of Water Resources (ADWR) conveyance fee. The total purchase amount is $635,765.65.

Staff Liaison: Terry Lowe, Water Resources Director, tlowe@buckeyeaz.gov, (623) 349-6102

5. Public Hearings / Non-Consent - New Business

5.A **No action will be taken on this item.** The item and the accompanying public hearing is continued to the November 3, 2026 Regular Council Meeting. Council to hold a public hearing and take action on Ordinance No. 28-26 amending the Zoning Map of the City of Buckeye for approximately 2,771 acres generally located north of Thomas Road, south of Bethany Home Road alignment, east of Sun Valley Parkway, and west of Turner Road alignment from Planned Community (PC) with Elianto Community Master Plan (CMP) overlay to The Cascade Planned Area Development (PAD); and approving the accompanying Development Agreement

establishing City and developer obligations associated with development of the property.
Summary: William E. Lally, Tiffany & Bosco, P.A., on behalf of property owners Elianto LandValorem LP, CRG Thomas Road Partners LLC, and Ben-Horin Family Trust/SVP 360 LLLP, is requesting approval of The Cascade Planned Area Development (PAD) and accompanying Development Agreement for approximately 2,771 acres generally located north of Thomas Road, south of the Bethany Home Road alignment, east of Sun Valley Parkway, and west of the Turner Road alignment. The rezoning request would change the zoning of the subject property from Planned Community (PC) with Elianto Community Master Plan (CMP) Overlay to Planned Area Development (PAD) and establish a new master planned community framework allowing up to 11,600 dwelling units and between 30 and 115 acres of non-residential development. The PAD establishes land use, development, design, open space, circulation, infrastructure, and administrative standards for the property. The accompanying Development Agreement establishes City and developer obligations associated with development of the property and its infrastructure.
Staff Liaison: Ken Galica, Planning Manager, kgalica@buckeyeaz.gov, (623) 349-6214

5.B **No action will be taken on this item.** The item and the accompanying public hearing is continued to the November 3, 2026 Regular Council Meeting. Council to hold a public hearing and take action on Ordinance No. 29-26 approving a Major Amendment to the Elianto Community Master Plan ("CMP") as described in Case No. PLZZ26-0003 to reduce the size of the CMP from approximately 3,931 acres to approximately 1,104.6 acres by removing approximately 2,771 acres located north of Thomas Road, south of Bethany Home Road alignment, east of Sun Valley Parkway, and west of Turner Road alignment, removed acreage is proposed to be rezoned separately through The Cascade Planned Area Development (PAD); and, providing for repeal of conflicting ordinances and severability.
Summary: William E. Lally, Tiffany & Bosco, P.A., on behalf of the affected property owners, is requesting approval of a Major Amendment to the Elianto Community Master Plan (CMP). The amendment would remove approximately 2,771 acres from the existing Elianto CMP, reducing the CMP from approximately 3,931 acres to approximately 1,104.6 acres located west of Sun Valley Parkway. No changes are proposed to the land use plan, development standards, or development allowances applicable to the property remaining within the Elianto CMP. The removed acreage is proposed to be rezoned separately through The Cascade Planned Area Development (PAD).
Staff Liaison: Ken Galica, Planning Manager, kgalica@buckeyeaz.gov, (623) 349-6214

5.C Council to take action on the Buckeye Arts & Culture Plan.
Summary: The Community Services Department, working alongside consulting firm Keen Independent Research, launched the Arts & Culture Plan process in January 2026. The initiative was identified as necessary by City Council in early 2024, when the City Council recommended establishing an Arts & Culture Manager position. Following budget approval, Keen was retained to inventory local assets, evaluate the municipality's cultural landscape, and construct a ten-year strategic roadmap for the newly created Arts & Culture Division. The recommendations provide a framework for expanding public art and cultural programming over the next decade and beyond.
Staff Liaison: Ilana Holden, Arts & Culture Manager, iholden@buckeyeaz.gov, (623) 349-6365

6. Comments from the Mayor and Council
Mayor and Council may present a brief summary of current events and/or report on any of the Boards and Commissions and other organizations as necessary. The Council may not propose,

discuss, deliberate, or take any legal action on information presented. Council may direct inquiries to staff.

7. City Manager's Report and Summary of Current Events

8. Proposals for Future Agenda Items

The Mayor or three Council Members may propose items for inclusion in a future agenda. Council shall not discuss the merit or substance of any proposed item: discussion and action shall be limited to whether or not the item shall be included in a future agenda.

9. Adjournment

CITY OF BUCKEYE
Regular Council Meeting
COUNCIL ACTION REPORT

MEETING DATE: 10/20/26	**AGENDA ITEM:** 4.A. CC - Approval of Minutes
DATE PREPARED: 10/15/26	**DISTRICT NO.:** ALL
STAFF LIAISON: Summer Stewart, Interim City Clerk, sstewart@buckeyeaz.gov, (623) 349-6914	
DEPARTMENT: City Clerk	**AGENDA ITEM TYPE:** Consent Agenda Items / New Business

ACTION/MOTION: (This language identifies the formal motion to be made by the Council)
Council to take action on the September 1, 2026 Council Workshop Minutes, September 1, 2026 Regular Council Meeting Minutes, September 15, 2026 Special Council Meeting and Council Executive Session Minutes, and September 15, 2026 Regular Council Meeting Minutes.

GOALS AND OBJECTIVES FOR THE STRATEGIC PLAN FOCUS AREAS:
Not Applicable

SUMMARY

PROJECT DESCRIPTION:
Council to take action on the September 1, 2026 Council Workshop Minutes, September 1, 2026 Regular Council Meeting Minutes, September 15, 2026 Special Council Meeting and Council Executive Session Minutes, and September 15, 2026 Regular Council Meeting Minutes. Minutes of all Council meetings are drafted in accordance with Arizona's Open Meeting Law, are reviewed and approved by Council at a future meeting and then filed with the City's permanent records. All approved meeting minutes are posted on the City's website and maintained in the Office of the City Clerk.

FINANCIAL IMPACT STATEMENT:
No Financial Impact

Items related to a project or facility location must include an attached vicinity map for Council Review.
ATTACHMENTS:
09.01.2026 Council Workshop Minutes.pdf
09.01.2026 Regular Council Meeting Minutes.pdf
09.15.2026 Special Council Meeting and Council Executive Session.pdf
09.15.2026 Regular Council Meeting Minutes.pdf

CITY OF BUCKEYE
COUNCIL WORKSHOP
SEPTEMBER 1, 2026
MINUTES

City Hall - 1st Floor / Executive Conference Room
530 East Monroe Avenue
Buckeye, AZ 85326
4:30 p.m.

1. Call to Order/Roll Call

Vice Mayor Goodman called the meeting to order at 4:30 p.m.

Members Present: Councilmember Youngker, Councilmember Berry, Councilmember Beard, Councilmember HagEstad (joined via Microsoft Teams at 4:50 p.m.), Councilmember Heustis, and Vice Mayor Goodman.

Members Absent: Mayor Orsborn.

Departments Present: City Manager Doug Sandstrom, Deputy City Manager Dave Roderique, Deputy City Manager Jared Askelson, Deputy City Manager James Shano, Deputy City Manager Miranda Gomez, City Attorney Tosca Henry, Interim City Clerk Summer Stewart, Chief Financial Officer Keith Fallstrom, Fire Chief Jake Rhoades, Human Resources Director Cindy Camarata, Community Services Director Kelby Mieras, and Water Resources Director Terry Lowe.

2. Workshop Items

2.A Presentation and discussion by City staff and consultant Keen Independent Research to seek City Council's feedback regarding the Arts and Culture Plan, a planning document that will guide future development around arts and culture in the City for the next ten years and beyond.

Staff Liaison: Ilana Holden, Arts & Culture Manager

Mr. Wisener opened the presentation and explained that the City had made significant investments in arts and culture and had seen improvements in residents' perceptions of cultural opportunities and community support for the arts, while noting that Buckeye still remains below national benchmarks. He explained that the City commissioned an Arts and Culture Plan based on resident surveys, community events, and stakeholder input to guide future investments and programming. Alex Keen, managing principal at Keen Independent Research, presented the Arts and Culture Plan, explaining that arts and culture contribute to quality of life, opportunities for residents, and economic impact as Buckeye continues to grow. He reviewed the planning process, which included a review of existing City plans, arts and cultural assets and investments, market analysis, demographic research, benchmarking against regional and national peer cities, public engagement, development of strategic priorities, and an implementation plan to guide staff in carrying out the plan following adoption. Mr. Keen reviewed the public engagement process, which included stakeholder interviews and focus groups with City staff, arts and cultural practitioners, and other City leaders; community events with 387 participants; and a public questionnaire that received 650 responses, 84 percent of which were from Buckeye residents. He reviewed the findings and existing arts and cultural assets throughout the City, noting Buckeye had made investments in arts and culture but that opportunities existed to expand those investments as the City grows. He discussed areas identified by residents for additional public art and programming and reviewed recommendations related to expanding outreach and marketing, geographically distributing programming, strengthening partnerships with schools, homeowners' associations, and community organizations, and establishing metrics to track progress and report results.

Vice Mayor Goodman suggested revising the language in Priority 1-1 from “coordinated” to “integrated” to convey a stronger sense of collaboration. Mr. Keen reviewed recommendations to strengthen the City’s public art program through formal policies, selection and review processes, maintenance planning, prioritized locations tied to the Capital Improvement Program, and increased opportunities for local artist participation. The recommendations also included expanding highly visible and impactful public art projects, incorporating public art into future development, and using public art to reinforce identity and placemaking. Arts programming, events, and cultural activation were addressed through expanded recurring programming, the incorporation of arts and cultural elements into existing events, family-friendly and youth-focused programming, activation of downtown as a cultural hub, increased use of existing cultural facilities, and support for community-led programming. Additional recommendations focused on strengthening partnerships and funding models through dedicated and predictable arts and culture funding, expanded public-private and nonprofit partnerships, sponsorships, and increased private-sector support for public art. Based on questions from Vice Mayor Goodman, Mr. Keen explained that the City could establish a policy dedicating a portion of funding from public-facing Capital Improvement Program (CIP) projects to public art, such as murals and other installations, and discussed establishing a formal process to provide a predictable funding source and allow staff to present options to Council. Vice Mayor Goodman noted that even a half-percent allocation could provide opportunities where appropriate, and as funding allows. Mr. Wisener stated that the proposed allocation was included for Council direction. Mr. Keen presented recommendations to strengthen City identity, branding, and community pride through arts and culture. Recommendations included integrating arts and culture into branding, gateways, streetscapes, signage, wayfinding, public gathering spaces, and placemaking to create a cohesive visual identity; using public art and programming to reflect Buckeye’s history, agriculture, and desert landscape; and clarifying distinct sub-area identities while maintaining a cohesive citywide brand. Additional recommendations focused on building organizational capacity and long-term infrastructure, including defining roles and responsibilities for the review and approval of public art and programming, increasing staffing and operational capacity to support program growth and community engagement, and improving efficiency and communication through technology and cross-departmental coordination. The plan also recommended conducting feasibility studies before pursuing major cultural infrastructure projects and using the findings to prioritize future investments based on community needs and potential community and economic benefits. Mr. Wisener reviewed the progress and next steps for the Arts and Culture Plan, noting that it had been presented to the Planning and Zoning Commission and Community Services Advisory Board in July and circulated for community and stakeholder review. He stated the updated plan would incorporate feedback received and return to the Community Services Advisory Board and Planning and Zoning Commission in October before coming back to Council on October 20, 2026 for consideration and possible adoption. Mr. Wisener requested Council direction on the recommendations and on allocating up to one percent of CIP funding for public art. Councilmember Heustis inquired about funding for public art in the recently approved budget. Mr. Wisener explained that public art expenditures are funded through the operating budget rather than a specific percentage of project funding, based on available capacity and opportunities to incorporate art into City projects and facilities. Councilmember Heustis asked if additional arts and culture projects would need to be funded through the current budget, and Mr. Wisener confirmed. Mr. Keen explained that the plan covers a ten-year period, with many of the recommendations anticipated within the first three to five years, while longer-term capital projects would require further study and consideration before moving forward. Based on questions from Councilmember Beard, Mr. Wisener estimated the average annual CIP budget at $50 million to $60 million, which would provide approximately $500,000 annually if one percent was allocated to arts and culture. Councilmember Beard suggested increasing the percentage. Councilmember Berry expressed interest in increasing the allocation, emphasizing the importance of taking a forward-thinking approach to arts and culture as the City grows and providing residents with cultural amenities and events within the community. Councilmember Youngker emphasized planning for future growth, increasing the allocation to ensure an impactful and sustainable investment, and preserving the City’s heritage and culture while allowing individual areas, including Old Town, to develop distinct identities within a cohesive citywide approach. Vice Mayor Goodman suggested doubling the proposed one-percent allocation, not to exceed two percent, and allowing funds to accrue for future projects rather than requiring them to be spent on a particular project. Mr. Keen added that the criteria should allow funds to be used for maintenance of public art. Councilmember HagEstad expressed reservation with committing a fixed percentage of the CIP budget and preferred

addressing public art funding through the normal annual budget process.

3. Adjournment
There being no further business to discuss, Vice Mayor Goodman adjourned the meeting at 5:33 p.m.

_____
Eric W. Orsborn, Mayor

ATTEST:

_____
Summer Stewart, Interim City Clerk

I hereby certify that the foregoing minutes are a true and correct copy of the Council Workshop held on September 1, 2026. I further certify that a quorum was present.

_____
Summer Stewart, Interim City Clerk

CITY OF BUCKEYE
REGULAR COUNCIL MEETING
SEPTEMBER 1, 2026
MINUTES

City Council Chambers
530 East Monroe Avenue
Buckeye, AZ 85326
6:00 p.m.

Pursuant to A.R.S. § 38-431.03(A)(3) the Council may, by majority vote, recess or adjourn to executive session at one or more times during the meeting, as needed to confer with the City Attorney for legal advice regarding any item listed on this agenda.

1. Call to Order/Invocation/Pledge of Allegiance/Roll Call
Vice Mayor Goodman called the meeting to order at 6:00 p.m.; Larry Tracey of the Way Out West Coalition led the invocation; Councilmember Youngker led the Pledge of Allegiance.

Members Present: Councilmember Youngker, Councilmember Berry, Councilmember HagEstad (via Microsoft Teams), Councilmember Beard, Councilmember Heustis, and Vice Mayor Goodman.

Members Absent: Mayor Orsborn.

Departments Present: City Manager Doug Sandstrom, Deputy City Manager Dave Roderique, Deputy City Manager Jared Askelson, Deputy City Manager James Shano, Deputy City Manager Miranda Gomez, City Attorney Tosca Henry, Interim City Clerk Summer Stewart, Water Resources Director Terry Lowe, Public Works Deputy Director Justin Goodere, Chief Financial Officer Keith Fallstrom, Police Chief Robert Sanders, Communications Director John O'Halloran, Community Services Director Kelby Mieras, Development Services Director Brian Craig, Program Management Office Director Cathy Clemmons, Information Technology Director Greg Platacz, Chief Government Affairs Officer John Raeder, Chief Human Resources Officer Cindy Camarata, and Aviation Director Scott Gray.

2. Comments from the Public
John Testerman presented comments and concerns regarding Indian School Road improvements.

Kenneth Vallier presented comments and concerns regarding excessive and nuisance dog barking.

Michael Neuses presented comments and concerns regarding housing shortages.

3. Awards/Presentations/Proclamations – None.

4. CONSENT AGENDA ITEMS / NEW BUSINESS
Approval of items on the Consent Agenda - All items with an (*) are considered to be routine matters and will be enacted by one motion and vote of the City Council. A motion was made by Councilmember Heustis and seconded by Councilmember Youngker to approve Items *4.A, *4.B, *4.C, *4.D, *4.E, *4.F, *4.G, *4.H, *4.I, *4.J, *4.K, *4.L, *4.M, *4.N, *4.O, *4.P, *4.Q, *4.R, *4.S; *4.T, *4.U, *4.V, *4.W, *4.X, *4.Y, *4.Z, *4.AA, and *4.AB; for the record, staff has requested that Consent Agenda Item *4.AC be removed from the agenda with no action taken. Motion passed unanimously.

***4.A Council to take action on the June 16, 2026 Council Workshop Minutes, June 16, 2026 Regular Council Meeting Minutes, June 16, 2026 Special Council Meeting and Council Executive Session Minutes, July 7, 2026 Council Workshop Minutes, and July 7, 2026 Regular Council Meeting Minutes.**
Staff Liaison: Summer Stewart, Interim City Clerk

Council approved the June 16, 2026 Council Workshop Minutes, June 16, 2026 Regular Council Meeting Minutes, June 16, 2026 Special Council Meeting and Council Executive Session Minutes, July 7, 2026 Council Workshop Minutes, and July 7, 2026 Regular Council Meeting Minutes.

***4.B Council to take action on the request for a new Series 012 (Restaurant) Liquor License (Application No. 400147) for Anthem Coffee Verrado, located at 1505 North Verrado Way, Suite 104, in Buckeye.**
Staff Liaison: Summer Stewart, Interim City Clerk

Council approved the request for a new Series 012 (Restaurant) Liquor License (Application No. 400147) for Anthem Coffee Verrado, located at 1505 North Verrado Way, Suite 104, in Buckeye.

***4.C Council to take action on the request for a new Series 012 (Restaurant) Liquor License (Application No. 399768) for Oregano's Pizza Bistro, located at 1060 North Verrado Way in Buckeye.**
Staff Liaison: Summer Stewart, Interim City Clerk

Council approved the request for a new Series 012 (Restaurant) Liquor License (Application No. 399768) for Oregano's Pizza Bistro, located at 1060 North Verrado Way in Buckeye.

***4.D Council to take action on the request for a new Series 012 (Restaurant) Liquor License (Application No. 403208) for Spitz Buckeye, located at 20640 West Roosevelt Street, Suite 106, in Buckeye.**
Staff Liaison: Summer Stewart, Interim City Clerk

Council approved the request for a new Series 012 (Restaurant) Liquor License (Application No. 403208) for Spitz Buckeye, located at 20640 West Roosevelt Street, Suite 106, in Buckeye.

***4.E Council to take action on the request for a new Series 012 (Restaurant) Liquor License (Application No. 404219) for BJ's Restaurant & Brewhouse, located at 1565 North Verrado Way, in Buckeye.**
Staff Liaison: Summer Stewart, Interim City Clerk

Council approved the request for a new Series 012 (Restaurant) Liquor License (Application No. 404219) for BJ's Restaurant & Brewhouse, located at 1565 North Verrado Way, in Buckeye.

***4.F Council to take action on a re-plat titled Farallon Unit 2, located on the southwest corner of Southern Avenue and Rooks Road.**
Staff Liaison: Andrea Marquez, Senior Planner Special Projects

Council approved a re-plat titled Farallon Unit 2, located on the southwest corner of Southern Avenue and Rooks Road.

***4.G Council to take action on Ordinance No. 21-26 approving the transfer of certain rights-of-way and roadways, lying in Sections 22, 26 and 27, Township 1 North, Range 4 West, Gila and Salt River Base and Meridian, Maricopa County, Arizona, with reputed street**

names of West Lower Buckeye Road and South Turner Road alignment.
Staff Liaison: Ron Moll, City Engineer

Council adopted Ordinance No. 21-26 approving the transfer of certain rights-of-way and roadways, lying in Sections 22, 26 and 27, Township 1 North, Range 4 West, Gila and Salt River Base and Meridian, Maricopa County, Arizona, with reputed street names of West Lower Buckeye Road and South Turner Road alignment.

*__4.H Council to take action on Resolution No. 79-26 accepting a Petition for Formation of a Street Lighting Improvement District (SLID); declaring its intention to form a Street Lighting Improvement District; designating such District as the "City of Buckeye Street Lighting Improvement District No. SLID-2026-001"; providing for the annual levy of taxes or assessments equally apportioned upon all of the non-public property owners in the District to purchase energy for the lighting of public streets and parks within and adjacent to the District; and ordering the recording and filing of this Resolution.__
Staff Liaison: Ron Moll, City Engineer

Council adopted Resolution No. 79-26 accepting a Petition for Formation of a Street Lighting Improvement District (SLID); declaring its intention to form a Street Lighting Improvement District; designating such District as the "City of Buckeye Street Lighting Improvement District No. SLID-2026-001"; providing for the annual levy of taxes or assessments equally apportioned upon all of the non-public property owners in the District to purchase energy for the lighting of public streets and parks within and adjacent to the District; and ordering the recording and filing of this Resolution.

*__4.I Council to take action on Resolution No. 80-26 ordering the work as described in Resolution No. 79-26 and forming City of Buckeye Street Lighting Improvement District No. SLID-2026-001; and ordering the recording and filing of this Resolution.__
Staff Liaison: Ron Moll, City Engineer

Council adopted Resolution No. 80-26 ordering the work as described in Resolution No. 79-26 and forming City of Buckeye Street Lighting Improvement District No. SLID-2026-001; and ordering the recording and filing of this Resolution.

*__4.J Council to take action on Resolution No. 81-26 accepting a Petition for Formation of a Street Lighting Improvement District (SLID); declaring its intention to form a Street Lighting Improvement District; designating such District as the "City of Buckeye Street Lighting Improvement District No. SLID-2025-002"; providing for the annual levy of taxes or assessments equally apportioned upon all of the non-public property owners in the District to purchase energy for the lighting of public streets and parks within and adjacent to the District; and ordering the recording and filing of this Resolution.__
Staff Liaison: Ron Moll, City Engineer

Council adopted Resolution No. 81-26 accepting a Petition for Formation of a Street Lighting Improvement District (SLID); declaring its intention to form a Street Lighting Improvement District; designating such District as the "City of Buckeye Street Lighting Improvement District No. SLID-2025-002"; providing for the annual levy of taxes or assessments equally apportioned upon all of the non-public property owners in the District to purchase energy for the lighting of public streets and parks within and adjacent to the District; and ordering the recording and filing of this Resolution.

*__4.K Council to take action on Resolution No. 82-26 ordering the work as described in Resolution No. 81-26 and forming City of Buckeye Street Lighting Improvement District No. SLID-2025-002; and ordering the recording and filing of this Resolution.__
Staff Liaison: Ron Moll, City Engineer

Council adopted Resolution No. 82-26 ordering the work as described in Resolution No. 81-26 and forming City of Buckeye Street Lighting Improvement District No. SLID-2025-002; and ordering the recording and filing of this Resolution.

***4.L Council to take action on Resolution No. 84-26 accepting a Petition for enlarging MID-2006-016 to include the Festival Ranch Parcel 84 Development; and ordering the recording and filing of this Resolution.**
Staff Liaison: Ron Moll, City Engineer

Council adopted Resolution No. 84-26 accepting a Petition for enlarging MID-2006-016 to include the Festival Ranch Parcel 84 Development; and ordering the recording and filing of this Resolution.

***4.M Council to take action on Resolution No. 88-26 enlarging the Street Lighting Improvement District No. SLID-2025-008 to include the APS Sidney Substation project; and ordering the recording and filing of this Resolution.**
Staff Liaison: Ron Moll, City Engineer

Council adopted Resolution No. 88-26 enlarging the Street Lighting Improvement District No. SLID-2025-008 to include the APS Sidney Substation project; and ordering the recording and filing of this Resolution.

***4.N Council to take action on Resolution No. 89-26 enlarging the Street Lighting Improvement District No. SLID-2021-002; and ordering the recording and filing of this Resolution.**
Staff Liaison: Ron Moll, City Engineer

Council adopted Resolution No. 89-26 enlarging the Street Lighting Improvement District No. SLID-2021-002; and ordering the recording and filing of this Resolution.

***4.O Council to take action to approve the Wired Telecommunications License and Right-of-Way Use Agreement between the City of Buckeye, an Arizona municipal corporation and Fiber Assetco LLC d/b/a Zayo, a Delaware limited liability company; and authorizing the City Manager to execute and deliver said Agreement on behalf of the City.**
Staff Liaison: Ron Moll, City Engineer

Council approved the Wired Telecommunications License and Right-of-Way Use Agreement between the City of Buckeye, an Arizona municipal corporation and Fiber Assetco LLC d/b/a Zayo, a Delaware limited liability company; and authorizing the City Manager to execute and deliver said Agreement on behalf of the City.

***4.P Council to take action to approve the budget transfers outlined on the attached exhibit titled "FY2026 and FY2027 Budget Transfers dated September 1, 2026", and authorize and direct the City Manager to take all steps necessary to carry out the purpose and intent of said budget transfers.**
Staff Liaison: Keith Fallstrom, Chief Financial Officer

Council approved the budget transfers outlined on the attached exhibit titled "FY2026 and FY2027 Budget Transfers dated September 1, 2026", and authorized and directed the City Manager to take all steps necessary to carry out the purpose and intent of said budget transfers.

***4.Q Council to take action to preauthorize the City Manager or designee to award, execute, and deliver contracts and contract changes to those contracts identified on the attached exhibit titled "FY 2027 Administrative Award for Contracts - September 1, 2026" as may be required for anticipated expenditures under those contracts.**

Staff Liaison: Kevin Custer, Deputy Finance Director

Council preauthorized the City Manager or designee to award, execute, and deliver contracts and contract changes to those contracts identified on the attached exhibit titled "FY 2027 Administrative Award for Contracts - September 1, 2026" as may be required for anticipated expenditures under those contracts.

***4.R Council to take action to ratify and approve the submission of a $5,304,330 grant application under the "Fiscal Year 2025 Staffing for Adequate Fire and Emergency Response (SAFER) Grant Program" opportunity to the Federal Emergency Management Agency, with a grant request in the amount of $3,271,003.50 and a required match of $2,033,326.50 from the City of Buckeye; and authorize and direct the Mayor, City Manager, City Attorney, and City Clerk to take all steps necessary to carry out the purpose and intent of said grant application.**
Staff Liaison: Rob Roach, Grant Program Manager

Council ratified and approved the submission of a $5,304,330 grant application under the "Fiscal Year 2025 Staffing for Adequate Fire and Emergency Response (SAFER) Grant Program" opportunity to the Federal Emergency Management Agency, with a grant request in the amount of $3,271,003.50 and a required match of $2,033,326.50 from the City of Buckeye; and authorized and directed the Mayor, City Manager, City Attorney, and City Clerk to take all steps necessary to carry out the purpose and intent of said grant application.

***4.S Council to ratify and approve the submission of a $662,200 grant application under the "FY25 Assistance to Firefighters Grant" opportunity to the Federal Emergency Management Agency, with a grant request in the amount of $602,000 and a required match of $60,200 from the City of Buckeye; and authorize and direct the Mayor, City Manager, City Attorney, and City Clerk to take all steps necessary to carry out the purpose and intent of said grant application.**
Staff Liaison: Rob Roach, Grant Program Manager

Council ratified and approved the submission of a $662,200 grant application under the "FY25 Assistance to Firefighters Grant" opportunity to the Federal Emergency Management Agency, with a grant request in the amount of $602,000 and a required match of $60,200 from the City of Buckeye; and authorized and directed the Mayor, City Manager, City Attorney, and City Clerk to take all steps necessary to carry out the purpose and intent of said grant application.

***4.T Council to take action to ratify and approve the submission of a $29,000 grant application under the "Fiscal Year 2025 Fire Prevention and Safety (FP&S) Grant Program" opportunity to the Federal Emergency Management Agency, with a grant request in the amount of $27,619 and a required match of $1,381 from the City of Buckeye; and authorize and direct the Mayor, City Manager, City Attorney, and City Clerk to take all steps necessary to carry out the purpose and intent of said grant application.**
Staff Liaison: Rob Roach, Grant Program Manager

Council ratified and approved the submission of a $29,000 grant application under the "Fiscal Year 2025 Fire Prevention and Safety (FP&S) Grant Program" opportunity to the Federal Emergency Management Agency, with a grant request in the amount of $27,619 and a required match of $1,381 from the City of Buckeye; and authorized and directed the Mayor, City Manager, City Attorney, and City Clerk to take all steps necessary to carry out the purpose and intent of said grant application.

***4.U Council to take action to ratify and approve the submission of a $31,612 grant application under the "FY27 Grants for Arts Projects" grant opportunity to the National**

Endowment for the Arts, with a grant request in the amount of $15,806 and a required match of $15,806 from the City of Buckeye; and authorize and direct the Mayor, City Manager, City Attorney, and City Clerk to take all steps necessary to carry out the purpose and intent of said grant application.

Staff Liaison: Rob Roach, Grant Program Manager

Council ratified and approved the submission of a $31,612 grant application under the "FY27 Grants for Arts Projects" grant opportunity to the National Endowment for the Arts, with a grant request in the amount of $15,806 and a required match of $15,806 from the City of Buckeye; and authorized and directed the Mayor, City Manager, City Attorney, and City Clerk to take all steps necessary to carry out the purpose and intent of said grant application.

*4.V **Council to take action to ratify and approve the submission of a $779,832 grant application under the "High-Priority – Commercial Motor Vehicle Grant Program" to the United States Department of Transportation – Federal Motor Carrier Safety Administration, with a grant request in the amount of $779,832, and no required match from the City of Buckeye; and authorize and direct the Mayor, City Manager, City Attorney, and City Clerk to take all steps necessary to carry out the purpose and intent of said grant application.**

Staff Liaison: Rob Roach, Grant Program Manager

Council ratified and approved the submission of a $779,832 grant application under the "High-Priority – Commercial Motor Vehicle Grant Program" to the United States Department of Transportation – Federal Motor Carrier Safety Administration, with a grant request in the amount of $779,832, and no required match from the City of Buckeye; and authorized and directed the Mayor, City Manager, City Attorney, and City Clerk to take all steps necessary to carry out the purpose and intent of said grant application.

*4.W **Council to take action to ratify and approve the submission of a $9,687,300 grant application under the "Fiscal Years 2025 and 2026 Advanced Transportation Technology and Innovation Competitive Grant Program" to the United States Department of Transportation – Federal Highway Administration, with a grant request in the amount of $7,749,840 and a required match of $1,937,460 from the City of Buckeye; and authorize and direct the Mayor, City Manager, City Attorney, and City Clerk to take all steps necessary to carry out the purpose and intent of said grant application.**

Staff Liaison: Rob Roach, Grant Program Manager

Council ratified and approved the submission of a $9,687,300 grant application under the "Fiscal Years 2025 and 2026 Advanced Transportation Technology and Innovation Competitive Grant Program" to the United States Department of Transportation – Federal Highway Administration, with a grant request in the amount of $7,749,840 and a required match of $1,937,460 from the City of Buckeye; and authorized and directed the Mayor, City Manager, City Attorney, and City Clerk to take all steps necessary to carry out the purpose and intent of said grant application.

*4.X **Council to take action to ratify and approve the submission of a $662,461.59 grant application under the "FY 2026 COPS School Violence Prevention Program" to the United States Department of Justice – Community Oriented Policing Services Office, with a grant request in the amount of $496,846.19, and a required match of $165,615.40 from the City of Buckeye; and authorize and direct the Mayor, City Manager, City Attorney, and City Clerk to take all steps necessary to carry out the purpose and intent of said grant application.**

Staff Liaison: Rob Roach, Grant Program Manager

Council ratified and approved the submission of a $662,461.59 grant application under the “FY 2026 COPS School Violence Prevention Program” to the United States Department of Justice – Community Oriented Policing Services Office, with a grant request in the amount of $496,846.19, and a required match of $165,615.40 from the City of Buckeye; and authorized and directed the Mayor, City Manager, City Attorney, and City Clerk to take all steps necessary to carry out the purpose and intent of said grant application.

***4.Y Council to take action to ratify and approve the submission of an $11,067,100 grant application under the “Fiscal Years 2025 and 2026 Advanced Transportation Technology and Innovation Competitive Grant Program” to the United States Department of Transportation – Federal Highway Administration, with a grant request in the amount of $8,853,680 and a required match of $2,213,420 from the City of Buckeye; and authorize and direct the Mayor, City Manager, City Attorney, and City Clerk to take all steps necessary to carry out the purpose and intent of said grant application.**
Staff Liaison: Rob Roach, Grant Program Manager

Council ratified and approved the submission of an $11,067,100 grant application under the “Fiscal Years 2025 and 2026 Advanced Transportation Technology and Innovation Competitive Grant Program” to the United States Department of Transportation – Federal Highway Administration, with a grant request in the amount of $8,853,680 and a required match of $2,213,420 from the City of Buckeye; and authorized and directed the Mayor, City Manager, City Attorney, and City Clerk to take all steps necessary to carry out the purpose and intent of said grant application.

***4.Z Council to take action on Resolution No. 86-26 approving the acceptance of a $750,000 grant award from the Arizona Department of Homeland Security through the "Fiscal Year 2025 Phoenix Urban Area Security Initiative" for the purchase of a new Hazardous Materials truck to replace the existing truck; to approve the procurement authority of $1,500,000 to purchase said replacement truck; and authorize and direct the Mayor, City Manager, City Attorney, and City Clerk to take all steps necessary to carry out the purpose and intent of said resolution and this action.**
Staff Liaison: Rob Roach, Grant Program Manager

Council adopted Resolution No. 86-26 approving the acceptance of a $750,000 grant award from the Arizona Department of Homeland Security through the "Fiscal Year 2025 Phoenix Urban Area Security Initiative" for the purchase of a new Hazardous Materials truck to replace the existing truck; to approve the procurement authority of $1,500,000 to purchase said replacement truck; and authorized and directed the Mayor, City Manager, City Attorney, and City Clerk to take all steps necessary to carry out the purpose and intent of said resolution and this action.

***4.AA Council to take action on Resolution No. 78-26 approving the Intergovernmental Agreement between the City of Buckeye, City of Avondale, City of El Mirage, City of Glendale, City of Goodyear, City of Peoria, City of Surprise, City of Tolleson, and Town of Wickenburg, relating to the establishment of and the City of Buckeye Police Department's participation in the West Valley Mobile Field Force Response Team.**
Staff Liaison: Robert Sanders, Police Chief

Council adopted Resolution No. 78-26 approving the Intergovernmental Agreement between the City of Buckeye, City of Avondale, City of El Mirage, City of Glendale, City of Goodyear, City of Peoria, City of Surprise, City of Tolleson, and Town of Wickenburg, relating to the establishment of and the City of Buckeye Police Department's participation in the West Valley Mobile Field Force Response Team.

***4.AB Council to take action on Resolution No. 87-26, exempting certain City vehicles from vehicle marking requirements pursuant to Arizona Revised Statutes Section 38-538 et**

seq., for a period from September 1, 2026, through June 30, 2027.
Staff Liaison: Amy Murray, Public Works Director

Council adopted Resolution No. 87-26, exempting certain City vehicles from vehicle marking requirements pursuant to Arizona Revised Statutes Section 38-538 et seq., for a period from September 1, 2026, through June 30, 2027.

*__4.AC At the request of staff, no action was taken on this item. Council to take action to approve the reallocation of Public Works General Obligation Bond Funds in the amount of approximately $573,865 from the Eason, Edison, and Roosevelt Road reconstruction projects to the Ripple Road and Apache Road reconstruction projects; and authorize and direct the Mayor, City Manager, City Attorney, and City Clerk to take all steps necessary to carry out the purpose and intent of said reallocation.__
Staff Liaison: Amy Murray, Public Works Director

5. Public Hearings / Non-Consent - New Business

5.A Council to hold a public hearing and take action on Ordinance No. 20-26, amending the Zoning Map of the City of Buckeye for approximately 1.52 acres generally located at the northwest corner of South Watson Road and West Roeser Road from General Commerce (GC) to Neighborhood Commercial (C-1).
Staff Liaison: Patricia Cooley, Planner II

Ms. Marquez presented the Buckeye Mini Market Rezone, Case No. PLZZ-24-0003, explaining that applicant Ken Keller and property owner Kamlesh Patel are requesting to rezone approximately 1.52 acres at the northwest corner of Watson Road and Roeser Road from General Commerce (GC) to Neighborhood Commercial (C-1) to facilitate a neighborhood-scale retail center. The site is designated Neighborhood under the General Plan and is located in a largely residential area. The existing GC zoning is being phased out by the City and is not consistent with the General Plan, while the proposed C-1 zoning is compatible with surrounding residential uses. A vicinity map and conceptual site plan were displayed, showing a proposed small retail center with a market and other retail spaces. A formal site plan application has not been submitted, and required infrastructure improvements will be determined during the site plan process and are the responsibility of the developer. Public participation included a neighborhood meeting held September 3, 2025, legal notice, and site posting, with no public comments received. Staff recommended approval, finding the request consistent with the General Plan and Development Code and appropriate for the surrounding neighborhood, with no outstanding issues identified by reviewing departments. Staff recommended adoption of Ordinance No. 20-26, subject to Conditions A through G in the staff report. Vice Mayor Goodman opened a public hearing at 6:23 p.m. to hear citizen input regarding Ordinance No. 20-26. There being no public comment, Vice Mayor Goodman closed the public hearing at 6:23 p.m. Councilmember Heustis asked why the parcel immediately north of the subject property was not included in the rezone request. Ms. Marquez explained the parcel is owned by the City and contains a City well site; therefore, no zoning change was necessary at this time. Councilmember Youngker requested further information regarding the zoning change and benefits of the proposed C-1 zoning. Ms. Marquez explained that, while some uses overlap between GC and C-1, the districts have different development standards and C-1 provides for more compatible neighborhood-scale uses and improved design standards. Councilmember Youngker stated that the change would transition the property from an outdated zoning designation and allow development consistent with the City's updated Development Code. A motion was made by Councilmember Heustis and seconded by Councilmember Youngker to adopt Ordinance No. 20-26 amending the Zoning Map of the City of Buckeye for approximately 1.52 acres generally located at the northwest corner of South Watson Road and West Roeser Road from General Commerce (GC) to Neighborhood Commercial (C-1). Motion passed unanimously.

5.B Council to take action to approve an increase of $7,920,000 in expenditure authority for Capital Improvement Program (CIP) Project No. 101150, Intersection Improvements – Verrado Way, Yuma Road to Van Buren Street, modifying the total Project expenditure from $16,000,000 to an amount not to exceed $23,920,000; to authorize the use of General Obligation (GO) Bond proceeds using the budget authority included in the FY2027 budget to cover additional costs; and authorize the City Manager on behalf of the City to execute the associated contract amendments, change orders, acquisition of necessary property interests, and other reasonable and necessary Project expenditures, in an amount not to exceed $23,920,000.
Staff Liaison: Riley Quinlan, Contract Deputy Director of CIP

Debbie Grulke presented statements and concerns regarding reimbursement and funding for utility infrastructure requested by adjacent developers. Thomas Dwyer presented statements and concerns regarding the increase in project expenditures. Laura Weaver presented statements and concerns regarding utility infrastructure requested by adjacent developers. Gloria Wickingstad presented statements and concerns regarding additional property interests.

Mr. Quinlan presented the Verrado Way and Yuma Road project and requested an expenditure adjustment to account for the progression from the 60 percent cost model to final design, changes in development timing, additional improvements incorporated into the project, and land acquisition costs. The project includes improvements to the Verrado Way and Yuma Road intersection, roadway improvements along Yuma Road, traffic signals, and drainage improvements associated with raising the intersection to address flooding and safety concerns. The project schedule was shortened by approximately 10 to 11 months through revised phasing and additional construction crews, resulting in more than $1 million in associated construction cost savings. The goal is to open one lane in each direction at the intersection by the end of October, with the southern half-street improvements along Yuma Road anticipated in early 2027. As the project progressed from 60 to 100 percent design, additional drainage improvements, roadway elevation changes, and the southern half-street improvements were incorporated to eliminate a pinch point and complete permanent improvements. A significant portion of these improvements is expected to be reimbursed by adjacent developers upon development, with some reimbursement already collected. The expenditure adjustment also includes additional contingency for acquisition of State Land. An independent appraisal valued the property at approximately $330,000, while the Arizona State Land appraisal valued it at approximately $1 million. The City will continue the administrative process to resolve the land value while maintaining the necessary property rights to proceed with the project. Overall, more than 50 percent of the requested expenditure adjustment is expected to be covered through developer reimbursements. Mr. Quinlan requested increasing the project budget by $7.92 million, from $16 million to approximately $24 million, and authorization to continue negotiations with Arizona State Land regarding the property value. Based on questions from Councilmember Heustis and Vice Mayor Goodman regarding the reimbursement process, Mr. Quinlan explained that developers would reimburse the City for infrastructure costs they would otherwise be required to pay. Councilmember Beard asked if developers would reimburse the full cost of required half-street improvements, and Mr. Quinlan confirmed they would reimburse the City for the permanent improvements associated with their half street. Councilmember Youngker asked about the reimbursement process and development agreement; Mr. Quinlan and Ms. Henry explained the City is using a development agreement to facilitate cost recovery from the SIHI development, and the agreement is anticipated to be completed within several months. Councilmember Youngker asked about the project schedule, and Mr. Quinlan confirmed that two-way traffic is anticipated by the end of October, the ultimate intersection by the end of the year, and additional Yuma Road improvements potentially into early 2027. Councilmember Youngker also asked about the difference between the City and State property appraisals, and Mr. Quinlan explained that a third-party appraisal is being pursued to assist in resolving the difference, and the additional authorization would provide flexibility if needed. Councilmember Youngker noted the importance of identifying developers by name in future agenda materials to provide greater clarity and transparency to the public. A motion was made by

Councilmember Heustis and seconded by Councilmember Youngker to approve an increase of $7,920,000 in expenditure authority for Capital Improvement Program (CIP) Project No. 101150, Intersection Improvements – Verrado Way, Yuma Road to Van Buren Street, modifying the total Project expenditure from $16,000,000 to an amount not to exceed $23,920,000; to authorize the use of General Obligation (GO) Bond proceeds using the budget authority included in the FY2027 budget to cover additional costs; and authorize the City Manager on behalf of the City to execute the associated contract amendments, change orders, acquisition of necessary property interests, and other reasonable and necessary Project expenditures, in an amount not to exceed $23,920,000. Motion passed unanimously.

6. Comments from the Mayor and Council

Councilmember Berry thanked Dave Roderique for his service to the City and congratulated him on his upcoming retirement.

Vice Mayor Goodman echoed the congratulations and thanked the public speakers for participating in the discussion and sharing their questions and concerns regarding Agenda Item 5B.

7. City Manager's Report and Summary of Current Events

Mr. Sandstrom presented a summary of current events.

8. Proposals for Future Agenda Items – None.

9. Adjournment

There being no further business to discuss, Vice Mayor Goodman adjourned the meeting at 7:10 p.m.

_____
Eric W. Orsborn, Mayor

ATTEST:

_____
Summer Stewart, Interim City Clerk

I hereby certify that the foregoing minutes are a true and correct copy of the Regular Council Meeting held on September 1, 2026. I further certify that a quorum was present.

_____
Summer Stewart, Interim City Clerk

CITY OF BUCKEYE
SPECIAL COUNCIL MEETING AND COUNCIL EXECUTIVE SESSION
SEPTEMBER 15, 2026
MINUTES

City Council Chambers
530 East Monroe Avenue
Buckeye, AZ 85326
4:00 p.m.

1. Call to Order/Roll Call

Mayor Orsborn called the meeting to order at 4:00 p.m.

Members Present: Councilmember Berry, Councilmember Beard, Councilmember HagEstad (arrived at 4:05 p.m.), Councilmember Heustis, and Mayor Orsborn.

Members Absent: Councilmember Youngker and Vice Mayor Goodman.

Departments Present: City Manager Doug Sandstrom, Deputy City Manager Jared Askelson, Deputy City Manager James Shano, Deputy City Manager Miranda Gomez, City Attorney Tosca Henry, Interim City Clerk Summer Stewart, and Economic Development Director Suzanne Boyles.

2. Convene into Executive Session

At 4:01 p.m. a motion was made by Councilmember Heustis and seconded by Councilmember Beard to convene into Executive Session pursuant to: A.R.S. Section 38-431.03 A.1 and 38-341.03 A.3 for the discussion or consideration of employment and salaries of a public officer, appointee or employee of the public body relating to the annual employee performance evaluation of City Manager Douglas Sandstrom, and for discussion or consultation with the City Attorney for legal advice on related matters; and A.R.S. 38-431.03(A)(3) and A.R.S. 38-431.03(A)(4) for discussion and consultation and to receive legal advice by the City Attorney related to contract negotiations regarding a potential economic development project within the City. Motion passed unanimously.

3. Reconvene into Public Meeting 5:24 p.m.

At 5:24 p.m. a motion was made by Councilmember Heustis and seconded by Councilmember Berry to reconvene into the Public Meeting. Motion passed unanimously.

4. Action Items

4.A Council to take action on an amendment to the City Manager's Employment Agreement.

A motion was made by Councilmember HagEstad and seconded by Councilmember Heustis to authorize the Mayor and City Attorney to execute an amendment to City Manager Sandstrom's employment agreement to provide eighty (80) hours of vacation leave, in addition to regular vacation accruals as stated in the employment agreement; and, to require a city manager salary survey be conducted annually in August and a pay adjustment effective the first full pay period each September to ensure his total compensation shall be the greater of: 1) City Manager Sandstrom's then-current pay; or 2) the average annual increase amount received by City employees as included in the annual budget; or 3) the average city manager total compensation of surveyed cities as shown on the then-current annual city manager salary survey. Motion passed unanimously.

5. Adjournment

There being no further business to discuss, Mayor Orsborn adjourned the meeting at 5:25 p.m.

_____
Eric W. Orsborn, Mayor

ATTEST:

_____
Summer Stewart, Interim City Clerk

I hereby certify that the foregoing minutes are a true and correct copy of the Special Council Meeting and Council Executive Session held on September 15, 2026. I further certify that a quorum was present.

_____
Summer Stewart, Interim City Clerk

CITY OF BUCKEYE
REGULAR COUNCIL MEETING
SEPTEMBER 15, 2026
MINUTES

City Council Chambers
530 East Monroe Avenue
Buckeye, AZ 85326
6:00 p.m.

Pursuant to A.R.S. § 38-431.03(A)(3) the Council may, by majority vote, recess or adjourn to executive session at one or more times during the meeting, as needed to confer with the City Attorney for legal advice regarding any item listed on this agenda.

1. Call to Order/Invocation/Pledge of Allegiance/Roll Call
Mayor Orsborn called the meeting to order at 6:00 p.m.; Steven Hood of West Valley Community Church led the invocation; Councilmember Berry led the Pledge of Allegiance.

Members Present: Councilmember Berry, Councilmember Beard, Councilmember HagEstad, Councilmember Heustis, and Mayor Orsborn.

Members Absent: Councilmember Youngker and Vice Mayor Goodman.

Departments Present: City Manager Doug Sandstrom, Deputy City Manager Jared Askelson, Deputy City Manager James Shano, Deputy City Manager Miranda Gomez, City Attorney Tosca Henry, Interim City Clerk Summer Stewart, Development Services Director Brian Craig, Program Management Office Director Cathy Clemons, Community Services Director Kelby Mieras, Public Works Director Amy Murray, Communications Director John O'Halloran, Police Chief Robert Sanders, Fire Chief Jake Rhoades, Chief Financial Officer Keith Fallstrom, Economic Development Director Suzanne Boyles, Information Technology Director Greg Platacz, Water Resources Director Terry Lowe, and Chief Human Resources Officer Cindy Camarata.

2. Comments from the Public
Sean Fogarty, representing the Greater Phoenix Economic Council, presented statements regarding the SEMICON 2026 Delegation.

Michael Neuses presented statements regarding semiconductor development.

Jessica DeLeonardo presented statements regarding massage therapy terminology and licensing.

Joe VanZutphen presented statements regarding data center development.

3. Awards/Presentations/Proclamations – None.

4. CONSENT AGENDA ITEMS / NEW BUSINESS

Mistylynn Hernandez presented statements regarding the cumulative impacts of Items *4.G, *4.H, and 5.B, including electrical infrastructure, groundwater demand and potential impacts to private wells, and infrastructure responsibilities associated with the Festival Marketplace agreement.

Approval of items on the Consent Agenda - All items with an (*) are considered to be routine matters and will be enacted by one motion and vote of the City Council. A motion was made by Councilmember Heustis and seconded by Councilmember HagEstad to approve Items *4.A, *4.B, *4.C, *4.D, *4.E, *4.F, *4.G, *4.H, and *4.I. Motion passed unanimously.

***4.A Council to take action on the request for a new Series 006 (Bar) Liquor License (Application No. 406572) for Emersa, located at 1503 North Verrado Way #101, in Buckeye.**
Staff Liaison: Summer Stewart, Interim City Clerk

Council approved the request for a new Series 006 (Bar) Liquor License (Application No. 406572) for Emersa, located at 1503 North Verrado Way #101, in Buckeye.

***4.B Council to take action on the Wired Telecommunications License and Right-of-Way Use Agreement between the City of Buckeye, an Arizona municipal corporation and Wyyerd Connect LLC d/b/a Wyyerd Fiber, a Delaware limited liability company and Accipiter Communications, Inc. a Nevada corporation; and authorize the City Manager to execute and deliver said Agreement on behalf of the City.**
Staff Liaison: Ron Moll, City Engineer

Council approved the Wired Telecommunications License and Right-of-Way Use Agreement between the City of Buckeye, an Arizona municipal corporation and Wyyerd Connect LLC d/b/a Wyyerd Fiber, a Delaware limited liability company and Accipiter Communications, Inc. a Nevada corporation; and authorized the City Manager to execute and deliver said Agreement on behalf of the City.

***4.C Council to take action on Resolution No. 93-26 approving the Federal Aviation Administration FY2026 Airport Infrastructure Grant Agreement and the Airport Improvement Grant Agreement for Grant Numbers 3-04-0005-029-2026 and 3-04-0005-030-2026, respectively, between the United States Department of Transportation and the City of Buckeye for Fiscal Years 2027, 2028, 2029, and 2030; and authorizing the City Manager to execute and deliver said Grant Agreements on behalf of the City of Buckeye.**
Staff Liaison: Rob Roach, Grant Program Manager

Council adopted Resolution No. 93-26 approving the Federal Aviation Administration FY2026 Airport Infrastructure Grant Agreement and the Airport Improvement Grant Agreement for Grant Numbers 3-04-0005-029-2026 and 3-04-0005-030-2026, respectively, between the United States Department of Transportation and the City of Buckeye for Fiscal Years 2027, 2028, 2029, and 2030; and authorized the City Manager to execute and deliver said Grant Agreements on behalf of the City of Buckeye.

***4.D Council to take action on Resolution No. 92-26 approving the Federal Aviation Administration FY2026 Airport Improvement Grant Agreement for Grant Number 3-04-0005-031-2026 between the United States Department of Transportation and the City of Buckeye; and authorizing the City Manager to execute and deliver said Grant Agreement on behalf of the City of Buckeye.**
Staff Liaison: Rob Roach, Grant Program Manager

Council adopted Resolution No. 92-26 approving the Federal Aviation Administration FY2026 Airport Improvement Grant Agreement for Grant Number 3-04-0005-031-2026 between the United States Department of Transportation and the City of Buckeye; and authorized the City Manager to execute and deliver said Grant Agreement on behalf of the City of Buckeye.

***4.E Council to take action on the separate Intergovernmental Agreements between the**

City of Buckeye and Agua Fria Union High School District No. 216, Buckeye Union High School District, and Buckeye Elementary School District for School Resource Officer services, each in substantially the form and substance on file with the City Clerk; and authorize the City Manager to execute and deliver the Agreements and to take all steps necessary to carry out the purpose and intent of the Agreements.
Staff Liaison: Robert Sanders, Chief of Police

Council approved the separate Intergovernmental Agreements between the City of Buckeye and Agua Fria Union High School District No. 216, Buckeye Union High School District, and Buckeye Elementary School District for School Resource Officer services, each in substantially the form and substance on file with the City Clerk; and authorized the City Manager to execute and deliver the Agreements and to take all steps necessary to carry out the purpose and intent of the Agreements.

***4.F** **Council to take action on the Memorandum of Understanding (MOU) between the City of Buckeye, an Arizona municipal corporation and The Odyssey Preparatory Academy, an Arizona Charter Academy for School Resource Officer services for the 2026-2027 school year in substantially the form and substance on file with the City Clerk; and authorize the City Manager to execute and deliver the MOU on behalf of the City of Buckeye and to take all steps necessary to carry out the purpose and intent of the MOU.**
Staff Liaison: Robert Sanders, Chief of Police

Council approved the Memorandum of Understanding (MOU) between the City of Buckeye, an Arizona municipal corporation and The Odyssey Preparatory Academy, an Arizona Charter Academy for School Resource Officer services for the 2026-2027 school year in substantially the form and substance on file with the City Clerk; and authorized the City Manager to execute and deliver the MOU on behalf of the City of Buckeye and to take all steps necessary to carry out the purpose and intent of the MOU.

***4.G** **City Council to take action on the City of Buckeye - APS Utility Easement for Arizona Public Service Company's placement of electrical lines and appurtenant facilities on City property, together with the right of ingress and egress to and along the easement premises; and authorize the City Manager to execute said Utility Easement Agreement in substantially the form and format on file with the City Clerk.**
Staff Liaison: Paul Baumgardt, Contract Real Estate Coordinator

Council approved the City of Buckeye - APS Utility Easement for Arizona Public Service Company's placement of electrical lines and appurtenant facilities on City property, together with the right of ingress and egress to and along the easement premises; and authorized the City Manager to execute said Utility Easement Agreement in substantially the form and format on file with the City Clerk.

***4.H** **Council to take action on the acceptance of the Buckeye Ten 85 well sites Tract 1 (APN 504-39-994), Tract 2 (APN 504-39-995) and Tract 4 (APN 504-39-997) conveyed by and through the Special Warranty Deeds, each executed by the CH CRE Ten 85 Owner LLC; authorize the City Manager to execute and deliver the Special Warranty deeds; and authorize the City Manager, City Attorney and City Clerk to take all steps necessary to perfect the conveyance of the real properties identified herein.**
Staff Liaison: Terry Lowe, Water Resources Director

Council approved the acceptance of the Buckeye Ten 85 well sites Tract 1 (APN 504-39-994), Tract 2 (APN 504-39-995) and Tract 4 (APN 504-39-997) conveyed by and through the Special Warranty Deeds, each executed by the CH CRE Ten 85 Owner LLC; authorized the City Manager to execute and deliver the Special Warranty deeds; and authorized the City Manager, City Attorney and City Clerk to take all steps necessary to perfect the conveyance of the real properties identified herein.

***4.I Council to take action on the Real Property Lease Agreement between the City of Buckeye, an Arizona municipal corporation, and the Buckeye Water Conservation and Drainage District, a political subdivision of the State of Arizona, for Arizona Parcel Numbers 400-18-005B, 400-18-032 and 400-18-033B; and authorize the City Manager to execute and deliver said lease agreement on behalf of the City of Buckeye.**
Staff Liaison: Terry Lowe, Water Resources Director

Council approved the Real Property Lease Agreement between the City of Buckeye, an Arizona municipal corporation, and the Buckeye Water Conservation and Drainage District, a political subdivision of the State of Arizona, for Arizona Parcel Numbers 400-18-005B, 400-18-032 and 400-18-033B; and authorized the City Manager to execute and deliver said lease agreement on behalf of the City of Buckeye.

5. Public Hearings / Non-Consent - New Business

5.A Council to take action on funding the Economic Development Catalyst Program application for Barbon Asadero in the amount of $22,722, plus certain City fees eligible for reimbursement.
Staff Liaison: Ashley Mazariegos, Economic Development Downtown Project Manager

Ms. Boyles presented an overview of the Economic Development Catalyst Program, which has operated for 12 years and assisted more than 56 projects. The program provides grants of up to $50,000 for eligible improvements and requires an applicant match. An update was provided on previously approved Catalyst projects, including four completed projects: Southwest ChiroMed, Flat Tortilla, HFFA Investments Building, and Snap Fitness; and three ongoing projects: Liquor Corral, All Faith Community Services, and Bucks Car Wash. The Catalyst application review process was also outlined. For the application under consideration, staff confirmed the proposed improvements are located in the downtown area and were reviewed for consistency with the Downtown Specific Area Plan (DSAP). The application submitted by Barbon Asadero proposed approximately $33,000 in improvements. The applicant's contribution would be just over $10,000, with a requested Catalyst reimbursement of $22,722. Proposed improvements include removing the eastern storefront entrance and completing the façade, along with new signage, landscaping, lighting, and awnings. The improvements are intended to enhance the visibility of the business, improve pedestrian experience, and create additional interior seating through removal of the existing door. Councilmember Berry and Mayor Orsborn provided supportive remarks regarding the downtown impact and the Barbon Asadero project. A motion was made by Councilmember Heustis and seconded by Councilmember HagEstad to approve funding one Economic Development Catalyst Program applicant in the amount of $22,722, plus certain City fees eligible for reimbursement. Motion passed unanimously.

5.B Council to take action on Resolution No. 83-26 adopting the Notice of Intent to enter into an Economic Development Tax Incentive Agreement with Festival Marketplace, LLC, an Arizona limited liability company, and findings of fact.
Staff Liaison: Suzanne Boyles, Economic Development Director

Ms. Boyles presented an overview of the Notice of Intent to enter into a Development Agreement with Festival Marketplace, a proposed 15-acre mixed-use retail, dining, and service center at the northeast corner of Sun Valley Parkway and Canyon Springs, developed by Peterson Group. The proposed development includes a 115,000-square-foot commercial center with a full-service grocery store and associated public infrastructure. An independent economic impact analysis by Elliott D. Pollack & Company estimated nearly $37 million in capital investment, 160 construction jobs, 330 permanent jobs, $1.7 million in direct City revenue during construction, $2.1 million annually upon stabilization, and $22 million over 10 years. The proposed Development Agreement would provide a performance-based reimbursement of eligible public infrastructure costs not to exceed $1.46 million, based on 49 percent of construction and retail sales tax generated by the center, and would only be payable if the development

meets the agreement requirements. The reimbursement is anticipated to be recouped within two years of the grocery store opening. Festival Marketplace would be required to construct the grocery store and associated public infrastructure, including traffic signal improvements and certain off-site water, sewer, and paving costs. Construction is anticipated to begin by June 2027 and be completed by December 2027. The development is expected to provide additional retail and services to an underserved area and recapture retail spending currently occurring in surrounding communities. A separate public infrastructure reimbursement agreement for regional off-site improvements not to exceed $2.3 million will be presented to Council at a future date. Councilmember HagEstad expressed appreciation to staff and Peterson Group for their efforts to bring retail development to the Sun Valley Parkway area. Councilmember Berry requested information regarding the distance to the nearest grocery store and whether the proposed development would recapture retail spending within the City. Ms. Boyles stated the nearest Buckeye grocery store is on Miller Road and confirmed the development would help retain retail sales revenue within the City. Based on questions from Mayor Orsborn, Ms. Boyles explained that the area now meets evolving retailer trade area requirements due to growth along Sun Valley Parkway. The proposed reimbursement agreements were also discussed, including project-specific and regional infrastructure, with both reimbursements being performance based and subject to applicable requirements. Potential uses within the development include financial, automotive, restaurant, hardware, and other complementary retail and services.

Michael Neuses presented statements regarding the proposed Development Agreement.

Based on questions from Mayor Orsborn and Councilmember HagEstad, Ms. Boyles clarified the proposed reimbursement applies only to public infrastructure and all on-site infrastructure is the developer's responsibility. The performance-based reimbursement and statutory requirements for entering into the Development Agreement were also clarified. A motion was made by Councilmember HagEstad and seconded by Councilmember Heustis to adopt Resolution No. 83-26 adopting the Notice of Intent to enter into an Economic Development Tax Incentive Agreement with Festival Marketplace, LLC, an Arizona limited liability company, and findings of fact. Motion passed unanimously.

6. Comments from the Mayor and Council

Councilmember Heustis recognized participants in the 9/11 remembrance events at Verrado and Festival Ranch and thanked those involved.

Mayor Orsborn recognized the Buckeye Valley Chamber of Commerce and Buckeye Hispanic Chamber of Commerce for hosting the Consul General of Mexico for the El Grito celebration at 6th Street Plaza.

7. City Manager's Report and Summary of Current Events

Mr. Sandstrom presented a summary of current events.

8. Proposals for Future Agenda Items – None.

9. Adjournment

There being no further business to discuss, Mayor Orsborn adjourned the meeting at 6:57 p.m.

_____

Eric W. Orsborn, Mayor

ATTEST:

_____

Summer Stewart, Interim City Clerk

I hereby certify that the foregoing minutes are a true and correct copy of the Regular Council Meeting held on September 15, 2026. I further certify that a quorum was present.

_____

Summer Stewart, Interim City Clerk

CITY OF BUCKEYE
Regular Council Meeting
COUNCIL ACTION REPORT

MEETING DATE: 10/20/26	**AGENDA ITEM:** 4.B. DS – Enlarge SLID-2024-005 to include Miller and Broadway – Resolution No. 95-26
DATE PREPARED: 10/15/26	**DISTRICT NO.:** 1
STAFF LIAISON: Ron Moll, City Engineer, rmoll@buckeyeaz.gov, (480) 997-1702	
DEPARTMENT: Development Services	**AGENDA ITEM TYPE:** Consent Agenda Items / New Business

ACTION/MOTION: (This language identifies the formal motion to be made by the Council)
Council to take action on Resolution No. 95-26 enlarging the City of Buckeye Street Lighting Improvement District No. SLID-2024-005; and ordering the recording and filing of this Resolution.

GOALS AND OBJECTIVES FOR THE STRATEGIC PLAN FOCUS AREAS:
Infrastructure

SUMMARY

PROJECT DESCRIPTION:
Per Resolution No. 95-26, enlarge the Street Light Improvement District No. SLID-2024-005 to include the Miller and Broadway project; provide for the annual levy of taxes or assessments equally apportioned upon all of the non-public property owners within the District to purchase energy for the lighting of public streets and parks within and adjacent to the District; and order recording and filing of this Resolution.

BENEFITS:
Both Street Lighting Improvement Districts (SLIDs) and Maintenance Improvement Districts (MIDs) provide for the benefit of ensuring that there is a balance of revenue and expenditures to provide for the quality of life for the residents/owners of a particular development without an undue burden upon the existing community. SLIDs ensure that only owners that benefit from the lighting in their community pay for that service. Having the costs of street lighting within a SLID borne by the owners in a development ensures that the revenue needed to fund these costs is always in place.

FUTURE ACTION:
A budget and further Council action will take place at the beginning of the next fiscal year to implement the enlargement to this District.

FINANCIAL IMPACT STATEMENT:
If not approved, the City would need to budget for these costs without this dedicated revenue source.

BUDGETED:
No

Items related to a project or facility location must include an attached vicinity map for Council Review.
ATTACHMENTS:
SLID 2024-005 Miller & Broadway Expansion - Petition and Exhibits Fully Executed.pdf
SLID 2024-005 Miller & Broadway Expansion - Vicinity Map.pdf
Resolution 95-26 - Enlarge SLID-2024-005 to include Miller and Broadway with Exhibits.pdf

When Recorded, Return to:

City of Buckeye
ATTN: City Clerk, Lucinda J. Aja
530 East Monroe Avenue
Buckeye, Arizona 85326

PETITION, WAIVER AND CONSENT TO INCLUSION OF ADDITIONAL LAND WITHIN AN EXISTING STREET LIGHTING IMPROVEMENT DISTRICT BY THE CITY OF BUCKEYE

MILLER & BROADWAY
ANNEXATION TO SLID-2024-005

To: Honorable Mayor and Councilmembers City of Buckeye, Arizona

Pursuant to Arizona Revised Statutes ("*A.R.S.*") Title 48, Chapter 4, Article 2 (the "*Improvement District Law*"), the undersigned property owner (the "*Petitioner*") respectfully petitions the City Council of the City of Buckeye, Arizona ("*City Council*") to order the enlargement of the existing City of Buckeye Street Lighting Improvement District No. SLID-2024-005 (the "*District*") under the Improvement District Law. In support of this Petition, Waiver and Consent to Inclusion of Additional Land within an Existing Street Lighting Improvement District by the City of Buckeye (this "*Petition*"), the Petitioner agrees to waive certain rights under the Improvement District Law and hereby consents to the annexation and inclusion of the land shown on *Exhibits A*, *B*, and *C* to be annexed into the District.

1. Area to be Added to District. The property comprising the proposed addition to the existing District is described by a legal description, Assessor's parcel number and a map or plat of the area, all as set forth in *Exhibits A*, *B*, and *C*, attached hereto and incorporated herein by this reference. The proposed enlarged District consists of an aggregate of 73.710 acres (3,210,824 square feet) and is entirely within the corporate boundaries of the City of Buckeye, Arizona (the "*City*"). The Petitioner respectfully requests that the land described and depicted on *Exhibits A*, *B*, and *C* be annexed into and become included within the District. The Assessor's parcel number set forth in *Exhibit B* is for convenience only. Should either the legal description set forth in *Exhibit A* or Assessor's parcel number set forth in *Exhibit B* conflict with *Exhibit C*, *Exhibit C* shall govern.

2. Authority. The Petitioner is the sole owner of all non-public real property within the area proposed to be annexed to the District.

3. Purpose. The District was formed solely for the purchase of energy for lighting the streets and public parks within and adjacent to the District.

4. Public Convenience and Necessity. The necessity for the enlargement of the District is the purchase of energy for lighting the streets and public parks within the proposed

enlarged District by the levying of an annual ad valorem tax or by an equal apportionment of taxes upon all of the non-public real property of the District as provided in A.R.S. § 48-616(C).

5. Payment of Costs by Petitioner. The Petitioner agrees to pay the costs and expenses of operation, repair and energy for street lighting within and surrounding the proposed addition to the District that operate prior to July 1, 2027, because the District will not be able to levy taxes for such expenses of the area added to the District prior to the City's fiscal year 2027/2028. Tax collections of taxes levied on the addition to be annexed to the District will not be posted to the City until on or about July 1, 2027, and the City does not expect to receive taxes from the property described and depicted in *Exhibits A*, *B*, and *C* before November 1, 2027.

6. Reimbursement. The Petitioner agrees to reimburse the City for all reasonable legal and engineering fees and costs incurred by the City with respect to the enlargement of the District.

7. Expansion of or Annexation to the District. The Petitioner waives any objections to, or protest against, future enlargement or enlargements of the District and also waives all notices of such enlargement or enlargements, whether required to be published, posted, or mailed with respect to the later enlargement of the District's boundaries; the Petitioner further waives any objection to, or protest against, the consolidation of the District with any other similar district or districts.

8. Waiver and Consent. The Petitioner, with full knowledge of its rights being waived hereunder, hereby expressly waives:

a) The right to challenge or object to any and all irregularities, illegalities or deficiencies which may exist in the acts or proceedings that resulted in or will result in the adoption of the Resolution of Intention, the Resolution Forming the District, and the Resolution(s) Enlarging the District, or any Notices pertaining thereto;

b) Any necessity for publication, posting, or mailing of the Resolution(s) Enlarging the District, Notices of Proposed Improvements, or Notices described in A.R.S. §§ 48-574(J) and 48-616(M);

c) All protest rights whatsoever under A.R.S. §§ 48-579(A)-(B) and 48-616(M), which provide for protests against the work or objections to the extent of the enlargement of the District; and

d) Any necessity for any notice or hearing with respect to land owned by the Petitioner now within the District or within the property comprising the proposed addition to the District.

9. Fees. The Petitioner has paid, or will pay, any and all District application fees.

10. Equal Apportionment. The Petitioner hereby petitions the City Council to equally apportion the District's annual taxes based on the number and classifications of properties within the proposed enlarged District pursuant to A.R.S. § 48-616(J).

11. Waiver. This Petition shall also be deemed to be a petition of more than one-half (1/2) of the taxable property units and more than one-half (1/2) of the assessed valuation within the proposed addition to the District and as such shall also be deemed to be a waiver of any and all requirements to file a petition under A.R.S. § 48-576, as amended.

12. Public Benefit. The purchase of energy to operate street lighting improvements within the area to be annexed is of more than local or ordinary public benefit.

13. Successors and Assigns. To the extent permitted by law, this Petition shall be binding on all successors or assigns of the Petitioner who hereafter own or have an interest in the property described and depicted in *Exhibits A*, *B*, and *C*.

14. Authority to Sign Petition. The individual signing this Petition represents and warrants to the City that he is duly authorized to (i) sign the Petition to form or enlarge the District, as applicable; (ii) bind the Petitioner to the matters set forth in this Petition; and (iii) agree to hold the City harmless for, from and against any claims in connection with the formation or enlargement of the District.

15. Recordation. This Petition may be recorded in the office of the Maricopa County Recorder and in the office of the Superintendent of Streets of the City.

PROPERTY: See attached *Exhibits A*, *B*, and *C*

[Remainder of Page Intentionally Left Blank]

[Signature Pages Follows]

IN WITNESS WHEREOF, the undersigned authorized representative has executed this Petition as of the 16 day of September, 2026.

Copper Falls Buckeye 72 Acres LLC, an Arizona limited liability company

By: _____

Its: Manager

STATE OF Arizona)
) ss.
County of Maricopa)

VERIFICATION

Anita Verma Lallian, after being first duly sworn upon oath, deposes and states:

That I am the authorized signer of Copper Falls Buckeye 72 Acres LLC; I have been duly authorized to sign this Petition and make this Verification in that capacity; that I have read the foregoing Petition, and I know the contents thereof to be true.

SUBSCRIBED AND SWORN TO by Georgette Khoury before me, the undersigned notary public, this 16 day of September, 2026.

GEORGETTE KHOURY
NOTARY PUBLIC - ARIZONA
MARICOPA COUNTY
COMMISSION # 651953
MY COMMISSION EXPIRES
APRIL 30, 2027

(Seal and Expiration Date)

_____
Notary Public

[SIGNATURES CONTINUE ON FOLLOWING PAGES]

RECEIPT this _____ day of _____, 2026, of the foregoing Petition is hereby acknowledged by the City Clerk of the City of Buckeye, Arizona, who will deliver said Petition to the City Council for action.

_____
Lucinda J. Aja, City Clerk

September 14, 2026

"EXHIBIT A"
LEGAL DESCRIPTION FOR
CITY OF BUCKEYE STREET LIGHT IMPROVEMENT DISTRICT
SLID 2024-005 MILLER AND BROADWAY EXPANSION

A portion of Block 2 of the Final Plat of Copper Falls Parcel 1 according to Book 1634 of Maps, Page 35 and that part of the Northeast Quarter of Section 30, Township 1 North, Range 3 West, of the Gila and Salt River Meridian, Maricopa County, Arizona, more particularly described as follows:

Beginning at the calculated position of the North Quarter Corner of said Section 30;

Thence North 89°32'32" East, along the North line of said Northeast Quarter, a distance of 2,587.92 feet to the Maricopa County Brass Cap in a hand hole marking the Northeast Corner of said Section 30;

Thence South 00°38'28" West, along the East line of said Northeast Quarter, a distance of 1,317.59 feet;

Thence South 89°32'32" West, departing said East line, a distance of 83.02 feet to a point on a line which is parallel with and 83.00 feet Westerly from said East line;

Thence South 00°38'28" West, along said parallel line, a distance of 10.00 feet;

Thence South 89°32'32" West, departing said parallel line, a distance of 2,509.76 feet to a point on the West line of said Northeast Quarter;

Thence North 00°51'01" East, along said West line, a distance of 1,327.70 feet to the Point of Beginning.

Except therefrom:

All of that certain parcel conveyed to the City of Buckeye in Special Warranty Deed recorded as Document Number 2025-0715439, Records of Maricopa County, Arizona, being situated in the Northeast Quarter of Section 30, Township 1 North, Range 3 West, of the Gila and Salt River Meridian, Maricopa County, Arizona, more particularly described as follows:

Commencing at the aforementioned North Quarter Corner;

Thence South 00°51'01" West, along the West line of said Northeast Quarter, a distance of 62.56 feet;

Thence South 89°08'59" East, departing said West line, a distance of 20.00 feet to a point on a line which is parallel with and 63.00 feet Southerly from said North line, being the Point of Beginning;

Thence North 89°32'32" East, along said parallel line, a distance of 350.09 feet to a point on a line which is parallel with and 370.00 feet Easterly from the West line of said Northeast Quarter;

Thence South 00°51'01" West, along last said parallel line, a distance of 375.10 feet to a point on a line which is parallel with and 438.00 feet Southerly from said North line;

Thence South 89°32'32" West, along last said parallel line, a distance of 350.09 feet to a point on a line which is parallel with and 20.00 feet Easterly from said West line;

4550 NORTH 12TH STREET PHOENIX, ARIZONA 85014-4291 (602) 264-6831 FAX (602) 264-0928

Thence North 00°51'01" East, along last said parallel line, a distance of 375.10 feet to the Point of Beginning.

Except therefrom:

That part of Northwest Quarter of the Northwest Quarter of the Northeast Quarter of the Northeast Quarter of Section 30, Township 1 North, Range 3 West, of the Gila and Salt River Meridian, Maricopa County, Arizona, more particularly described as follows:

Commencing at the aforementioned North Quarter Corner;

Thence North 89°32'32" East, along the North line of said Northeast Quarter, a distance of 1,293.96 feet;

Thence South 00°44'41" West, departing said North line, a distance of 33.01 feet to a point on a line which is parallel with and 33.00 feet Southerly from said North line, being the Point of Beginning;

Thence North 89°32'32" East, along said parallel line, a distance of 323.51 feet to a point on the East line of said Northwest Quarter of the Northwest Quarter of the Northeast Quarter of the Northeast Quarter;

Thence South 00°43'09" West, along said East line, departing said parallel line, a distance of 294.91 feet to the Southeast Corner thereof;

Thence South 89°35'39" West, along the South line of said Northwest Quarter of the Northwest Quarter of the Northeast Quarter of the Northeast Quarter, a distance of 323.63 feet to the Southeast Corner thereof;

Thence North 00°44'41" East, along the West line of said Northwest Quarter of the Northwest Quarter of the Northeast Quarter of the Northeast Quarter, a distance of 294.62 feet to the Point of Beginning.

Containing 3,210,824 Square Feet or 73.710 Acres, more or less.



4550 NORTH 12TH STREET PHOENIX, ARIZONA 85014-4291 (602) 264-6831 FAX (602) 264-0928

CVL CONSULTANTS

EXHIBIT "B"
ASSESSOR PARCEL NUMBERS FOR CITY OF BUCKEYE
STREET LIGHTING IMPROVEMENT DISTRICT
SLID 2024-005 , MILLER & BROADWAY EXPANSION

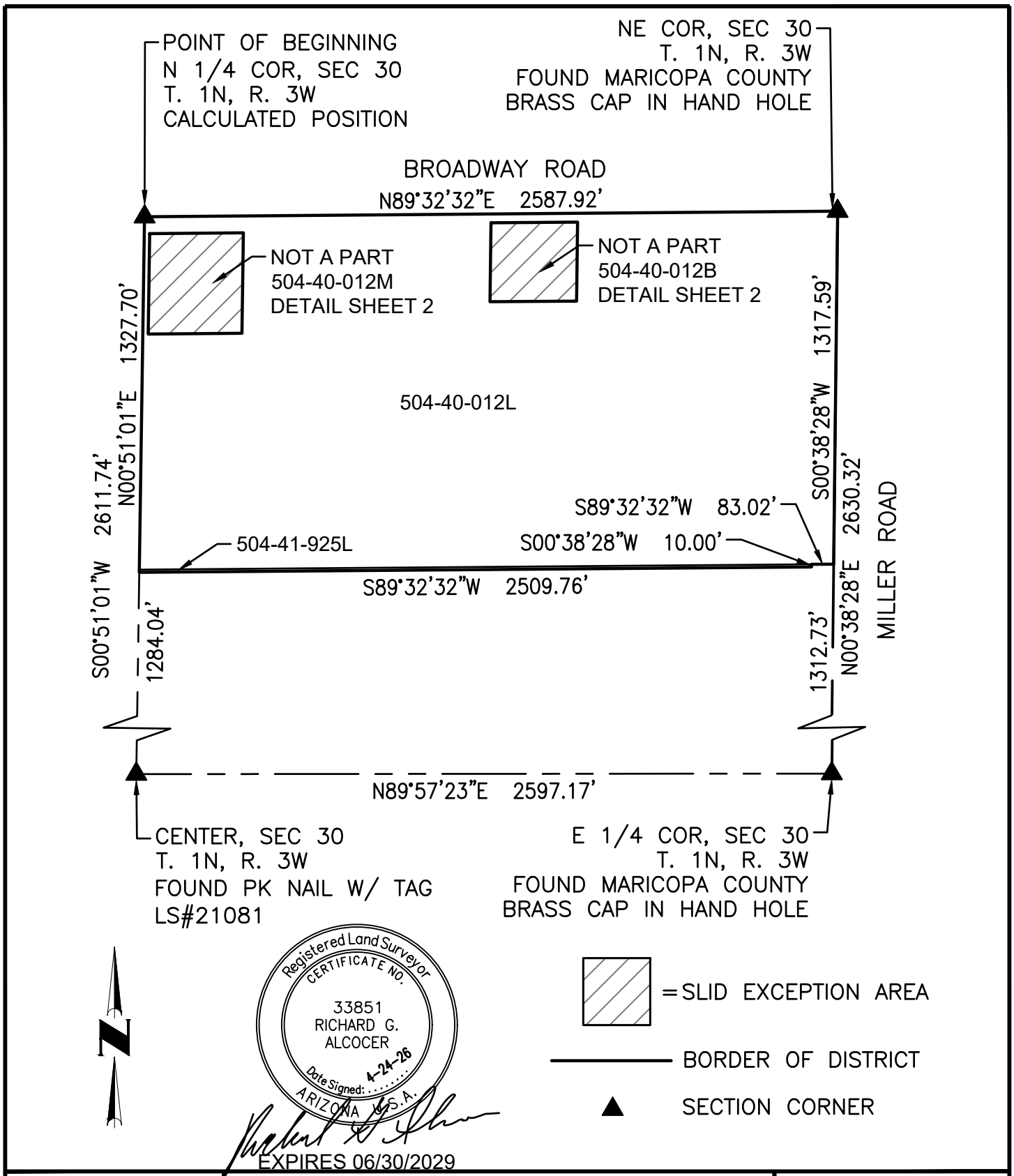
SITE OWNERSHIP TABLE	
ASSESSOR PARCEL NUMBER	OWNER
504-40-012L	COPPER FALLS BUCKEYE 72 ACRES LLC
504-41-925A	COPPER FALLS BUCKEYE 72 ACRES LLC



EXPIRES 06/30/2029

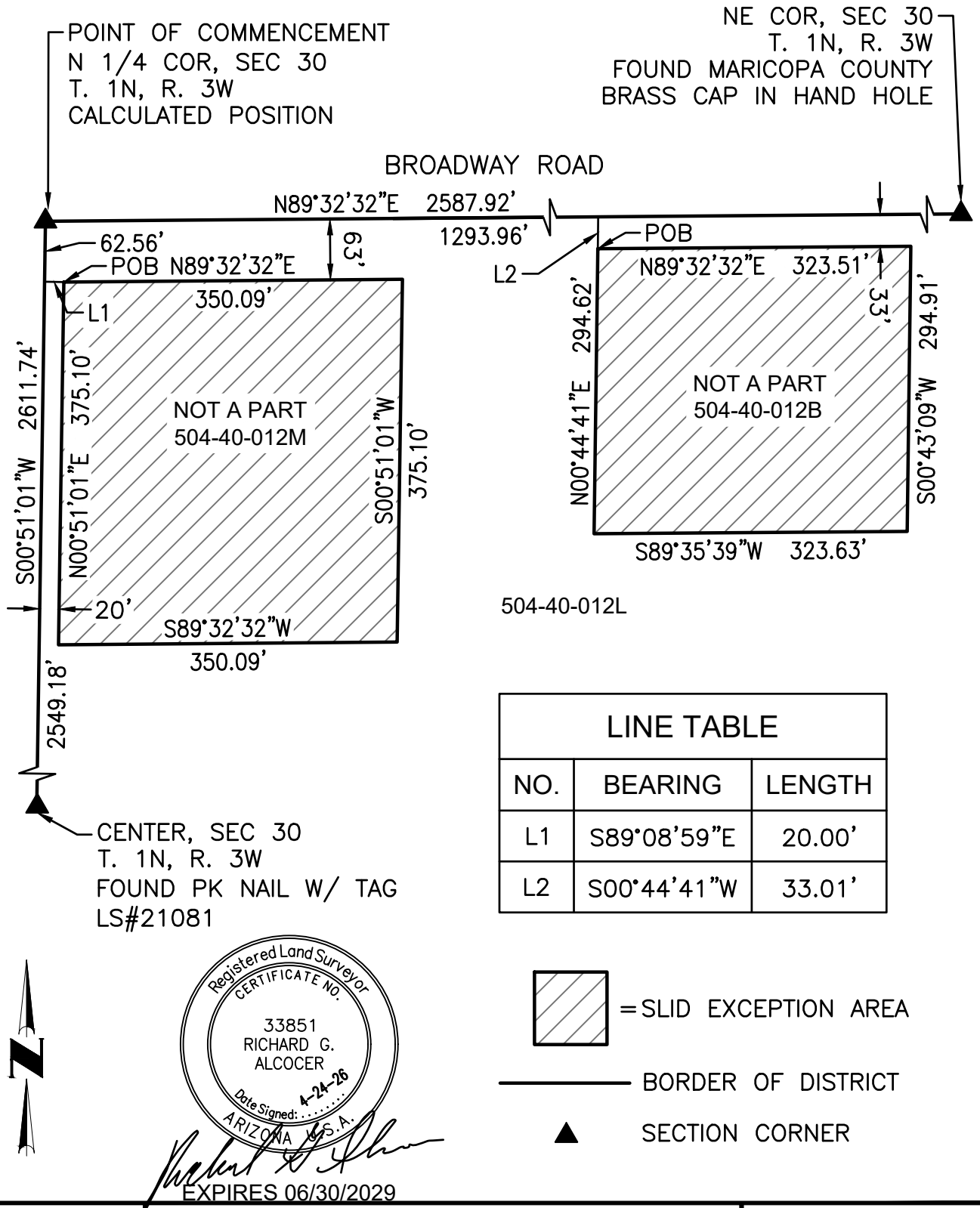
NO SCALE	EXHIBIT B STREET LIGHT IMPROVEMENT DISTRICT SLID 2024-005 EXPANSION ASSESSOR PARCEL NUMBERS	CVL CONSULTANTS
EXHIBIT		
4550 North 12th Street Phoenix, Arizona 85014 Phone 602-264-6831 http://www.cvlci.com	MILLER & BROADWAY	1 OF 1

N:\01\0387001\CADD\Exhibits\VX.SLID.dwg **SethN** **September 14, 2026**



SCALE 1" = 500'	EXHIBIT C STREET LIGHT IMPROVEMENT DISTRICT SLID 2024-005 EXPANSION BOUNDARY MAP	CVL CONSULTANTS
EXHIBIT		
4550 North 12th Street Phoenix, Arizona 85014 Phone 602-264-6831 http://www.cvlci.com	MILLER & BROADWAY	1 OF 2

N:\01\0387001\CADD\Exhibits\VX.SLID.dwg **SethN September 14, 2026**

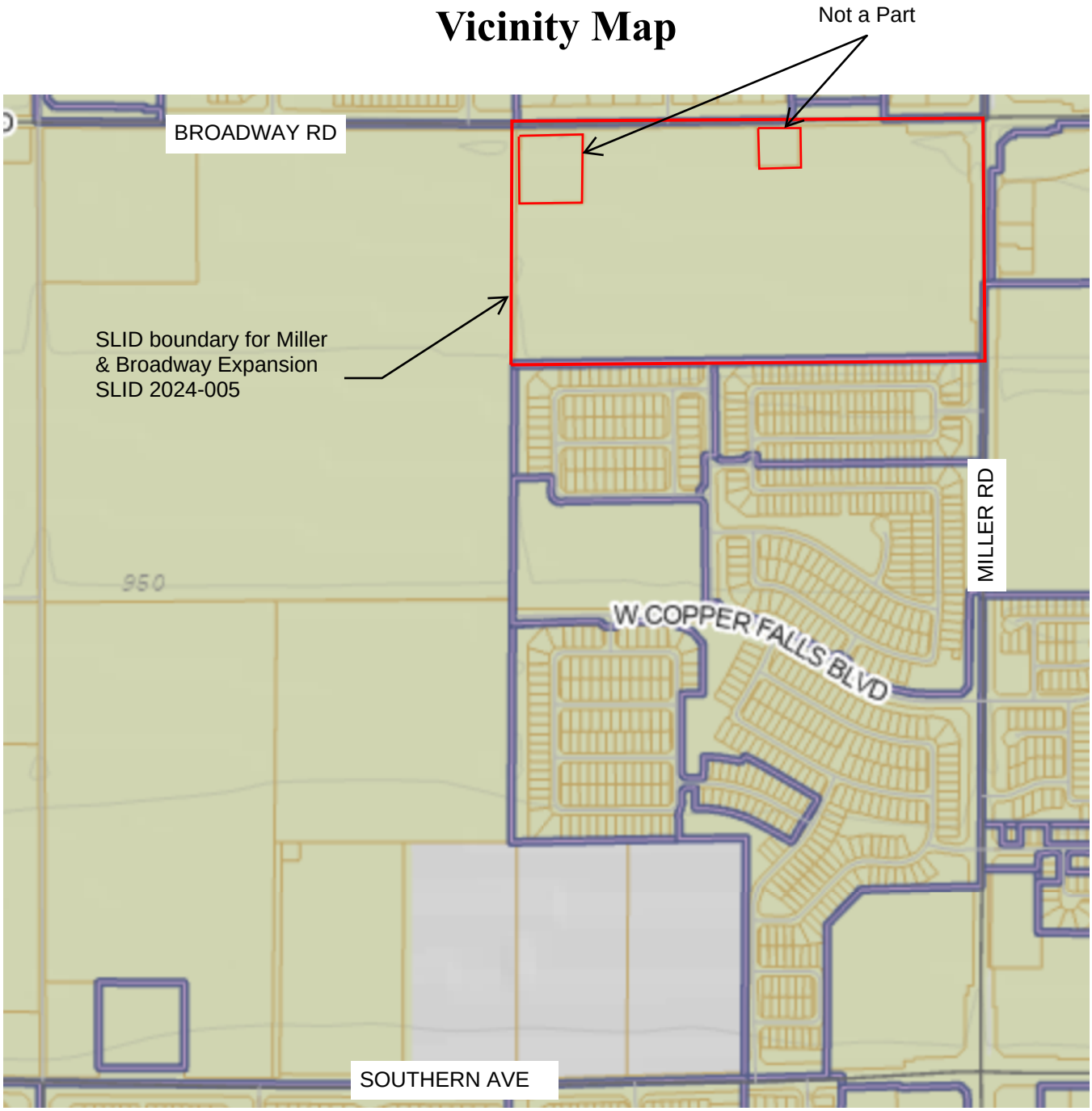


LINE TABLE		
NO.	BEARING	LENGTH
L1	S89°08'59"E	20.00'
L2	S00°44'41"W	33.01'

SCALE 1" = 150'	EXHIBIT C STREET LIGHT IMPROVEMENT DISTRICT SLID 2024-005 EXPANSION BOUNDARY MAP	CVL CONSULTANTS
EXHIBIT		
4550 North 12th Street Phoenix, Arizona 85014 Phone 602-264-6831 http://www.cvlci.com	MILLER & BROADWAY	2 OF 2

N:\01\0387001\CADD\Exhibits\VX.SLID.dwg **SethN September 14, 2026**

Vicinity Map



WHEN RECORDED, RETURN TO:

City of Buckeye
ATTN: Summer Stewart, Interim City Clerk
530 East Monroe Avenue
Buckeye, Arizona 85326

RESOLUTION NO. 95-26

A RESOLUTION OF THE MAYOR AND COUNCIL OF THE CITY OF BUCKEYE, ARIZONA, ENLARGING THE CITY OF BUCKEYE STREET LIGHTING IMPROVEMENT DISTRICT NO. SLID-2024-005; AND ORDERING THE RECORDING AND FILING OF THIS RESOLUTION.

WHEREAS, the Mayor and Council of the City of Buckeye, Arizona (the "City") passed and adopted a resolution ordering the formation of City of Buckeye Street Lighting Improvement District No. SLID-2024-005 (the "District"), solely for the purpose of purchasing energy for lighting of the public streets within and adjacent to the District; and

WHEREAS, the owner of certain property adjoining the District has filed a petition seeking to enlarge the District to include the property described in the attached Exhibits A, B, and C (collectively, the "Annexed Area"); and

WHEREAS, by this Resolution the Council of the City of Buckeye will enlarge the District by adding the Annexed Area to the District.

WHEREAS, pursuant to A.R.S. §§ 48-616 and -617, the Mayor and Council hereby find and determine that they have jurisdiction to add new territory to the District and hereby order the enlargement of the District to include the property described in the attached Exhibits A, B, and C.

BE IT RESOLVED by the Mayor and Council of the City of Buckeye, Arizona as follows:

Section 1. District Enlargement. The District is enlarged by the addition of the Annexed Area, as shown on Exhibits A, B, and C attached hereto and incorporated by reference into this Resolution. The Assessor's parcel number shown on Exhibit B is for convenience only. If either the legal description set forth in Exhibit A or the Assessor's parcel number set forth in Exhibit B conflict with Exhibit C, Exhibit C shall govern and be determinative of a parcel's inclusion within, or exclusion from, the District, subject to the restrictions of Section 2 of this Resolution.

Section 2. Excluded Property; Annual Tax. No publicly owned land or property owned by a homeowners' association will be liable to pay any portion of the District's costs and expenses. The annual tax levied upon the District will remain in full force and effect and will apply to the District as enlarged by this Resolution. The District taxes will continue to be levied based on the number and classification of non-public parcels within the enlarged District, excluding those parcels which are publicly owned or owned by a homeowners' association.

Section 3. Recording and Filing. The City Clerk is ordered and directed to cause a certified copy of this Resolution to be recorded in the office of the Maricopa County Recorder. The City Clerk is further ordered and directed to file certified copies of this Resolution with the

Arizona Department of Revenue (the "Department") and the Maricopa County Assessor, pursuant to A.R.S. § 42-17257, together with all other information prescribed by the Director of the Department relating to the boundaries of newly enlarged taxing jurisdictions.

Section 4. Extension for Filing. If either the formation of the District occurs after November 1 of the year preceding the year in which initial taxes are to be levied, or this Resolution is not filed with both the Department and the Maricopa County Assessor prior to such November 1, the Mayor and Council hereby request, subject to the November 30 deadline for such request as provided in A.R.S. § 42-17257(B), that the Director of the Department extend the deadline prescribed by A.R.S. § 42-17257 to December 20, 2026.

Section 5. The Mayor, City Manager, City Attorney, and City Clerk are hereby authorized and directed to take all steps necessary to carry out the purpose and intent of this resolution.

PASSED AND ADOPTED by the Mayor and Council of the City of Buckeye, Arizona on the 20th day of October, 2026.

Eric W. Orsborn, Mayor

ATTEST:

Summer Stewart, Interim City Clerk

APPROVED AS TO FORM:

Tosca Henry, City Attorney

Attachments
Exhibit A: Legal Description
Exhibit B: Assessor's Parcel Numbers and Owners' Names
Exhibit C: Boundary Map

CERTIFICATION

I, Summer Stewart, the duly appointed and acting Clerk of the City of Buckeye, Arizona, do hereby certify that the above and foregoing Resolution No. 95-26 was duly passed by the Mayor and Council of the City of Buckeye, Arizona, at a City Council meeting held on October 20, 2026, and the vote was ___ ayes, ___ nays, ___ recused, and ___ were absent and that the Mayor and ___ Council Members were present thereat.

DATED: October 20, 2026..

Summer Stewart, Interim City Clerk

EXHIBIT A

Legal Description

(consisting of 2 pages)

September 14, 2026

"EXHIBIT A"
LEGAL DESCRIPTION FOR
CITY OF BUCKEYE STREET LIGHT IMPROVEMENT DISTRICT
SLID 2024-005 MILLER AND BROADWAY EXPANSION

A portion of Block 2 of the Final Plat of Copper Falls Parcel 1 according to Book 1634 of Maps, Page 35 and that part of the Northeast Quarter of Section 30, Township 1 North, Range 3 West, of the Gila and Salt River Meridian, Maricopa County, Arizona, more particularly described as follows:

Beginning at the calculated position of the North Quarter Corner of said Section 30;

Thence North 89°32'32" East, along the North line of said Northeast Quarter, a distance of 2,587.92 feet to the Maricopa County Brass Cap in a hand hole marking the Northeast Corner of said Section 30;

Thence South 00°38'28" West, along the East line of said Northeast Quarter, a distance of 1,317.59 feet;

Thence South 89°32'32" West, departing said East line, a distance of 83.02 feet to a point on a line which is parallel with and 83.00 feet Westerly from said East line;

Thence South 00°38'28" West, along said parallel line, a distance of 10.00 feet;

Thence South 89°32'32" West, departing said parallel line, a distance of 2,509.76 feet to a point on the West line of said Northeast Quarter;

Thence North 00°51'01" East, along said West line, a distance of 1,327.70 feet to the Point of Beginning.

Except therefrom:

All of that certain parcel conveyed to the City of Buckeye in Special Warranty Deed recorded as Document Number 2025-0715439, Records of Maricopa County, Arizona, being situated in the Northeast Quarter of Section 30, Township 1 North, Range 3 West, of the Gila and Salt River Meridian, Maricopa County, Arizona, more particularly described as follows:

Commencing at the aforementioned North Quarter Corner;

Thence South 00°51'01" West, along the West line of said Northeast Quarter, a distance of 62.56 feet;

Thence South 89°08'59" East, departing said West line, a distance of 20.00 feet to a point on a line which is parallel with and 63.00 feet Southerly from said North line, being the Point of Beginning;

Thence North 89°32'32" East, along said parallel line, a distance of 350.09 feet to a point on a line which is parallel with and 370.00 feet Easterly from the West line of said Northeast Quarter;

Thence South 00°51'01" West, along last said parallel line, a distance of 375.10 feet to a point on a line which is parallel with and 438.00 feet Southerly from said North line;

Thence South 89°32'32" West, along last said parallel line, a distance of 350.09 feet to a point on a line which is parallel with and 20.00 feet Easterly from said West line;

4550 NORTH 12TH STREET PHOENIX, ARIZONA 85014-4291 (602) 264-6831 FAX (602) 264-0928

Thence North 00°51'01" East, along last said parallel line, a distance of 375.10 feet to the Point of Beginning.

Except therefrom:

That part of Northwest Quarter of the Northwest Quarter of the Northeast Quarter of the Northeast Quarter of Section 30, Township 1 North, Range 3 West, of the Gila and Salt River Meridian, Maricopa County, Arizona, more particularly described as follows:

Commencing at the aforementioned North Quarter Corner;

Thence North 89°32'32" East, along the North line of said Northeast Quarter, a distance of 1,293.96 feet;

Thence South 00°44'41" West, departing said North line, a distance of 33.01 feet to a point on a line which is parallel with and 33.00 feet Southerly from said North line, being the Point of Beginning;

Thence North 89°32'32" East, along said parallel line, a distance of 323.51 feet to a point on the East line of said Northwest Quarter of the Northwest Quarter of the Northeast Quarter of the Northeast Quarter;

Thence South 00°43'09" West, along said East line, departing said parallel line, a distance of 294.91 feet to the Southeast Corner thereof;

Thence South 89°35'39" West, along the South line of said Northwest Quarter of the Northwest Quarter of the Northeast Quarter of the Northeast Quarter, a distance of 323.63 feet to the Southeast Corner thereof;

Thence North 00°44'41" East, along the West line of said Northwest Quarter of the Northwest Quarter of the Northeast Quarter of the Northeast Quarter, a distance of 294.62 feet to the Point of Beginning.

Containing 3,210,824 Square Feet or 73.710 Acres, more or less.



4550 NORTH 12TH STREET PHOENIX, ARIZONA 85014-4291 (602) 264-6831 FAX (602) 264-0928

CVL CONSULTANTS

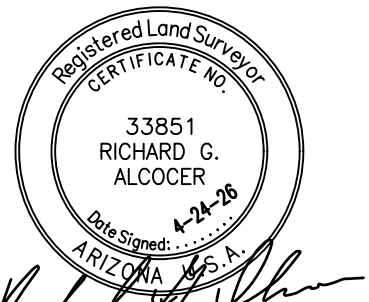
EXHIBIT B

Assessor Parcel Numbers and Owners' Names

(consisting of 1 page)

EXHIBIT "B"
ASSESSOR PARCEL NUMBERS FOR CITY OF BUCKEYE
STREET LIGHTING IMPROVEMENT DISTRICT
SLID 2024-005 , MILLER & BROADWAY EXPANSION

SITE OWNERSHIP TABLE	
ASSESSOR PARCEL NUMBER	OWNER
504-40-012L	COPPER FALLS BUCKEYE 72 ACRES LLC
504-41-925A	COPPER FALLS BUCKEYE 72 ACRES LLC



EXPIRES 06/30/2029

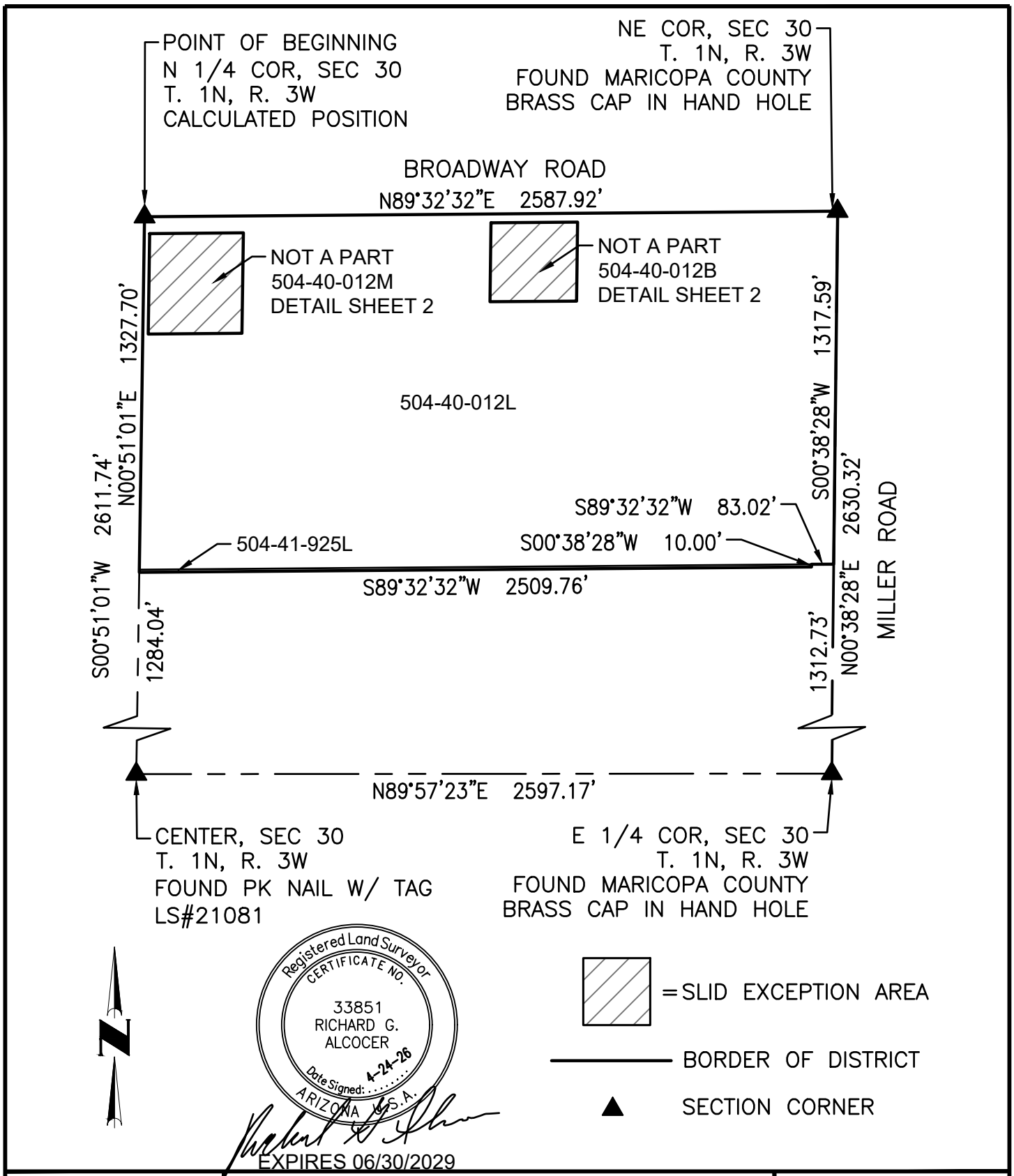
NO SCALE	EXHIBIT B STREET LIGHT IMPROVEMENT DISTRICT SLID 2024-005 EXPANSION ASSESSOR PARCEL NUMBERS	CVL CONSULTANTS
EXHIBIT		
4550 North 12th Street Phoenix, Arizona 85014 Phone 602-264-6831 http://www.cvlci.com	MILLER & BROADWAY	1 OF 1

N:\01\0387001\CADD\Exhibits\VX.SLID.dwg **SethN** **September 14, 2026**

EXHIBIT C

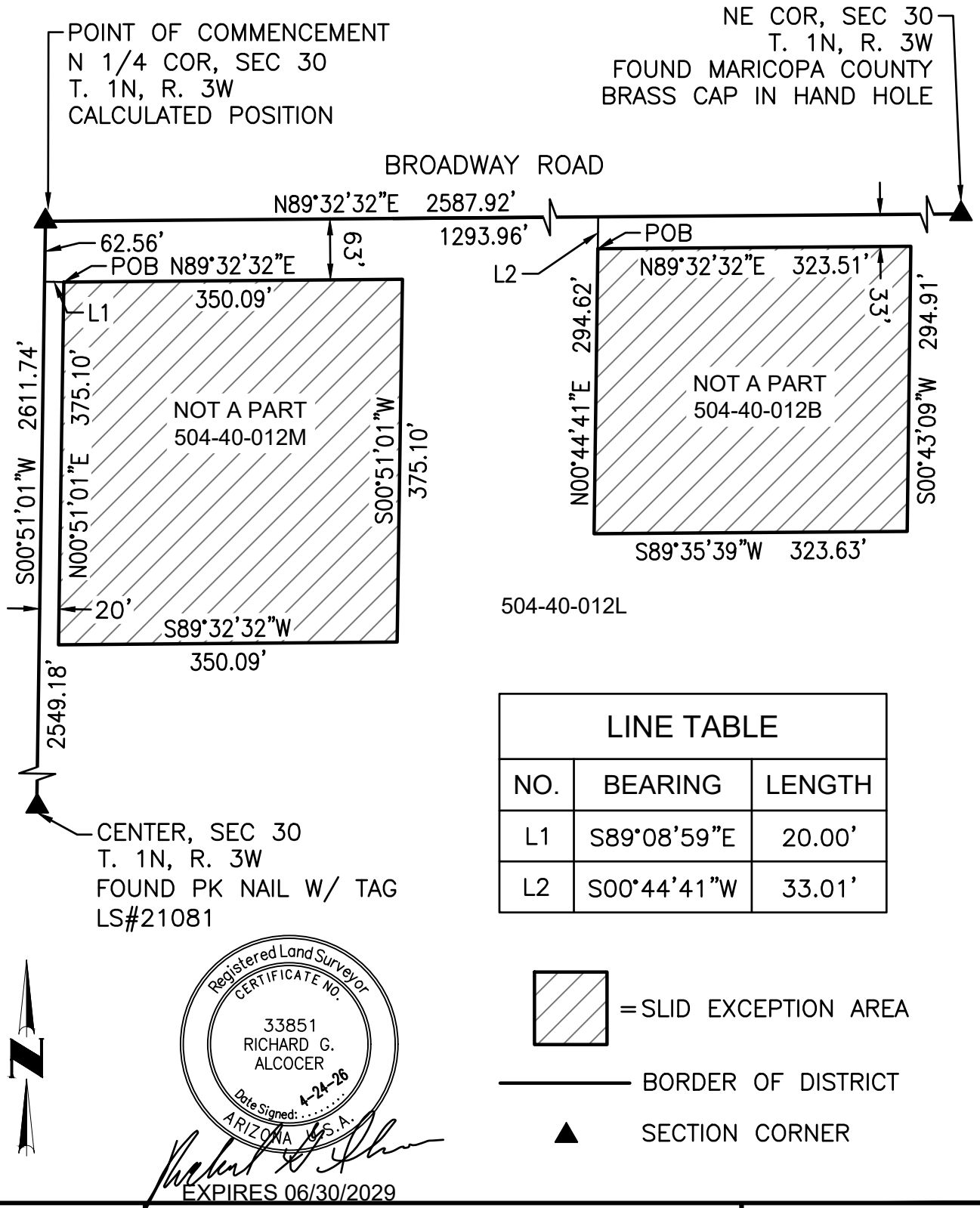
Boundary Map

(consisting of 2 pages)



SCALE 1" = 500'	EXHIBIT C STREET LIGHT IMPROVEMENT DISTRICT SLID 2024-005 EXPANSION BOUNDARY MAP	CVL CONSULTANTS
EXHIBIT		
4550 North 12th Street Phoenix, Arizona 85014 Phone 602-264-6831 http://www.cvlci.com	MILLER & BROADWAY	1 OF 2

N:\01\0387001\CADD\Exhibits\VX.SLID.dwg **SethN September 14, 2026**



LINE TABLE		
NO.	BEARING	LENGTH
L1	S89°08'59"E	20.00'
L2	S00°44'41"W	33.01'

SCALE 1" = 150'	EXHIBIT C STREET LIGHT IMPROVEMENT DISTRICT SLID 2024-005 EXPANSION BOUNDARY MAP	CVL CONSULTANTS
EXHIBIT		
4550 North 12th Street Phoenix, Arizona 85014 Phone 602-264-6831 http://www.cvlci.com	MILLER & BROADWAY	2 OF 2

N:\01\0387001\CADD\Exhibits\VX.SLID.dwg **SethN September 14, 2026**

CITY OF BUCKEYE
Regular Council Meeting
COUNCIL ACTION REPORT

MEETING DATE: 10/20/26	**AGENDA ITEM:** 4.C. DS - Farallon Sewer Line Development Impact Fee Credit and Reimbursement Agreement
DATE PREPARED: 10/15/26	**DISTRICT NO.:** 3
STAFF LIAISON: Ron Moll, City Engineer, rmoll@buckeyeaz.gov, (480) 997-1702	
DEPARTMENT: Development Services	**AGENDA ITEM TYPE:** Consent Agenda Items / New Business

ACTION/MOTION: (This language identifies the formal motion to be made by the Council)
Council to take action on Resolution No. 96-26 approving the Development Impact Fee Credit and Reimbursement Agreement between the City of Buckeye, an Arizona municipal corporation and D.R. Horton, Inc., a Delaware corporation; and authorizing the City Manager to execute and deliver said Agreement on behalf of the City; and authorize a budget transfer of $2,663,500 from the General Fund to the Wastewater Impact Fee Fund for the reimbursement of the remaining cost of the project.

GOALS AND OBJECTIVES FOR THE STRATEGIC PLAN FOCUS AREAS:
Infrastructure

SUMMARY

PROJECT DESCRIPTION:
D.R. Horton, Inc. (Horton) is the owner of the existing lots within the Farallon Property described in the Development Agreement (Farallon) between Forestar (USA) Real Estate Group Inc. (Forestar) and the City of Buckeye (City) dated February 21, 2023 and is the successor in interest to Forestar with respect to the original agreement. This Agreement supersedes and replaces the original agreement only with respect to the Farallon Offsite Sewer, as defined in Section 5(m) in the original agreement. Horton designed, constructed, and installed an offsite 18-inch and 24-inch sewer line between Southern Avenue and Beloat Road at a cost of $4,639,213.16. The Farallon Sewer Line Development Impact Fee Credit and Reimbursement Agreement between the City and Horton, outlines the terms for a credit against the Wastewater Development Impact Fees for the Farallon Unit 3 development and a reimbursement amount of the difference between credits and varified costs of the sewer lines. Horton is eligible for a credit against the wastewater development impact fees 882 lots of residential development totaling of $1,975,746.01. The remaining $2,663,467.15 will be reimbursed by the City within 60 days after the effective date of this Agreement.

BENEFITS:
Additional wastewater infrastructure will ensure a reliable wastewater collections system.

FINANCIAL IMPACT STATEMENT:
According to the agreement, $1,975,746.01 will be credited from wastewater development impact fees for 882 lots of residential development and $2,663,467.15 will be paid for the remaining cost of the project. The reimbursement was originally budgeted from the General Fund in FY2026 and carried forward into FY2027. This expense is allowable from the Wastewater Impact Fee Fund and there is sufficient balance in the fund for the expense. Therefore, the Wastewater Impact Fee Fund should be utilized in accordance with the financial policy of using the most restricted funds first.

CURRENT FISCAL YEAR TOTAL COST:
$1,975,746.01 will be credited from wastewater development impact fees for 882 lots of residential development and $2,663,467.15 will be paid from the Wastewater Impact Fee Fund.

BUDGETED:
Yes

FISCAL YEAR:
2026

FUND/DEPARTMENT:
1000

Items related to a project or facility location must include an attached vicinity map for Council Review.
ATTACHMENTS:
Development Impact Fee Credit and Reimbursement Agreement (Farallon Sewer).pdf
Resolution No. 96-26.Farallon Impact Fee Credit and Reimbursement Agreement.pdf

WHEN RECORDED RETURN TO:

City of Buckeye
Summer Stewart, Interim City Clerk
530 East Monroe Avenue
Buckeye, Arizona 85326

DEVELOPMENT IMPACT FEE CREDIT AND REIMBURSEMENT AGREEMENT
(Farallon Sewer Line)

This Development Impact Fee Credit and Reimbursement Agreement ("Agreement") is made this ____ day of _____, 2026 (the "Effective Date") between the CITY OF BUCKEYE, a municipal corporation ("City") and D. R. HORTON, INC., a Delaware corporation ("Horton").

RECITALS

A. Buckeye City Code, Chapter 18, Section 18-11, authorizes development impact fee credits, and the assignment thereof, subject to the provisions and requirements set forth therein.

B. Horton is the owner of the Farallon Property as legally described on **Exhibit B** and depicted on **Exhibit B-1**, (the "Farallon Property" or "Farallon"). Horton owns the existing lots described in that Development Agreement (Farallon) between Forestar (USA) Real Estate Group Inc. ("Forestar") and the City dated February 21, 2023 and recorded in the Official Records of Maricopa County as Document No. 2023- 0098075 on February 27, 2023 (the "Original Agreement") and is the successor in interest to Forestar with respect to the Original Agreement. This Agreement supersedes and replaces the Original Agreement only with respect to the Farallon Offsite Sewer (as defined in Section 5(m) in the Original Agreement). The remainder of the Original Agreement remains in full force and effect.

C. Horton has designed, constructed, and installed certain public sewer infrastructure primarily consisting of offsite 18-inch and 24-inch vitrified clay pipe sewer line located between Southern Avenue and Beloat Road and any related infrastructure. (collectively, the "Wastewater Collections Facilities"). The Wastewater Collections Facilities are more specifically identified and described on **Exhibit A** attached hereto and by this reference incorporated herein. A map prepared by Horton's engineer depicting the location of the Wastewater Collections Facilities is attached hereto and incorporated as **Exhibit A-1**.

D. The Wastewater Collections Facilities are included in the City's adopted Infrastructure Improvements Plan (the "IIP") and Fee Report as a component of the Wastewater Collections Facilities for which a wastewater development impact fee has been assessed.

E. Subject to the terms and conditions of this Agreement, and the provisions of the Buckeye City Code, Horton is eligible for a credit against the Wastewater Development Impact Fees otherwise required to be paid for the Wastewater Collections Facilities as set forth in this Agreement, which credit may be assigned, and reimbursement, as set forth in this Agreement.

F. Horton and the City are entering into this Agreement pursuant to the provisions of Arizona Revised Statutes § 9-500.05 to facilitate the proper development of the Farallon Property by providing for the conditions, terms, restrictions and requirements for public infrastructure and subsequent reimbursement.

NOW, THEREFORE, in consideration of the mutual promises and obligations set forth herein, and for good and valuable consideration, the City and Horton agree as follows:

AGREEMENT

1. **Recitals; Defined Terms.** The Recitals set forth above are acknowledged by the parties to be true and correct and are incorporated herein by this reference. Unless otherwise defined in this Agreement, capitalized terms used in this Agreement shall have the same meaning as set forth in Buckeye City Code, Chapter 18, Section 18-2.

2. **Calculation of Credits.** Credits shall be based on that portion of the costs for the Wastewater Collections Facilities included in the City's adopted IIP for which a development fee has been assessed pursuant to the IIP. The credits allowed pursuant to this Agreement and Buckeye City Code will be applicable to the components of the IIP for the Central Buckeye Wastewater Service Area.

3. **Description of Development.** Development of Farallon includes the development of 897 lots or units of residential development with a low to medium density dwelling use. Credit against the Wastewater Collections Development Impact Fees for Farallon pursuant to this Agreement will be applied to the 882 lots or units of residential development in accordance with the terms and conditions of this Agreement.

4. **Description of Wastewater Impact Fees.** The IIP describes the Wastewater Facilities that include the Wastewater Collections Facilities for Central Buckeye Wastewater Service Area as Wastewater Collection. The associated fees for the Central Buckeye Wastewater Service Area are as follows: The 2020 Wastewater Collection Line component is Six Hundred Thirty Dollars ($630) per permit; the 2025 Wastewater Collection Line component is Three thousand Seventy-Four and 21/100 Dollars ($3,074.21) per permit. The wastewater impact fees for the Central Buckeye Wastewater Service Area are as follows Six Hundred Thirty Dollars ($630) ("Wastewater Development Impact Fees") for 301 building permits in Unit 3 and Three Thousand Seventy-Four and 21/100 Dollars ($3,074.21) ("Wastewater Development Impact Fees") for 301 permits in Unit 2 and 280 permits in Unit 1 within Farallon.

5. **Total Amount of Credit; Calculations.** The total amount of credit to be applied to the Wastewater Development Impact Fees for Farallon, and the calculations for determining the total amount of credit, are described and set forth on **Exhibit C** attached hereto (the "Credits") and incorporated herein by reference, and shall be applied prorata to each lot or unit of residential development at the time of the City's issuance of a building permit for each lot or unit of residential development up to and including the City's issuance of the 882nd building permit. Horton constructed and installed the Wastewater Collections Facilities in accordance with the "Farallon Offsite Sewer" plans (ENG-20-10459), as

approved by the City on 09/28/2023, and the "Farallon Unit 3 Wastewater Report", (ENG-20-10430), as approved by the City on 11/07/2023, both of which were prepared by Coe & Van Loo Consultants, copies of which are on file with the City Clerk of the City of Buckeye. The Wastewater Collections Development Impact Fees for the lots or units of residential development for Farallon total One Million Nine Hundred Seventy-Five Thousand Seven Hundred Forty-Six Hundred and 01/100 Dollars ($1,975,746.01) as described on **Exhibit C** attached hereto. The Credits shall run with the Farallon Property and cannot be transferred. Horton has all rights to all of the Credits consistent with this agreement for the development of the Farallon Property.

6. **Reimbursement of Difference Between Credits and Verified Cost of Wastewater Collection Facilities.** Pursuant to Horton's final construction cost, a copy of which is attached hereto as **Exhibit D**, Horton acknowledges and agrees that the cost of the construction and installation of the Wastewater Collections Facilities, as verified and approved by the City Engineer, is Four Million Six Hundred Thirty Nine Thousand Two Hundred Thirteen and 16/100 Dollars ($4,639,213.16) (the "Offsite Wastewater Collections Facilities Construction Cost"). The difference between the Offsite Sewer Facilities Construction Cost and the Credits totals Two Million Six Hundred Sixty-Three Thousand Four Hundred Sixty-Seven and 15/100 Dollars ($2,663,467.15) ("Reimbursement Amount"). The City Engineer has verified the Offsite Wastewater Collections Facilities Construction Cost. Subject to the terms and conditions of this Agreement, within sixty (60) days after the Effective Date of this Agreement, the City will pay Owner the Reimbursement Amount.

7. **City Approval of Design and Construction Plans.** Horton has constructed and installed the Wastewater Collections Facilities according to and in full compliance with the City's standards and specifications in effect at the time of construction and installation, and in full compliance with the City-approved design and construction plans/reports for the Wastewater Collections Facilities identified as "Farallon Offsite Sewer" plans (ENG-20-10459), as approved by the City on 09/28/2023, and the "Farallon Unit 3 Wastewater Report", (ENG-20-10430), as approved by the City on 11/07/2023 (the "Approved Plans") as evidence by the Approval Letter. In addition, Horton complied with all applicable laws, regulations, ordinances, and resolutions in effect at the time the Wastewater Collections Facilities were constructed and installed. Horton acknowledges and agrees that construction and installation of the Wastewater Collections Facilities are subject to compliance with the requirements of Title 34, Arizona Revised Statutes, as amended, and City code procurement requirements as a condition to receiving the Reimbursement Amount.

8. **Lien Waivers; Warranties for Wastewater Collections Facilities; Dedication and Acceptance of Wastewater Collections Facilities.** Horton expressly warrants that the Wastewater Collections Facilities were constructed in substantial compliance with the Approved Plans and free from all defects, liens, and other encumbrances. Horton shall indemnify the City from all expenses and liability incurred by the City as a direct and proximate cause of such defects, liens or other encumbrances brought to the attention of the Horton during the two-year warranty period. A two-year warranty shall be provided for the Wastewater Collections Facilities by Horton. Said warranty began on April 22, 2026.

Any deficiencies in material or workmanship identified by the City during the two-year warranty period shall be brought to the attention of the Horton, who shall promptly remedy such deficiencies to the satisfaction of the City. Deficiencies shall be sufficient grounds to extend the warranty for an additional one-year period, and/or for the City to require removal and reinstallation, or otherwise proper repair of that portion of the facilities that is subject to deficiencies. In addition to the foregoing warranties, Horton shall assign to the City all manufacturer warranties for all installed equipment, if any. Unless provided otherwise in a written agreement between the City and Horton, this warranty and indemnity shall terminate two (2) years after the City's acceptance of the Wastewater Collections Facilities. Upon completion of the Wastewater Collections Facilities, or any portion thereof by Horton, Horton shall promptly dedicate and convey to the City, in accordance with City requirements and at no cost to the City, such Wastewater Collections Facilities, lien and debt free. The dedication of the Wastewater Collections Facilities shall not constitute acceptance by the City; acceptance by the City shall be pursuant to City requirements including that of Horton timely executing an acceptance and warranty letter from the City Engineer containing the terms for warranty and acceptance of the Wastewater Collections Facilities.

9. **Appropriation.** Except as otherwise provided in Paragraph 6, (i) the City is obligated only to reimburse the Reimbursement Amount as may lawfully be made from funds appropriated and budgeted for that purpose during the City's then current fiscal year, and (ii) the City's obligations under this Agreement are current expenses subject to the "budget law" and the unfettered legislative decision of the City concerning budgeted purposes and appropriation of funds. Except as otherwise provided in Paragraph 6, should the City elect not to appropriate and budget funds to pay its obligations under this Agreement, the City shall be relieved of any subsequent obligation or duty of good faith to budget or appropriate the payment of the City's obligations set forth in this Agreement in any budget in any fiscal year. The City shall be the sole judge and authority in determining the availability of funds for its obligations under this Agreement. The City shall keep Horton informed as to the availability of funds for this Agreement. The obligation of the City to make any payment pursuant to this Agreement is not a general obligation or indebtedness of the City. Horton, and any successors/assigns hereby waive any and all rights to bring any claim against the City from or relating in any way to the City's non-appropriation pursuant to this Paragraph 9.

10. **Term.** This Agreement shall automatically terminate upon the earlier of the following events: 1) the issuance of the 882nd building permit for lots within Farallon; or 2) ten (10) years from the Effective Date.

11. **Indemnification**. Horton (and its successors or assigns), shall indemnify, defend and hold harmless the City and each council member, officer, official or employee thereof (the City and any such person being herein called an "Indemnified Party"), for, from and against any and all third party losses, claims, damages, liabilities, costs and expenses (including reasonable attorneys' fees) to which any such Indemnified Party may become subject, at law or in equity or otherwise ("Claims"), insofar as such Claims (or actions in respect thereof) arise out of or are based upon any provisions of this Agreement, except for those Claims caused by the City's gross negligence or intentional misconduct. An Indemnified

Party shall, promptly after the receipt of written notice or actual knowledge of a Claim against such Indemnified Party in respect of which indemnification may be sought against Horton, notify Horton (as provided in Paragraph 18 below) in writing of such Claim, provided that the failure of the Indemnified Party to give written notice of such Claim shall not relieve Horton from its obligations under this Paragraph except to the extent that such failure prejudices the defense of such action or proceeding by Horton. The Indemnified Party, at its expense, may employ separate counsel and participate in the defense. In case any such action shall be brought against an Indemnified Party and such Indemnified Party shall notify Horton of the commencement thereof, Horton shall promptly assume the defense thereof, with counsel satisfactory to such Indemnified Party and Horton. If Horton promptly assumes the defense of any such Claim and pays all costs incurred in connection therewith, Horton will not be liable to such Indemnified Party under this Paragraph for any legal or other expenses incurred by such Indemnified Party separately in connection with the defense thereof. If Horton does not promptly assume the defense of any such action after written notice from the Indemnified Party, until Horton does assume the defense of such action, the Indemnified Party shall have the right to direct the defense of such action on behalf of such Indemnified Party and settle the action without the consent or approval of Horton, and Horton shall pay any settlement amounts and all reasonable attorneys' fees and other costs and expenses incurred in the defense and settlement of any such action. Horton's indemnity obligations under this Paragraph shall survive the execution and delivery of this Agreement for two (2) years, and no Claim may be made for indemnity after the applicable limitations period. The parties acknowledge that Claims relating to the design, construction and installation of the Wastewater Facilities are governed by the Law and Regulations, Acceptance Letter, and maintenance and warranty bond.

12. **Assignment**. This Agreement may not be assigned without the prior express written consent of the City and in accordance with City Code requirements.

13. **Entire Agreement**. This Agreement constitutes the entire agreement between the City and Horton with regard to the subject matter of this Agreement. All prior and/or contemporaneous agreements, representations, negotiations and understandings of the City and Horton, oral or written with regard to the subject matter of this Agreement, are hereby superseded and merged herein.

14. **No Third Party Beneficiaries**. Except as to assignees and successors and subject to the assignment requirements of Paragraph 12 above, no condition or provision of this Agreement shall be intended to benefit any person, firm, organization, corporation or entity not a Party hereto, and no such entity shall have a right or cause of action hereunder.

15. **Modification and Waiver**. No modification of, or amendment to, this Agreement shall be effective unless in writing and signed by the parties hereto. Any waiver of any provision of this Agreement shall not be effective except for the instance and in the circumstances particularly specified therein, and unless in writing and signed by the party against whom enforcement of the waiver is sought.

16. **Governing Law**. This Agreement is made and entered into in Maricopa County, Arizona. This Agreement shall be construed, interpreted, and governed by the laws of the State of

Arizona.

17. **Severability**. In the event that any provision of this Agreement shall for any reason become illegal or invalidated as against public policy, or shall be held by any court of competent jurisdiction to be illegal or invalidated as against public policy, the remaining provisions of this Agreement shall remain in full force and effect to the fullest extent allowed by law or practical application.

18. **Notices**. All notices, demands or other communications given hereunder shall be in writing and shall be deemed to be properly delivered upon personal delivery, or, two (2) business days after mailing by United States registered or certified mail, postage prepaid, return receipt requested, or one (1) business day after deposit with a reputable overnight delivery service for next business day delivery, when addressed as follows:

As to the City:
City of Buckeye
530 East Monroe Avenue
Buckeye, Arizona 85326
Attention: Doug Sandstrom, City Manager

With a copy to:
City of Buckeye
530 East Monroe Avenue
Buckeye, Arizona 85326
Attention: Tosca Henry, City Attorney

As to Owner:
D. R. Horton, Inc.
1890 South Price Road, Suite 200
Chandler, Arizona 85286
Attention: Brent Davis

With copies to:
D. R. Horton, Inc.
1890 South Price Road, Suite 200
Chandler, Arizona 85286
Attention: Dan Bonow

and

D. R. Horton, Inc.
7689 East Pinnacle Peak Road, Suite 200
Scottsdale, Arizona 85255
Attention: Elizabeth Kinney

and

Jay S. Kramer
Fennemore Craig, P.C.
2394 East Camelback Road, Suite 600
Phoenix, Arizona 85016-3429

Such notice shall be deemed effective upon receipt or refusal of said certified or registered letter or personal delivery, containing such notice, properly addressed with postage prepaid. Any party hereto may, at any time by giving five (5) calendar days written notice to the other parties, designate any other address in substitution of the foregoing address to which such notice shall be given.

19. **Authority**. Each party hereby warrants and represents that it has full power and authority to enter into and perform this Agreement, and that the person signing on behalf of each has been properly authorized and empowered to enter into this Agreement.

20. **Cancellation**. The parties acknowledge that this Agreement is subject to cancellation pursuant to Section 38-511, Arizona Revised Statutes, as amended.

21. **Counterpart Signatures**. This Agreement may be executed in counterparts, each of which shall be deemed an original, but all of which shall constitute one and the same instrument.

[Signatures on the Following Page]

IN WITNESS WHEREOF, the parties have executed this Agreement as of the Effective Date herein.

CITY:

CITY OF BUCKEYE, ARIZONA, an Arizona municipal corporation

_____
Doug Sandstrom, City Manager

ATTEST:

_____
Summer Stewart, Interim City Clerk

APPROVED AS TO FORM:

_____
Tosca Henry, City Attorney

STATE OF ARIZONA
COUNTY OF MARICOPA

On this _____ day of _____, 2026, before me personally appeared Doug Sandstrom, City Manager of the City of Buckeye, Arizona, whose identity was proven to me on the basis of satisfactory evidence to be the person who he claims to be, and acknowledged that he signed this Development Impact Fee Credit and Reimbursement Agreement on behalf of the City.

I certify under PENALTY OF PERJURY under the laws of the State of Arizona that the foregoing paragraph is true and correct.

(Seal and Expiration Date)

_____
Notary Public in and for the State of Arizona

HORTON:

D. R. Horton, Inc.
a Delaware corporation

By: _____
Name: Brent Davis
Title: Vice President

STATE OF ARIZONA)
) §§
County of Maricopa)

The foregoing instrument was acknowledged before me, the undersigned Notary Public, this 16th day of September, 2026 by Brent Davis, the Vice President of D. R. Horton, Inc., on behalf thereof.

_____
Notary Public

(Seal)

GAIL R. SANDOVAL
Notary Public - State of Arizona
MARICOPA COUNTY
Commission # 669039
Expires July 14, 2028

LIST OF EXHIBITS

Exhibit A	Description of Wastewater Collections Facilities
Exhibit A-1	Map Depicting Location of Wastewater Collections Facilities
Exhibit B	Legal Description of Farallon Property
Exhibit B-1	Map Depicting Farallon Property
Exhibit C	Total Amount of Wastewater Impact Fee Credits; Calculation
Exhibit D	Total Amount of Reimbursement; Calculation
Exhibit E	Installing Contractor's Final Construction Cost of Wastewater Collections Facilities

Exhibit A

[Description of Wastewater Collections Facilities]

Estimated quantities as specified in "Farallon Offsite Sewer" plans (ENG-20-10459) and the "Farallon Unit 3 Wastewater Report" (ENG-20-10430), which include, but are not limited to, approximately 1,663 lineal feet 18-inch VCP Sanitary Sewer from Baseline Road at Station 10+39 south to Station 26+83. 938 lineal feet of 24-inch VCP Sanitary Sewer from Station 26+83 south to 265 feet north of MC 85/Monroe Avenue at Station 35+37. 240 lineal feet 42-inch steel casing. 160 lineal feet 48-inch steel casing. Eight polymer manholes.

Exhibit A-1

[Map Depicting Location of Wastewater Collections Facilities]

Farallon Unit 3 Wastewater Report ENG-20-10430-FARALLON OFFSITE SEWER LAYOUT Pg13

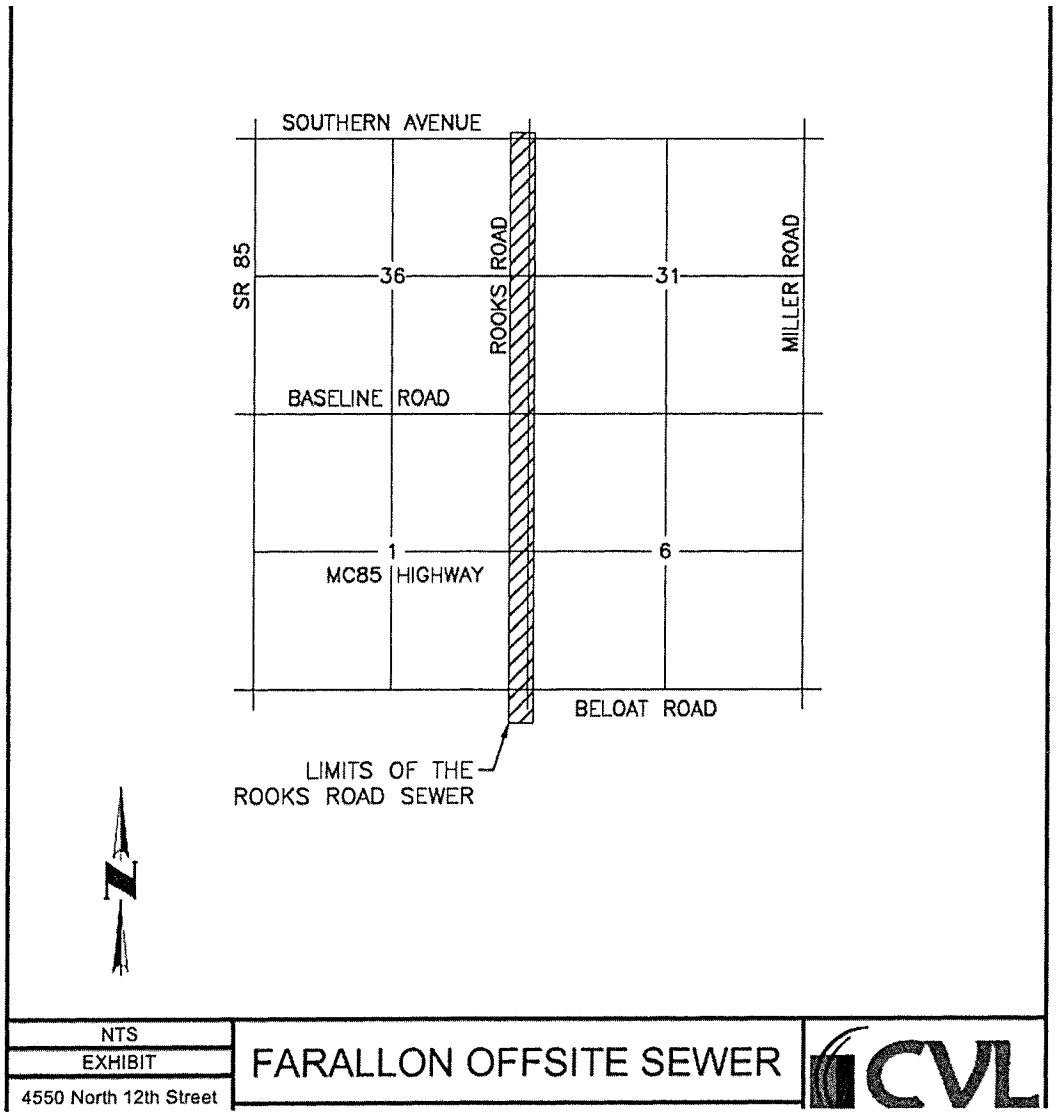


Exhibit B

[Legal Description of Farallon Property]

Final Plat for "Farallon Unit 1 ", recorded in Book 906 of Maps, at Page 14, as Instrument No. 2007-0293020, Records of Maricopa County, Arizona.

Final Plat for "Farallon Unit 2", recorded in Book 906 of Maps, at Page 15, as Instrument No. 2007-0293021, Records of Maricopa County, Arizona.

Final Plat for "Farallon Unit 3", recorded in Book 906 of Maps, at Page 16, as Instrument No. 2007-0293022, Records of Maricopa County, Arizona.

Exhibit B-1

[Map Depicting Farallon Property]

See following page.

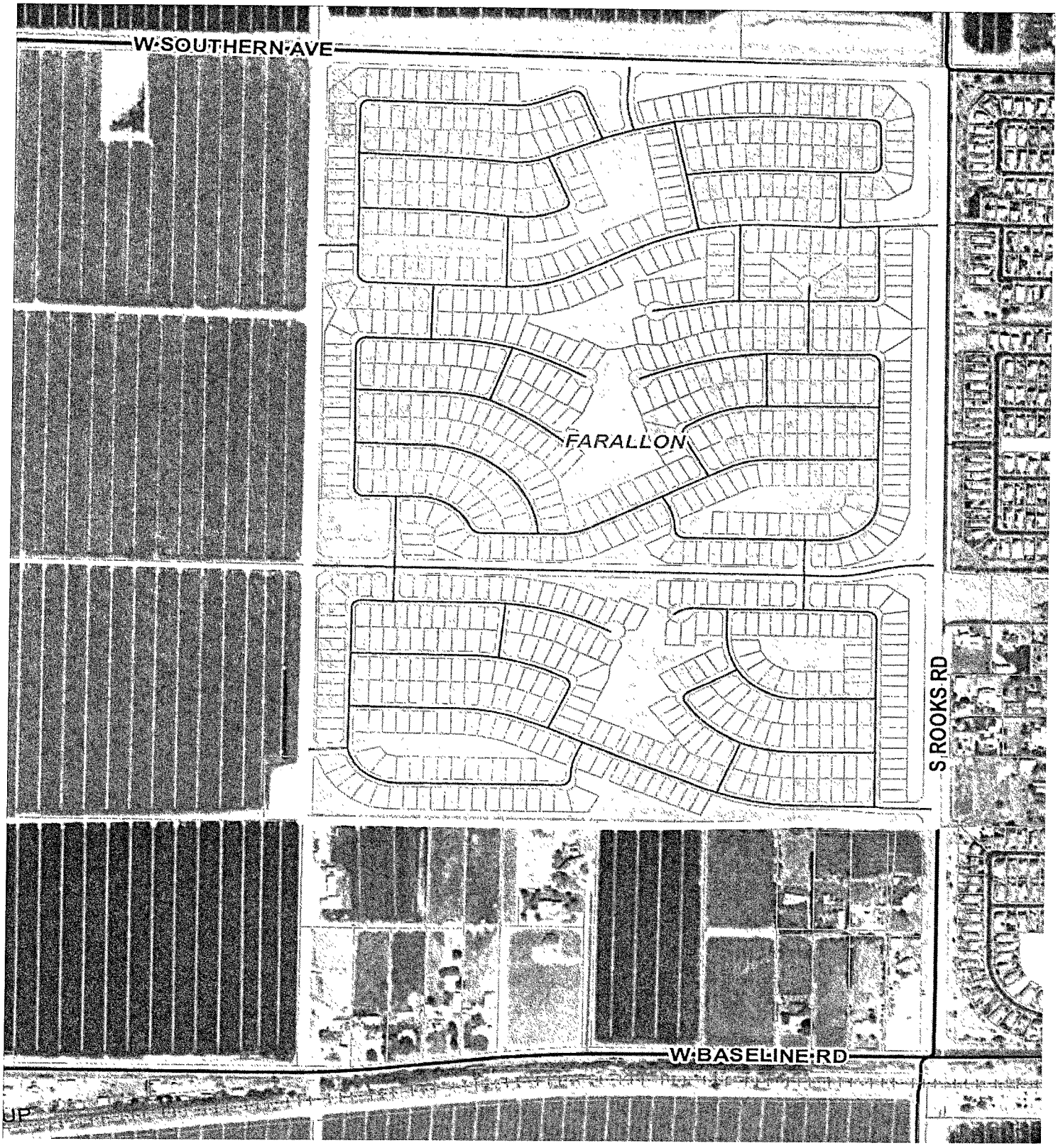

W SOUTHERN AVE
FARALLON
S ROOKS RD
W BASELINE RD
UP

Exhibit C

[Total Amount of Wastewater Development Impact Fee Credits; Calculation]

1) The credit amount to be applied to each lot within unit 3 of residential development within Farallon for each of the 301 residential building permits will equal the amount of the Central Buckeye Wastewater development impact fees of $630.00 for a one-inch meter. The credit amount to be applied to each lot within units 2 and 1 of residential development within Farallon for each of the 581 residential building permits will equal the amount of the Central Buckeye Wastewater development impact fees of $3,074.21 for a one-inch meter.

2) The total maximum amount of Wastewater development impact fee credit to be applied to Farallon pursuant to this Agreement, and the calculations for determining the total amount of credit are as follows:

Per Section 4: Wastewater Development Impact Fees in Unit 3 per residential low to medium residential dwelling unit = $630.00
Per Section 4: Unit 3 301 building permits

Per Section 4: Wastewater Development Impact Fees in Unit 1 and 2 per residential low to medium per residential dwelling unit = $3,074.21
Per Section 4: Unit 1 280 building permits
Per Section 4: Unit 2 301 building permits

The total Credit is calculated as follows:

The number of building permits multiplied by the amount of the Wastewater Development Impact Fees.

301*630=$189,630.00
280*3074.21=$860,778.80
301*3074.21=$925,337.21
$189,630.00+$860,778.80+$925,337.21 = $1,975,746.01

Total Amount of Wastewater Impact Fee Credits = $1,975,746.01

Exhibit D

[Total Amount of Reimbursement; Calculation]

Per Section 6 Total verified costs as approved by City Engineer= $4,639,213.16

Per Section 4 and Exhibit C total Development impact fees collects= $1,975,746.01

Reimbursement subject to the difference between verified costs and total development impact fees

$4,639,213.16-$1,975,746.01 = $2,663,467.15

Total Amount of Reimbursement = $2,663,467.15

Exhibit E

[Installing Contractor's Final Construction cost of Wastewater Collections Facilities]

The final approved cost for construction of the eligible portion of the Farallon Offsite Sewer is $4,639,213.16. This includes the construction cost of $4,148,490.08, change orders 1-6 totaling $474,018.93, and permitting costs of $16,704.15.

RESOLUTION NO. 96-26

A RESOLUTION OF THE MAYOR AND COUNCIL OF THE CITY OF BUCKEYE, ARIZONA, APPROVING THE DEVELOPMENT IMPACT FEE CREDIT AND REIMBURSEMENT AGREEMENT BETWEEN THE CITY OF BUCKEYE, AN ARIZONA MUNICIPAL CORPORATION AND D.R. HORTON, INC., A DELAWARE CORPORATION; AND AUTHORIZING THE CITY MANAGER TO EXECUTE AND DELIVER SAID AGREEMENT ON BEHALF OF THE CITY.

WHEREAS, the City of Buckeye, an Arizona municipal corporation ("City") and D.R. Horton, Inc. ("Horton") desire to enter into a Development Impact Fee Credit and Reimbursement Agreement (the "Agreement") related to the design, construction and installation by Horton of off-site sewer infrastructure as specified in the Agreement ("Sewer Collection Facilities") as part of its development of a project known as "Farallon;" and

WHEREAS, the City Code Section 18-11 authorizes development impact fee credit in cases where a developer is required by the City to construct, install and dedicate public improvements for which a development impact fee is also being imposed, pursuant to the requirements of the Code; and

WHEREAS, the City Code Section 18-12 requires a development agreement in order for the City to authorize reimbursement to a developer of an eligible Capital Facility, as defined in the Code, using funds from development impact fee accounts; and

WHEREAS, the Sewer Collection Facilities are included in the IIP as a Wastewater Collection Line component within the Central Buckeye Service Area for which a wastewater development impact fee has been assessed; and

WHEREAS, the City is willing to allow Developer to design and construct the Sewer Collection Facilities and Developer may receive development impact fee credits as permitted under and in accordance with, the City Code and State Laws; and

WHEREAS, the City is authorized to enter into development agreements by resolution, pursuant to Arizona Revised Statutes § 9-500.05.

BE IT RESOLVED, by the Mayor and Council of the City of Buckeye, Arizona**,** as follows:

Section 1. The recitals above are hereby incorporated as if fully set forth herein.

Section 2. The Agreement relating to, among other things, the design, construction and installation of oversized off-site sewer infrastructure and subsequent impact fee credit and reimbursement is hereby approved in substantially the form and substance on file with the City Clerk and incorporated by reference.

Section 3. The Mayor, City Manager, City Attorney and City Clerk, are hereby authorized and directed to execute and deliver all documents and other necessary or desirable instruments connected with the Agreement and to take all steps necessary to carry out the purpose and intent of this Resolution.

PASSED AND ADOPTED by the Mayor and Council of the City of Buckeye, Arizona, this 20th day of October, 2026.

_____
Eric W. Orsborn, Mayor

ATTEST:

_____
Summer Stewart, Interim City Clerk

APPROVED AS TO FORM:

_____
Tosca Henry, City Attorney

CITY OF BUCKEYE
Regular Council Meeting
COUNCIL ACTION REPORT

MEETING DATE: 10/20/26	**AGENDA ITEM:** 4.D. PMO – CIP No. 104350 – Airport Utility Improvements – Budget Authorization
DATE PREPARED: 10/15/26	**DISTRICT NO.:** 1
STAFF LIAISON: James Braveboy, Project Manager, jbraveboyjr@buckeyeaz.gov, (480) 489-6293	
DEPARTMENT: Program Management Office	**AGENDA ITEM TYPE:** Consent Agenda Items / New Business

ACTION/MOTION: (This language identifies the formal motion to be made by the Council)
Council to take action on the acceleration of CIP Project No. 104350 – Buckeye Municipal Airport Utility Improvements from fiscal year 2028 to fiscal year 2027; authorize the City Manager to approve project-related expenditures up to $3,300,000; and authorize the City Manager and City Attorney to take all steps necessary to implement this action.

GOALS AND OBJECTIVES FOR THE STRATEGIC PLAN FOCUS AREAS:
Infrastructure

SUMMARY

PROJECT DESCRIPTION:
The Buckeye Municipal Airport Utility Improvements Project (CIP No. 104350) establishes the utility infrastructure needed to support existing Airport operations, activate the initial Vermillion hangars, and prepare the Airport for continued development. As new facilities are added, reliable water, power, and communications infrastructure are essential to bringing those facilities into service and supporting future investment.

The initial construction phase includes replacement of the existing domestic waterline from Well Site No. 1, water connections serving existing and new hangars, replacement of the well's hydropneumatic tank, customer-side electrical infrastructure, City fiber conduit, and airfield utility crossings. These improvements address immediate development needs while establishing infrastructure that can serve subsequent Airport improvements.

The requested authorization allows the City to deliver this work in phases within the approved $3,300,000 project budget. In addition to the initial DCS Contracting construction work, funding will accommodate APS power-provider costs, engineering and other project expenses, contingency, and remaining utility improvements, including planned septic tank installation south of the runway, as funding permits.

BENEFITS:
Approval of this request would give the City the flexibility to manage and deliver the Buckeye Municipal Airport Utility Improvements Project efficiently within the approved $3,300,000 project budget.

The project will provide critical water, electrical, and communications infrastructure to support the initial Vermillion hangar development, existing Airport facilities, and future Airport development. The improvements will improve the reliability of the Airport's domestic water system, provide electrical service to the initial Vermillion hangars, expand City IT/fiber infrastructure, and establish utility infrastructure to support continued Airport growth.

Overall, the project will improve the Airport's utility infrastructure, support current development needs, and position the Buckeye Municipal Airport for future expansion and investment.

This authorization enables the City to deliver critical utility capacity and reliability ahead of tenant occupancy, which reduces operational risk and avoids revenue delays tied to hangar activation. Replacing the domestic water main from Well Site No. 1 and adding new service connections prepares the system for increased demand forecast in the Airport's near-term planning scenario and avoids pressure and reliability issues as new hangars are constructed.

The fiber conduit component extends City communications pathways on-airport and ties into priority corridors identified in recent CIP reviews, improving operational communications, security systems, and emergency response while lowering future mobilization and outage costs.

Together, the water, electrical, and fiber upgrades form the foundational utilities backbone for current operations and future Airport expansion, improving service reliability, tenant readiness, and overall Airport resilience.

FUTURE ACTION:
Following contract execution, construction activities will commence in accordance with the approved project schedule.

FINANCIAL IMPACT STATEMENT:
The requested action will utilize $2,700,000 of CIP Savings to accelerate the Airport Utility Improvements project, which is currently budgeted for FY2027 ($600,000) and FY2028 ($2,700,000). The overall cost of the project is not changing.

CURRENT FISCAL YEAR TOTAL COST:
CIP No. 104350 – Airport Utility Improvements has a total project budget of $3,300,000.00 under account 50211200 – 543235. The project will be funded in FY2027 using available CIP savings, and the corresponding FY2028 budget request will be canceled.

Staff is requesting that City Council preauthorize the City Manager to approve construction actions, professional services, contract amendments, work orders, and other project-related expenditures for the project up to this amount.

The proposed JOC (Contract No. 2025104) with DCS Contracting, Inc. is not to exceed $1,752,629.72 and represents the initial construction phase. No additional appropriation is requested.

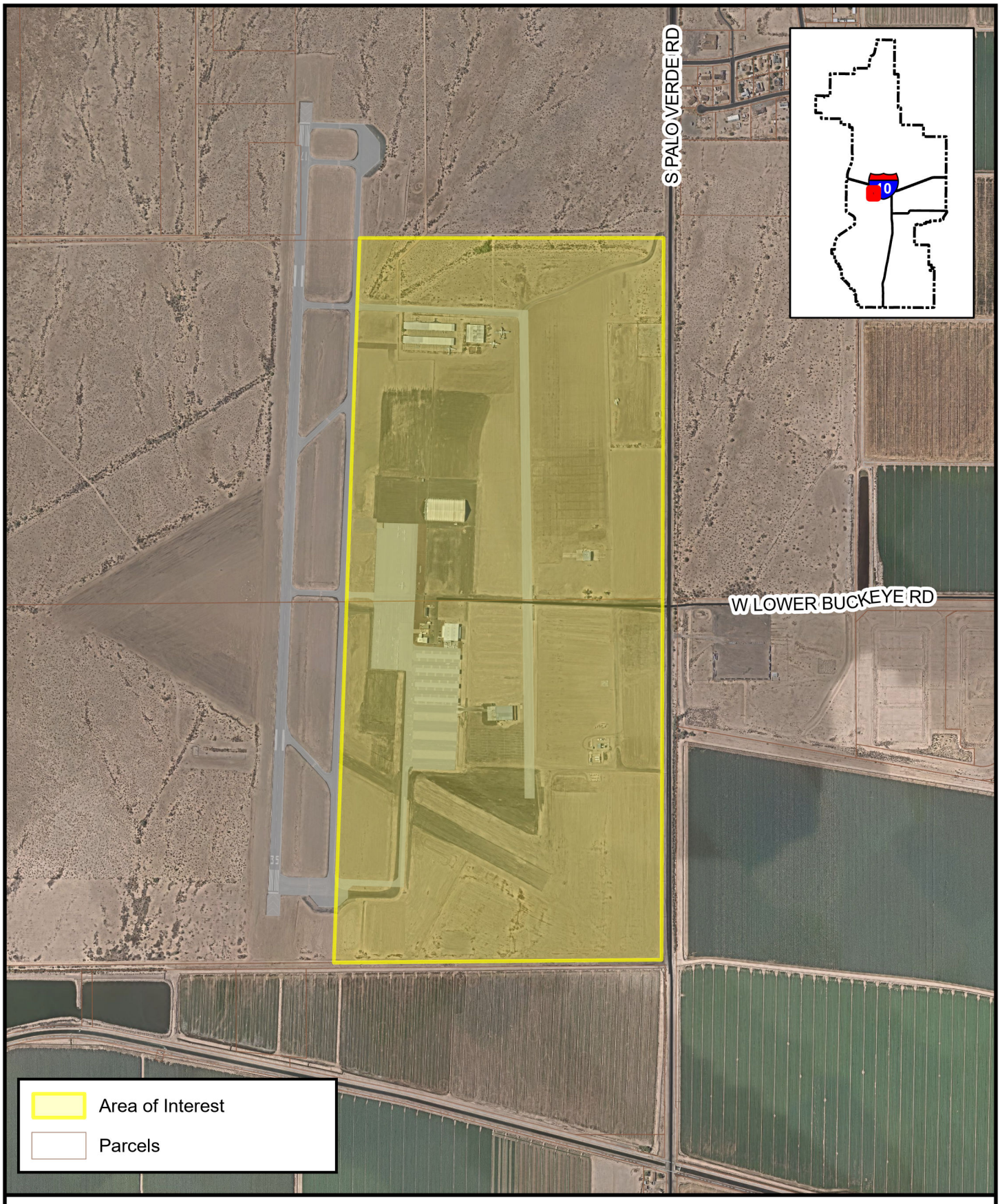
Scope	Value
Hangar Water Connection (Vermillion Dev./initial hangars)	$74,074.00
Well No. 1 – New 4-Inch Domestic Water Main	$537,426.00
Electrical Infrastructure	$78,970.00
Fiber Conduit	$229,530.00
Hydropneumatic Tank Replacement	$4,000.00
Additional Allowances	$828,629.72
Remaining Project Funding	$947,370.28
Total	$2,700,000.00

BUDGETED:
Yes

FISCAL YEAR:
FY 2027

FUND/DEPARTMENT:
50211200 - 543235

Items related to a project or facility location must include an attached vicinity map for Council Review.
ATTACHMENTS:
CIP104350.pdf



BUCKEYE
ARIZONA

CIP 104350: Airport Utility Improvements

While every effort has been made to ensure the accuracy of this information, the City of Buckeye makes no warranty, expressed or implied, as to its absolute accuracy and expressly disclaims liability for the accuracy thereof.

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Date: 9/30/2026

CITY OF BUCKEYE
Regular Council Meeting
COUNCIL ACTION REPORT

MEETING DATE: 10/20/26	**AGENDA ITEM:** 4.E. WR - Delegation Agreement for the Operation and Maintenance of a Water Reclamation Facility between the City of Buckeye and Trillium Land Company, LLC.
DATE PREPARED: 10/15/26	**DISTRICT NO.:**
STAFF LIAISON: Terry Lowe, Water Resources Director, tlowe@buckeyeaz.gov, (623) 349-6102	
DEPARTMENT: Water Resources	**AGENDA ITEM TYPE:** Consent Agenda Items / New Business

ACTION/MOTION: (This language identifies the formal motion to be made by the Council)
Council to take action on the Delegation Agreement for the Operation and Maintenance of a Water Reclamation Facility, by and between the City of Buckeye, an Arizona municipal corporation, and Trillium Land Company, LLC, a Delaware limited liability company; authorizing the City Manager to execute and deliver said Delegation Agreement on behalf of the City of Buckeye; and authorizing the City Manager to take all steps necessary to carry out the purpose and intent of said Agreement.

GOALS AND OBJECTIVES FOR THE STRATEGIC PLAN FOCUS AREAS:
Not Applicable

SUMMARY

PROJECT DESCRIPTION:

The Floreo at Teravalis Interim Water Reclamation Facility (Interim WRF) will provide interim wastewater treatment services for the Floreo at Teravalis Service Area until a permanent wastewater treatment facility is commissioned. The Interim WRF will be located on approximately 9.82 acres within the Floreo at Teravalis development.

Trillium Land Company, LLC, as Master Developer, is responsible for the design, permitting, construction, and interim operation of the facility. The City will delegate operational authority to the Master Developer, while retaining its responsibilities as the Designated Management Agency and municipal utility provider. The project also includes the necessary regulatory permitting, third-party operations, User Fee collection and remittance, and City step-in rights to ensure continued wastewater service.

BENEFITS:
The project will provide interim wastewater treatment capacity to support development within the Floreo at Teravalis Service Area and ensure continuity of wastewater service until a permanent treatment facility is commissioned. The Delegation Agreement clarifies operational responsibilities, supports ADEQ regulatory compliance, and allows the Master Developer to utilize a qualified third-party operator. It also protects the City and customers by establishing City step-in rights to maintain reliable service and provides a mechanism for the collection and remittance of User Fees to reimburse the Master Developer for delegated wastewater treatment services.

FINANCIAL IMPACT STATEMENT:
Costs associated with the Interim WRF will be reimbursed through User Fees collected and remitted to the Developer. The remitted fees will need to be budgeted. For FY2027, staff will monitor the budget capacity and the expected operational date to determine if additional budget capacity is needed. If needed, staff will return to Council to request a budget transfer. The FY2028 budget will include anticipated expenditures associated with this facility.

CURRENT FISCAL YEAR TOTAL COST:
Current fiscal year costs are unknown at this time. The costs depend on the date the facility becomes operational and the number of customers utilizing the facility. Staff will monitor each of these variables. No additional budget is being requested at this time.

Items related to a project or facility location must include an attached vicinity map for Council Review.
ATTACHMENTS:
Delegation Agreement.pdf

DELEGATION AGREEMENT

For the Operation and Maintenance of a Water Reclamation Facility

Floreo at Teravalis
City of Buckeye, Arizona

THIS DELEGATION AGREEMENT ("Delegation Agreement") is entered into as of ____, 2026 ("Effective Date"), by and between CITY OF BUCKEYE, an Arizona municipal corporation ("City"), and TRILLIUM LAND COMPANY, LLC, a Delaware limited liability company ("Master Developer"). TRILLIUM MANAGEMENT DEVELOPMENT COMPANY LLC, a Delaware limited liability company ("Development Manager"), may execute this Delegation Agreement on behalf of Master Developer to the extent authorized under the Development Agreement (defined below). Master Developer (and, if applicable, Development Manager acting on its behalf) is sometimes referred to herein as "Developer."

RECITALS

A. The City and Trillium Land Company, LLC, a Delaware limited liability company ("Master Developer") have entered into that certain Development Agreement dated April 1, 2025 (the "Development Agreement"), recorded in the Official Records of the Maricopa County Recorder's Office as Document Number 20250197318, pursuant to which Master Developer has agreed to design, engineer, permit, construct, and install certain water and wastewater facilities necessary to serve the property, known as "Floreo at Teravalis" (the "Property"), as more particularly described in the Floreo Master Water Report, the Master Wastewater Report for Floreo at Teravalis, and the Master Reclaimed Water Report for Floreo at Teravalis (collectively, the "Master Reports").

B. Pursuant to the Development Agreement, Master Developer is responsible for the design, permitting, and construction of the Floreo at Teravalis Interim Water Reclamation Facility ("Interim WRF") to provide interim wastewater treatment capacity for the treatment of wastewater generated by the Property until a permanent facility is commissioned.

C. The Interim WRF is located on approximately 9.82 acres of the Property ("Floreo at Teravalis Interim WRF Site"), to serve the Floreo at Teravalis Service Area, as depicted on Exhibit "B", attached hereto.

D. City is the Designated Management Agency ("DMA") for wastewater management within the Service Area under the applicable Certified Areawide Water Quality Management Plan (the "208 Plan") and holds the ultimate governmental responsibility for wastewater utility service under Arizona law.

E. City, in its capacity as the DMA and municipal utility provider, delegates to Master Developer the authority to operate the Interim WRF on an interim basis. This delegation is intended to satisfy the requirements of the Arizona Department of Environmental Quality ("ADEQ") regarding the provision of utility services by a private entity within a municipal service area.

F. The parties acknowledge that Developer (or its affiliate) shall be the primary applicant and permittee of record for all required ADEQ Permits (including, without limitation, the Aquifer Protection Permit ("APP") and any AZPDES permits). City hereby consents to Developer's status as the primary permittee and agrees to provide the necessary "DMA Consent" or "Letter of No Objection" as required by ADEQ for the issuance and maintenance of such Permits.

G. Developer intends to fulfill its delegated operational obligations through a qualified third-party operator ("Operator") under a separate Operations and Service Agreement, recorded at Recorded Document No. _____, Official Records of Maricopa County, Arizona ("Operations Agreement"), to which the City is not a party.

H. The parties enter into this Delegation Agreement to memorialize the regulatory delegation, establish the City's step-in rights to ensure continuity of service, and define the financial mechanism for the City's collection and remittance of User Fees to the Developer as reimbursement for the costs of providing these delegated services.

NOW, THEREFORE, in consideration of the mutual covenants herein contained, the parties agree as follows:

DEFINITIONS

208 Plan means the applicable Certified Areawide Water Quality Management Plan designating the City as the Designated Management Agency for wastewater services within the service area, as may be amended from time to time.

ADEQ means the Arizona Department of Environmental Quality and any successor agency.

ACC means the Arizona Corporation Commission and any successor agency.

Certified Operator has the meaning set forth in the Operations Agreement.

Default means the failure or unreasonable delay by any party to perform or otherwise act in accordance with any term or provision of this Delegation Agreement for a period of thirty (30) days after written notice thereof from the other party, provided, however, that if the failure or delay

is such that more than thirty (30) days would reasonably be required to perform such action or comply with any term or provision hereof, then such party shall have such additional time as may be necessary to perform or comply so long as such party commences performance or compliance within said thirty (30) day period and diligently proceeds to complete such performance or fulfill such obligation.

Delegated Services means the ownership, permitting, operation, maintenance, and management of the Interim WRF and related wastewater facilities, as delegated by the City to Master Developer pursuant to this Agreement.

Designated Management Agency or DMA means the entity designated under the 208 Plan with responsibility for wastewater management planning and oversight within a defined service area, which entity is the City.

Dispute means any dispute, controversy, claim, or issue needing to be resolved, arising out of or relating to this Delegation Agreement, including without limitation the formation or validity of this Delegation Agreement, either party's performance or alleged breach of this Delegation Agreement, or a matter requiring negotiation, agreement, and resolution by the parties during the term of this Delegation Agreement.

Dispute Resolution Process means a set of procedures established under this Delegation Agreement for resolving Disputes through good faith negotiation or arbitration.

Effective Date means the date of this Delegation Agreement, as specified in the introductory paragraph above.

Event of Default means one or more of those events described in Article 6 that allows a party to obtain a remedy if not cured after notice.

Floreo at Teravalis Collection System means those facilities, pipes, connections, and appurtenances used to collect, convey, and transport System Influent within the Floreo at Teravalis Service Area to the Interim WRF.

Floreo at Teravalis Development means those lands within the Floreo at Teravalis Service Area being and to be developed by Master Developer under the Development Agreement.

Floreo at Teravalis Interim WRF Site means the approximately 9.82-acre site within the Floreo at Teravalis Development on which the Interim WRF is located, as depicted on Exhibit "B" attached hereto.

Floreo at Teravalis Service Area means those lands described in and shown on **Exhibit "A"** that receive sewer services from the Interim WRF.

Good Industry Practices means those methods, techniques, standards and practices that at the time they are employed and in light of the circumstances known or reasonably believed to exist at such time, are generally recognized and accepted as good and prudent practices in the

design, construction, operation or maintenance professions, as the case may be, for the municipal and/or industrial wastewater industry, in the southwestern region of the United States and are consistent with the same degree of skill and care ordinarily exercised by members of the respective trade or profession.

Initial Operational Acceptance means the written authorization by the City for the Interim WRF to begin to accept influent.

Interim WRF means the wastewater treatment plant constructed on the Floreo at Teravalis Interim WRF Site to serve the Floreo at Teravalis Service Area.

Losses means all claims (including workers' compensation and wage claims), demands, suits, actions, liabilities, damages, penalties, fines, judgments, and costs and expenses, including without limitation the costs and expenses of litigation.

Operator in Charge has the meaning set forth in the Operations Agreement.

Permits means any federal, state, or local permit, authorization, or other entitlement necessary for the operation of the Interim WRF in a manner compliant with Applicable Law, including but not limited to any required National Pollutant Discharge Elimination System Permit issued by the federal Environmental Protection Agency ("EPA"), and ADEQ-issued permits.

Service Fee means the monthly, all-inclusive amount payable to Operator for routine O&M Services at the Interim WRF. This fee covers all of Operator's costs for operating, maintaining, supervising, and managing the Interim WRF in the ordinary course, including all labor, materials, equipment, consumables, administrative overhead, and compliance activities necessary to perform O&M Services in accordance with the Operations Agreement, Good Industry Practices, Applicable Law, and the Permits. No separate management, administrative, or markup charges may be imposed by Operator for routine O&M Services outside of the Service Fee, except as expressly provided in the Operations Agreement.

System Influent means all municipal, commercial, and industrial wastewater flows reaching the Interim WRF through the Floreo at Teravalis Collection System, or extension thereof, from any and all connected sources, including residential, commercial, municipal, institutional, and industrial sources, including infiltration and/or inflow, which do not exceed the various limits.

User means a person, firm, company, corporation, or any other entity that is connected to the sewer system served by the Interim WRF.

User Fees means the fees collected by the City from Users for wastewater service provided by the Interim WRF, as established by City ordinance, resolution, or rate schedule, and as may be amended from time to time.

1. DELEGATION OF REGULATORY AUTHORITY; ADEQ PERMITS

1.1 Grant of Delegated Authority. Pursuant to its authority as a municipal utility provider and the Designated Management Agency (DMA) for the Service Area, City hereby delegates to Developer the authority to manage and operate the Interim WRF. This delegation includes the right to apply for, hold, and perform all obligations under any and all ADEQ Permits (including APP and AZPDES permits) required for the Interim WRF.

1.2 Developer as Primary Permittee. City acknowledges and consents to Developer (or its affiliate) being the primary permittee of record for all ADEQ Permits. Developer shall be responsible for all technical, financial, and demonstrative requirements of such Permits.

1.3 ADEQ. To the extent ADEQ requires the City, as the DMA, to provide a "Letter of No Objection," "Consent to Operate," or to be named as a co-permittee or "ultimate responsible party" for the Interim WRF, City hereby agrees to execute such documents in a form reasonably acceptable to the City Attorney, provided that Developer, or affiliates, remains primarily liable for operational compliance.

1.4 Limited Use of City Authorizations. To the extent any regulatory compliance requires the use of City-held authorizations, City hereby grants Developer a limited, non-exclusive license to reference and utilize such authorizations solely for the purpose of maintaining the Interim WRF in good standing with ADEQ.

2. DELEGATION; CITY CONSENT; ACC COORDINATION

2.1 City Consent to Interim Operation. City hereby consents to Developer's management and operation (through Operator) of the Interim WRF within the Service Area during the term of this Delegation Agreement, subject to Applicable Law and the Permits.

2.2 Regulatory Communications. Developer (through Operator) shall be the primary point of contact for day-to-day communications with ADEQ and other regulators regarding Interim WRF operations; provided that Developer shall copy City on material written communications relating to (i) any alleged or actual permit violation, (ii) any enforcement action or notice of violation, (iii) any order requiring immediate action, or (iv) any threatened suspension, revocation, or material modification of the Permits.

3 DEVELOPER OBLIGATIONS (REGULATORY; OPERATIONS; RECORDS)

3.1 Compliance. Developer shall cause the Interim WRF to be operated and maintained in compliance with Applicable Law, the Permits, and Good Industry Practices. Developer shall ensure that a Certified Operator serving as the Operator in Charge is designated at all times the Interim WRF is in operation.

3.2 Operator Contract. Developer shall maintain an Operations Agreement with Operator requiring, at a minimum, (a) compliance with Applicable Law and the Permits, (b) emergency response and coordination protocols, (c) designation of an Operator in Charge who is a Certified Operator at all times the Interim WRF is in operation, and (d) transition cooperation in the event of replacement, step-in, or takeover.

3.3 Records; Reporting. Developer shall cause Operator to maintain complete and accurate operational and compliance records, and shall provide City, upon reasonable request, copies of: discharge monitoring reports, monthly operating reports, laboratory data, and maintenance logs reasonably necessary for City's oversight and utility administration.

3.4 No Ordinance Enforcement Obligation. Developer and Operator shall have no obligation to enforce City ordinances against Users. City retains its enforcement authority and agrees to reasonably coordinate with Developer upon request where User discharges may be causing compliance impacts.

4 COMPENSATION, INVOICING, AND PAYMENT

4.1 Compensation Structure

Prior to the connection of the first residential User to the Interim WRF, Developer shall pay Operator, on a monthly basis, the Service Fee for routine O&M Services and any approved Other Expenses, as invoiced monthly by Operator in accordance with the Operations Agreement.

Upon the connection of the first residential User to the Interim WRF, the City shall collect User Fees from Users for wastewater service, as established by the City Residential Sewer Rates. Within thirty (30) days after the end of each calendar quarter, the City shall remit to Master Developer all User Fees collected during the preceding quarter. Developer shall be responsible for paying Operator the Service Fee and any Other Expenses, in accordance with the terms of the Operations Agreement. City and Developer acknowledge and agree the User Fees collected from Users for wastewater service during the operation of the Interim WRF is the only compensation Developer shall receive from the City for the management and operation of the Interim WRF.

4.2 Service Fee Adjustments. The Service Fee may be adjusted due to Change in Law, Scope Change Adjustment, or Force Majeure, or by mutual agreement by the Parties.

4.3 User Fees; Collection System Allocation. The Parties acknowledge that Developer is entitled to full recapture of all User Fees collected during the preceding quarter. The City shall, on a quarterly basis, remit to Developer all User Fees collected, less the portion of User Fees attributable to the Floreo at Teravalis Collection System repair and maintenance costs as established by the City's rate schedule ("Collection System Fees"), which shall be retained by the City. The City shall be solely responsible for all repairs to the Floreo at Teravalis Collection System, which the Parties acknowledge is owned by the City.

Developer shall cause Operator to perform routine maintenance of the Floreo at Teravalis Collection System, including but not limited to periodic flushing of lines, in accordance with the Operations Agreement. For the avoidance of doubt, "routine maintenance" does not include structural repairs, rehabilitation, or replacement of any component of the Floreo at Teravalis Collection System.. The provisions of this Section 4.3 shall survive the expiration or earlier termination of this Delegation Agreement and shall remain in effect until Developer has been fully paid. The City shall perform an annual reconciliation of User Fees collected against the Service Fees and Other Expenses actually paid to Operator.

5. CITY RESPONSIBILITIES

5.1 Cooperation. City shall cooperate with Developer to facilitate timely performance and continuity of service.

5.2 Inspections and Agency Coordination. City shall cooperate with ADEQ, MCESD, EPA, and other agencies during inspections and information requests relating to the Interim WRF, and shall coordinate with Developer regarding scheduling and access.

5.3 Collection System Ownership and Repair. The Parties acknowledge that the Floreo at Teravalis Collection System has been accepted and is owned by the City. Upon the expiration of all applicable Developer warranty's relating to the Teravalis Collection System the City shall be solely responsible, at its cost, for all repairs, rehabilitation, and replacement of the Floreo at Teravalis Collection System, including without limitation correction of line defects, grade failures, structural damage, and manhole repairs. Nothing in this Delegation Agreement shall be construed to transfer or delegate to Developer or Operator any obligation for repair or replacement of the Floreo at Teravalis Collection System. During the initial two (2) year period following the City's acceptance of the Floreo at Teravalis Collection System, repair obligations arising from construction defects shall be addressed under the applicable trade warranties. Following expiration of such warranties, repair obligations shall be borne solely by the City.

6. TERMINATION, DEFAULT, REMEDIES

6.1 General Provisions. A party will be in Default of this Delegation Agreement when it fails to cure an Event of Default after notice. Upon a Default of this Delegation Agreement, the non-defaulting party will have all remedies available at law or equity, except as modified in this Delegation Agreement.

6.2 Default. Except for emergencies, failure or unreasonable delay by either party to perform or otherwise act in accordance with any term or provision of this Delegation Agreement for a period of thirty (30) days after written notice thereof from the other party ("***Cure Period***"), shall constitute a default under this Delegation Agreement ("***Event of Default***"); provided, however, that if the failure or delay is such that more than thirty (30) days would reasonably be required to perform such action or comply with any term or provision hereof, then such party shall have such additional time as may be necessary to perform or comply so long as such party commences performance or compliance within said thirty (30) day period and diligently proceeds to complete such performance or fulfill such obligation. Said notice shall specify the nature of the alleged default and the manner

in which said default may be satisfactorily cured, if possible. If such default is not cured within the Cure Period, the non-defaulting party shall have the right to pursue all remedies available at law or in equity, including, without limitation, the right to exercise Step-In Rights as set forth in Section 6.3 if applicable, the right to initiate the Dispute Resolution Process set forth in Section 6.4, and/or the right to terminate this Delegation Agreement. Nothing in this Section shall limit the right of Developer to exercise Step-In Rights immediately in the event of an emergency or as otherwise provided in Section 6.3.

6.3 Step-In and Operator Replacement Rights.

6.3.1 Step-In Triggers. In addition to any other rights and remedies under this Delegation Agreement, a "***Step-In Event***" shall be deemed to occur upon: (a) An Event of Default by Developer or Operator that is not cured within the applicable Cure Period; (b) Any event or circumstance that, in the reasonable judgment of Developer, poses an imminent threat to public health, safety, or the environment; (c) Suspension, revocation, or material limitation of any permit or license required for operation of the Interim WRF due to Developer or Operator's act or omission; (d) Regulatory action or order requiring immediate action; or (e) Developer or Operator's insolvency, bankruptcy, or cessation of operations.

6.3.2 Pre-User Connection Stage. Upon the occurrence of a Step-In Event prior to residential User connection to the Interim WRF, Developer shall have the exclusive right, but not the obligation, to step in and assume, or appoint a third party to assume, all or any portion of Operator's obligations under the Operations Agreement. Operator shall immediately and fully cooperate with Developer, including providing access to the Interim WRF and any and all materials necessary for continued operation required to effectuate the transition.

6.3.3 Post-User Connection Stage.

(a) Pre-Approved Vendor List: Upon execution of this Delegation Agreement, Developer shall provide the City with a list of pre-approved, qualified operators ("Pre-Approved Vendor List") eligible to serve as replacement operator in the event of a Step-In Event. The City shall review and approve the Pre-Approved Vendor List, such approval not to be unreasonably withheld, conditioned, or delayed. The Pre-Approved Vendor List may be updated from time to time by mutual written agreement of the Parties.

(b) Developer Priority Step-In Right: Upon the occurrence of a Step-In Event after residential user connection to the Interim WRF, Developer shall have the priority right, but not the obligation, to step in and assume, or appoint a replacement operator from the Pre-Approved Vendor List to assume, all or any portion of Operator's obligations under the Operations Agreement. Developer shall exercise this right by providing written notice to the City within ten (10) business days after occurrence of the Step-In Event. If written notice is not provided to the City within ten (10) business days after occurrence of the Step-In Event, the City may step in and assume, or appoint a third-party to assume, all or any portion of Operator's obligations under the Operations Agreement.

6.3.4 Notice and Emergency. Except in an emergency where immediate action is required to protect public health, safety, or the environment, the party invoking step-in rights shall give prompt written notice to the other parties of the Step-In Event and the intended exercise of step-in rights.

6.3.5 Financial Protections. During any period of step-in by the Developer or City, Operator shall remain liable for all costs, losses, and damages incurred by the City and/or Developer as a result of Operator's default, including any excess costs of operation above the Service Fee. The City and/or Developer may offset such costs against any amounts otherwise due to Operator under the Operations Agreement.

6.3.6 Termination for Convenience. Developer may terminate this Delegation Agreement, in whole or in part, any time and for any reason, upon sixty (60) days' prior written notice to the other parties. In the event of such termination, the City shall pay to Developer all User Fees due and owing to Developer for the management and operation of the Interim WRF performed through the effective date of termination.

6.3.7 Continuation of Management and Operation upon Termination. Upon termination of this Delegation Agreement for whatever cause and regardless of fault, Developer will continue to provide the services anticipated by the Operations Agreement for a period of up to one hundred eighty (180) days, or such lesser time as Developer may specify, for transition of operations back to another operation and maintenance contractor designated by Developer.

6.3.8 Cooperation and Transition. Upon the occurrence of a Step-In Event or transition of operations, Developer shall:

(a) Deliver to City all original Permits, compliance files, and regulatory correspondence;

(b) Execute all documents necessary to transfer, assign, or co-designate the City as the permittee on all ADEQ Permits;

(c) Provide City and its replacement operator with immediate access to the Interim WRF; and

(d) Notify ADEQ in writing of the City's assumption of operational control to ensure there is no gap in permit coverage that would require a cessation of service.

6.4 Dispute Resolution Process. Disputes shall be resolved by binding arbitration in Maricopa County, Arizona, in accordance with the Commercial Arbitration Rules of the American Arbitration Association.

7. INDEMNITY, FORCE MAJEURE, CHANGE IN LAW

7.1. Indemnity

7.1.1 Indemnification by Master Developer. To the fullest extent permitted by law, Master Developer shall indemnify, defend (with counsel reasonably acceptable to the City), and hold harmless the City, and its respective direct and indirect affiliates, officers, directors, managers, members, partners, employees, agents, successors, and assigns (collectively, the "City Indemnified Parties") from and against any and all Losses arising out of, relating to, or resulting from: (a) any act or omission of Master Developer, or Operator in connection with the performance or non-performance of the Operations Agreement or this Delegation Agreement; (b) any breach of this Delegation Agreement by Master Developer; (c) any violation of law or Permit by Master Developer or Operator; or (d) any injury to or death of any person, or damage to or loss of property, caused by the acts or omissions of Master Developer or Operator; except to the extent such Losses are caused by the gross negligence or willful misconduct of a City Indemnified Party.

7.1.2 Indemnification by the City. The City shall indemnify, defend, and hold harmless Master Developer and its affiliates, officers, directors, employees, agents, successors, and assigns from and against any and all Losses to the extent arising from the gross negligence or willful misconduct of the City.

7.2 Force Majeure.

7.2.1 Excuse of Performance. Except for payment obligations under this Delegation Agreement, the performance of any party shall be excused during the period and to the extent that such party is prevented from performing by a Force Majeure Event, provided that such event was not caused solely or in substantial part by an act or omission of the party seeking protection and the effects of which could not have been prevented or avoided by reasonable effort of such party.

8. INSURANCE AND BONDS

8.1 Insurance. Master Developer shall cause the Operator to continuously maintain, and require its subcontractors to continuously maintain, insurance coverages that satisfy all the minimum policy limits and all other provisions in **Exhibit "C"** of the Operations Agreement. All such policies shall name the City as an Additional Insured. The insurance policies and policy limits required hereunder are minimums and do not limit Master Developer's or Operator's liability. The failure of Master Developer to cause the Operator or any subcontractor to continuously maintain insurance coverages in compliance with this Section constitutes a material breach of this Delegation Agreement.

8.2 O&M Performance Bonds. Master Developer shall cause the Operator to procure Performance Bonds acceptable to the City on an annual basis to ensure performance of the O&M Services under the Operations Agreement. The Performance Bonds will be procured in the following amounts and shall be Best rated either "A" or "A+" or otherwise acceptable to City:

8.2.1 Prior to the Initial Operational Acceptance Master Developer shall cause the Operator to procure a Performance Bond, to be maintained from the Initial Operational Acceptance until the first anniversary of the Initial Operational

Acceptance, in the amount of 150% of Operator's estimated cost of one year of operation and maintenance of the Interim WRF, as approved by the City.

8.2.2 Throughout the remaining term of this Delegation Agreement, beginning on the first anniversary of the Initial Operational Acceptance, Master Developer shall cause the Operator to procure annual Performance Bonds in the amount of 100% of the previous year's operation and maintenance costs, as approved by the City.

9. TERM

9.1 Initial Term. The term of the Delegation Agreement will commence upon the commencement date of the Operations Agreement and, subject to any provisions for early termination, will terminate on the fifth (5th) anniversary of that date; provided, however, that the term shall automatically be extended and continue in full force and effect so long as the Interim WRF remains in operation and the Developer has not received full reimbursement and recovery of all amounts owed to Developer by the City pursuant to this Agreement.

9.2 Extension of Term. The Delegation Agreement may be extended by mutual written agreement by the Parties.

10. MISCELLANEOUS

10.1 No Agency or Partnership. This Delegation Agreement shall not be deemed to create a partnership, joint venture, or other business relationship between City and Developer.

10.2 Assignment. Developer may assign this Delegation Agreement to an affiliate or successor developer of the Property with City's consent not unreasonably withheld, conditioned, or delayed; provided that Developer remains liable for obligations accruing prior to assignment unless expressly released in writing by City.

10.3 Notices. All notices, requests, waivers, approvals, acceptances or other communications under this Delegation Agreement shall be in writing and shall be deemed given when personally delivered or transmitted through electronic mail or two days after mailing by certified mail, return receipt requested and postage prepaid, to the addresses set forth below:

For City:	City of Buckeye 530 East Monroe Avenue Buckeye, AZ 85326 Attn: Doug Sandstrom
With a copy to:	Tosca Henry, City Attorney 530 East Monroe Avenue Buckeye, AZ 85326 cityattorneysoffice@buckeyeaz.gov
For Master Developer / Development Manager:	

Trillium Management Development Company, LLC
c/o The Howard Hughes Corporation.
Attention: Charley Freericks, Vice President
4150 N. Drinkwater Blvd., Suite 100
Scottsdale, Arizona 85251
Email: charley.freericks@howardhughes.com

With a copy to:

c/o The Howard Hughes Corporation
Attention: General Counsel
9950 Woodloch Forest Drive, Suite 1100
The Woodlands, Texas 77380
Email: generalcounsel@howardhughes.com

10.4 Governing Law. This Delegation Agreement shall be governed by and construed under the laws of the State of Arizona.

10.5 Venue. Any litigation arising out of this Delegation Agreement shall be brought in Maricopa County, Arizona.

10.6 Attorney's Fees. The prevailing party in any litigation arising out of this Delegation Agreement shall be entitled to its reasonable attorneys' fees and costs.

10.7 Entire Agreement; Amendment. This Delegation Agreement constitutes the entire agreement between the parties regarding the subject matter hereof and may be amended only by a writing signed by both parties.

10.8 Severability. If any provision is declared void or unenforceable, the remaining provisions shall remain in full force and effect if the remaining provisions permit the parties to achieve the practical benefits of this Delegation Agreement.

10.9 Recording. City and/or Developer may record a memorandum of this Delegation Agreement in the Official Records of Maricopa County.

[Signatures on the Following Page]

CITY OF BUCKEYE, a municipal corporation:

By: _____
Doug Sandstrom, City Manager

Date: _____

Attest:

_____
Summer Stewart, Interim City Clerk

Approved as to Form:

_____
Tosca Henry, City Attorney

STATE OF ARIZONA)
)
County of Maricopa)

The foregoing Delegation Agreement was acknowledged before me this ____ day of _____, ____, by Doug Sandsrom in his capacity of City Manager, on behalf of the City of Buckeye, Arizona.

_____
Notary Public

My Commission Expires:

DEVELOPER:

Trillium Management Development Company LLC,
a Delaware limited liability company

By: Charley Freericks

Its: Vice President

JUSTINE M. SCHRIMSHER
Notary Public - State of Arizona
MARICOPA COUNTY
Commission # 676550
Expires January 12, 2029

STATE OF ARIZONA)
)
County of Maricopa)

The foregoing Delegation Agreement was acknowledged before me this 7th day of October, 26, by Charley Freericks, in his capacity as Vice President of Trillium Management Development Company LLC.

Notary Public

My Commission Expires: January 12 2029

EXHIBIT "A"

Floreo at Teravalis Service Area

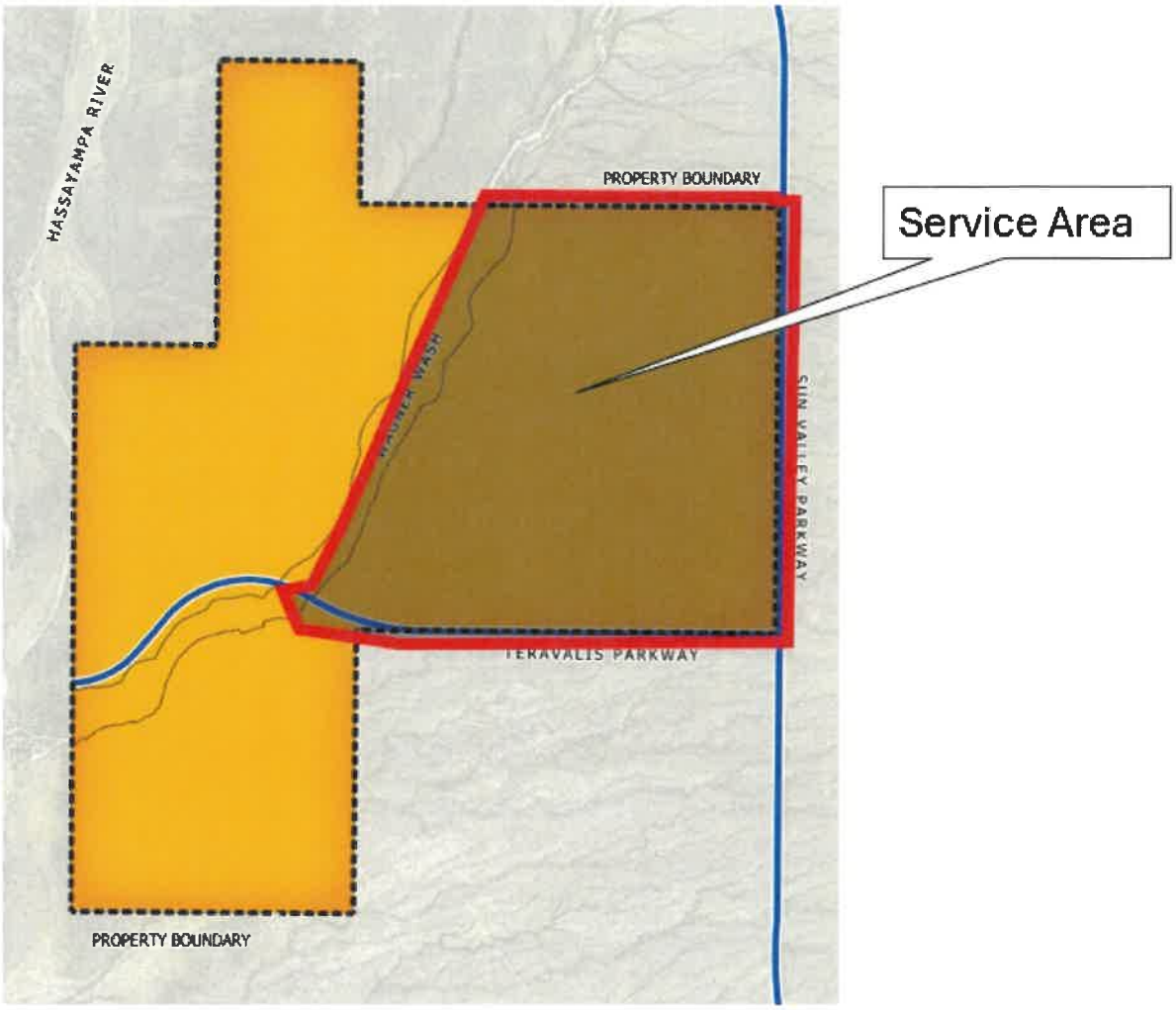
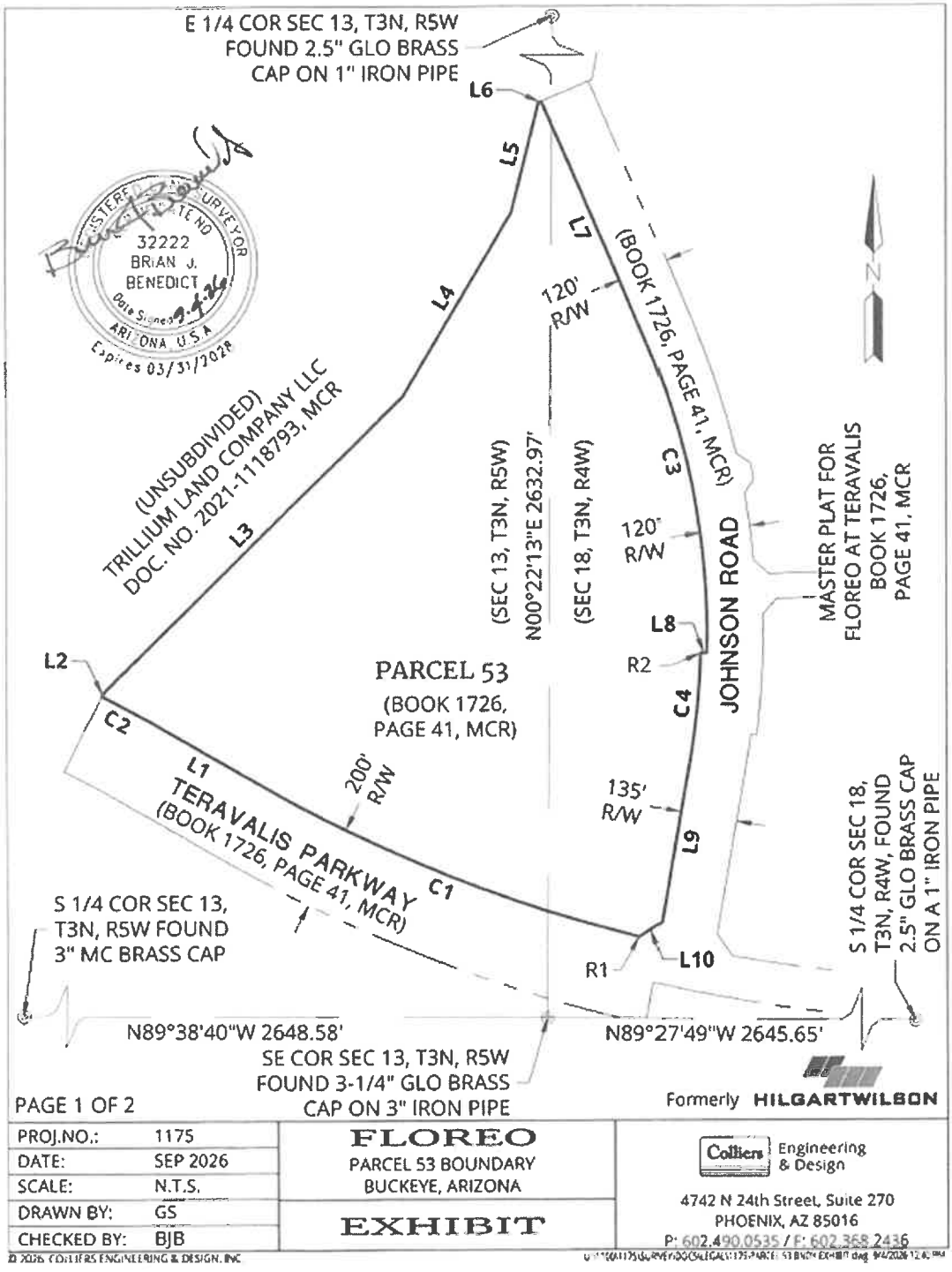


EXHIBIT "B"

Floreo at Teravalis Interim WRF Site



LINE TABLE		
LINE NO.	DIRECTION	LENGTH
L1	N60°10'20"W	316.30'
L2	N26°21'53"E	8.00'
L3	N45°29'18"E	1005.16'
L4	N30°59'26"E	510.67'
L5	N14°00'43"E	269.88'
L6	N66°44'33"E	8.00'
L7	S23°15'27"E	630.50'
L8	N88°20'44"W	15.00'
L9	S09°54'43"W	401.48'
L10	S56°44'02"W	61.58'

CURVE TABLE			
CURVE NO.	RADIUS	DELTA	LENGTH
C1	3500.00'	15°54'12"	971.48'
C2	2100.00'	3°27'47"	126.93'
C3	1740.00'	24°54'43"	756.54'
C4	1725.00'	8°15'27"	248.61'

RADIAL BEARING:
R1 - N13°55'28"E
R2 - N88°20'44"W

REGISTERED LAND SURVEYOR
CERTIFICATE NO.
32222
BRIAN J.
BENEDICT
Date Signed 9-4-26
ARIZONA U.S.A.
Expires 03/31/2028

PAGE 2 OF 2

Formerly HILGARTWILSON

PROJ.NO.:	1175
DATE:	SEP 2026
SCALE:	NONE
DRAWN BY:	GS
CHECKED BY:	BJB

FLOREO
PARCEL 53 BOUNDARY
BUCKEYE, ARIZONA

EXHIBIT

Colliers Engineering & Design
4742 N 24th Street, Suite 270
PHOENIX, AZ 85016
P: 602.490.0535 / F: 602.368.2436

© 2026 COLLIERS ENGINEERING & DESIGN, INC

EXHIBIT "C"

Floreo at Teravalis Interim WRF Site
Insurance Requirements

For purposes of this Exhibit: (i) the term "**Work**" shall mean the entire scope of work, professional services, products and/or other services performed, provided and/or furnished by or on behalf of Operator under a contract, agreement, purchase order, addendum and/or work order, or as otherwise agreed to by Operator and Development Manager ("**Agreement**"); (ii) the term "**Operator**" shall mean the party contracted or otherwise engaged to perform, provide and/or furnish the Work, whether such party is identified as "Operator" or by another term, such as Contractor, Consultant, Company, Vendor, Seller, Construction Manager, Engineer, or Architect or other term used to identify such party; (iii) "**Subcontractor**" shall mean any person or entity that enters into a contract or agreement with or is otherwise engaged by Operator to provide or furnish any portion of the Work, including without limitation, artisans, suppliers, installers, fabricators and professionals (for clarity, the term Subcontractor includes lower-tier parties contracting with Subcontractors to perform any part of the Work); (iv) the term "**Development Manager**" shall mean the party entering into an agreement with or otherwise engaging the Operator to perform the Work, whether such party is identified as "Development Manager" or by another term, such as Development Manager, Property Manager, Operations Manager, Owner, Buyer, Landlord, or other term used to identify such party; and (v) the term "**Development Manager Insureds**" shall mean (a) the Development Manager, (b) the owner(s) and lessee(s), as applicable, of the real property on and/or for which the Work will be performed and, if any, its development manager and property manager, (c) any lender providing financing secured by a lien against the Work or the real property for which the Work will be performed, (d) City of Buckeye and their officials, and (e) each of their respective direct and indirect parents, subsidiaries, affiliates, successors, assigns, and their current or future officers, directors, managers, members, partners, shareholders, employees and agents, and (e) other parties reasonably requested by Development Manager, including but not limited to parties with insurable interest in the Work and/or the real property accessed during the Work. Capitalized but undefined terms used herein shall have those meanings ascribed to them in the document(s) to which this Exhibit is attached.

1. **Minimum Insurance Requirements for Operator.**

1.1 **Commercial General Liability ("CGL").**

$1,000,000	bodily injury and property damage occurrence limit
$2,000,000	general aggregate (other than products/completed operations aggregate)
$2,000,000	products-completed operations aggregate
$1,000,000	personal and advertising injury limit

CGL on an "occurrence" coverage form at least as broad as that provided under the Insurance Services Office ("ISO") form CG 0001 with coverage for bodily injury, broad form property damage, personal and advertising injury, premises and ongoing operations, products and completed operations, contractual liability, and with a general aggregate limit that applies per project, and with additional insured status for the Development Manager Insureds for both ongoing operations and products-completed operations. The CGL must also (a) cover explosion, collapse, and underground property damage, and (b) cover operations performed "within 50 feet" of a railroad, if applicable, and (c) utilize ISO additional insured endorsement forms CG2010 10/01 and CG2037 10/01 or equivalent as approved by Development Manager (or form CG2010 11/85 if commercially available), and (d) if and when the Work is performed in Hawaii, include an endorsement confirming an occurrence will be defined to include coverage for a construction defect claim arising out of the Work.

1.2 **Workers' Compensation and Employer's Liability.**

Workers' Compensation	Limits in accordance with the laws of the state or jurisdiction;
Employer's Liability	$1,000,000 accident, disease/employee and disease/policy limit

Including "other states" insurance so as to include all states not named on the declarations page of the insurance policy, except for monopolistic states, and coverage shall include employer's liability with separate limits. Operator shall maintain workers' compensation insurance regardless of eligibility for waiver or exemption of coverage under state statute.

1.3 **Business Automobile Liability.**

$1,000,000 combined single limit

Placed on ISO form CA 0001 or equivalent covering the use or operation of any auto associated with the Work, including autos owned, hired, non-owned or otherwise operated or used by or on behalf of Operator. If Work involves remediation, removal or demolition of hazardous substances, the policy must contain current editions of endorsement MCS-90 and CA 9948. In addition, either the auto or pollution policy shall include pollution liability for chemical spills during auto use in conjunction with this Agreement..

1.4 **Umbrella/Excess Liability.**

$25,000,000 per occurrence

$25,000,000 general aggregate

$25,000,000 products-completed operations aggregate

Policies shall be excess to the commercial general liability, employer's liability, and business automobile liability coverages and shall be written as follow form or alternatively with a form that provides coverage that is at least as broad as the primary insurance policies provided, however, a higher minimum limit of $30,000,000 is required if and when the primary commercial general liability aggregate limits do not apply per project and location.

1.5 **Pollution Liability.**

$10,000,000 per occurrence and in the aggregate

To cover the testing, analysis, handling or remediation of known or suspected toxic or hazardous substances performed by or on behalf of Operator and the policy shall not contain an endorsement or clause excluding the Work or excluding such known or suspected toxic or hazardous substances. The policy must be on an "occurrence" form or the retroactive date of a "claims made" policy must be equal to or prior to commencement of the Work. However, if and when the Work involves extensive remediation, removal and/or demolition of hazardous substances a higher minimum limit of $10,000,000 is required and Operator must evidence non-owned disposal site insurance as well as pollution liability insurance from landfills or disposal sites utilized for the Work. This insurance shall provide cover losses and associated legal defense caused by pollution conditions that arise from the operations of Operator described herein in this Agreement and include coverage for: a) bodily injury, including sickness, disease, mental anguish or shock sustained by any person, including death and any associated medical monitoring costs; b) property damage including: (1) physical injury to or destruction of tangible property including the resulting loss of use thereof, (2) loss of use of tangible property that has not been physically injured or destroyed, and (3) diminished third-party property value; and (4) natural resource damages; c) cleanup costs (including both onsite and offsite), including costs to investigate, quantify, monitor, mitigate, abate, remove, dispose, treat, neutralize, or immobilize pollution conditions and costs to restore, repair or replace real or personal property, to substantially the same condition it was in prior to being damaged during the course of responding to a pollution condition; d) pollution incidents associated with transportation, loading and unloading of materials or waste; e) non-owned disposal sites coverage; f) affirmative coverage for civil/administrative fines and penalties as well as for operations failures and Supervisory Control and Data Acquisition (SCADA) systems vulnerabilities; g) defense including costs, charges and expenses incurred in the investigation, adjustment or defense of claims for such compensatory damages with a minimum of 25% defense costs outside the policy limits of insurance, h) emergency response cost and i) except for workers' compensation/employer's liability and professional, no contractual liability exclusion shall apply. Coverage shall apply to sudden and non-sudden pollution conditions including the discharge, dispersal, release or escape of smoke, vapors, soot, fumes, acids, alkalis, toxic chemicals, liquids or gases, waste materials, silt, sedimentation, asbestos, lead-based paint, silica, low-level radioactive material, mixed waste or other irritants, contaminants or pollutants into or upon land, the atmosphere or any watercourse or body of water as a result of the operations of the Contractor described under the scope of services of this contract. No exclusions for asbestos, lead paint, silica or mold/fungus/legionella and other communicable diseases. Any insurance or self-insurance maintained by the Development Manager Insureds shall be excess of any policies maintained by Operator.

1.6 **Professional Liability.**

$5,000,000 per claim and in the aggregate

To cover financial loss, bodily injury and property damage arising from errors and omissions committed in the performance of or failure to perform professional services (which might include but are not limited to remediation planning, architectural, engineering, design-build, media/marketing, technology, construction management, consulting, surveying, testing, financial, etc.) by Operator or anyone directly or indirectly employed by Operator. The policy must include coverage for contingent bodily injury and property damage without being subject to any sublimit

and the policy's retroactive date must be equal to or prior to commencement of the Work and coverage shall include cyber protection tailed for SCADA controls, failure to meet water standards and regulatory action defense.

1.7 **Builder's Risk.** Coverage shall be provided by Development Manager.

1.8 **Commercial Property / Contractor's Equipment.** To cover 100% of the value of all Operator-supplied property for the Work including but not limited to equipment (stationary or mobile), machinery, tools (including employee tools), supplies, materials or any other property owned, leased or the legal responsibility of Operator. At the Operator's option, this coverage may be self-insured; however, Development Manager provides no insurance and is not responsible for loss damage or destruction.

1.9 **Other Insurance.** Such as cyber liability, employment practices liability, marine liability, non-manned aircraft liability, crime/fidelity bond, etc. to insure Operator and Development Manager Insureds against claims arising out of the Work.

2. **Minimum Insurance Requirements for Subcontractors.** Unless otherwise insured by Operator, Operator shall cause its Subcontractors to (a) obtain and maintain separate insurance coverages with terms and conditions as outlined herein with minimum limits of $1,000,000 (or such higher limit as otherwise required by Operator), and (b) comply with the ADDITIONAL INSURED PROVISIONS, Section 3.1, and Waiver of Subrogation, Section 3.2.

3. **General Requirements Applicable to Insurance.**

3.1 **ADDITIONAL INSURED PROVISIONS:** To the fullest extent permitted by law, the policies of commercial general liability ("CGL"), business automobile liability, umbrella/excess liability and pollution liability insurance shall include Development Manager Insureds as additional insureds with no restriction of coverage beyond that which applies to the policyholder. Primary insurance, umbrella/excess insurance, self-insurance, retentions and deductibles maintained by Operator and Subcontractor shall be primary to and shall not contribute with and shall not apply as excess over other primary, umbrella/excess insurance, or self-insurance programs afforded the Development Manager Insureds. The CGL policy must provide additional insured status for ongoing and products-completed operations and Operator must evidence additional insured status as per Section 1.1(c).

3.2 **Waiver of Subrogation.** To the fullest extent permitted by law, Operator hereby agrees to waive and shall require all Subcontractors of any tier to waive any rights of recovery from Development Manager Insureds and all insurance policies carried by Operator or Subcontractors shall confirm or otherwise allow for such waiver of subrogation without restricting or limiting coverage, whether such insurance policy is specifically required herein or not. The parties intend for the foregoing waivers of subrogation to apply to deductibles and self-insured retentions and to be effective through the running of applicable statute of limitations and statute of repose.

3.3 **Certificates of Insurance.** The insurance required herein may be satisfied by maintaining any combination of primary policies and umbrella/excess policies written as follow form or with coverage at least as broad as the primary policies. Upon the earlier of commencement of the Work or Operator's execution of the Contract, Operator shall furnish to Development Manager a certificate of insurance and other documents needed and/or requested by Development Manager to evidence (a) active insurance policies required herein and the limits purchased on each, which shall not be less than the minimum limits indicated herein, and (b) compliance with the ADDITIONAL INSURED PROVISIONS, Section 3.1, and (c) compliance with the Waiver of Subrogation, Section 3.2, and (d) unless waived in writing by Development Manager, thirty (30) days' prior written notice of cancellation of insurance from the insurance carrier to Development Manager. Evidence by means of approved "blanket" policy endorsements or policy provisions is acceptable. A renewal certificate of insurance is required prior to expiration of any policy required herein and upon Development Manager's request.

3.4 **Maintenance and Minimums.** Operator shall procure and maintain the insurance coverages with minimum policy limits and other provisions described herein at its expense for the duration of the Work, including any extensions thereof or additions thereto, and through the running of applicable statute of limitations and statute of repose (either through continuous renewal of insurance coverage or the purchase of an extended reporting period) with insurance companies authorized to do business in the state where the Work is performed and rated by A.M. Best Company with a rating of "A:VII" or higher. **The insurance coverages, policy limits and other policy provisions**

required in this Exhibit are minimums only. Operator and Subcontractors must meet these minimums and hereby agree such broader coverage and full policy limits available in the insurance policies shall not be limited by these requirements. The provisions of this Exhibit shall survive the full performance or earlier termination of the Agreement between the parties. Development Manager reserves the right to adjust, expand or waive any or all requirements set forth in this Exhibit or, at its sole discretion, accept or reject lesser coverage or lower limits. For claims made policies, the retro date shall be no later than the start date of the Agreement.

3.5 **Deductibles and Other Provisions.** Deductibles or retentions above $50,000 must be declared by Operator and approved by Development Manager. When applicable, the policies shall include severability of interests or cross liability coverage such that coverage applies to each insured or additional insured. Defense costs shall be provided in addition to the policy limits when commercially available. Each policy shall have a coverage territory that includes the jurisdiction(s) governing the Agreement and the location(s) where the Work is performed and shall provide worldwide coverage for claims or lawsuits. Development Manager's receipt of or failure to request Operator's evidence of insurance does not constitute approval or agreement that these requirements have been fulfilled and does not waive Operator's obligation to comply with any of the insurance requirements provided in this Exhibit. At the request of Development Manager, Operator shall, at its expense, furnish to Development Manager copies of all Operator's required insurance policies. Failure of Operator to maintain the required insurance shall constitute a default under the Agreement and, at Development Manager's option, shall allow Development Manager to terminate the Agreement for cause, withhold payment and/or purchase the required insurance at Operator's expense or, if insurance is not in effect, at Development Manager's request Operator shall discontinue the Work until the insurance has been provided. To the fullest extent permitted by law the insurance coverages and requirements set forth shall not be construed to relieve liability in excess of insurance, nor shall they preclude Development Manager from taking such other actions permitted by law or under other provisions of the Agreement.

3.6 **Residential Work and Controlled Insurance Programs.** If and when the Work is in, on or involving "for rent" or "for sale" residential property, the insurance policies shall not contain an exclusion or limitation of coverage for such residential property or for the Work except to the extent Development Manager elects to procure and maintain a controlled insurance program, a wrap-up or other project specific insurance. If and when a controlled insurance program, a wrap-up program or other project specific insurance is in effect any Agreement documents regarding alternate requirements and protocol shall be incorporated by reference herein as if fully set forth herein.

3.7 **Suitability.** The insurance required herein or otherwise maintained by Operator is separate and independent to (and is intended to stand alone and not solely support, alter or limit) any indemnity obligation agreement between the parties. In specifying insurance requirements Development Manager does not represent that such insurance is adequate to protect from loss, damage or liability arising from the Work; Operator and any Subcontractor, at its own cost and expense, is solely responsible to inform itself of and purchase the types or amounts of insurance it may need for the Work and to protect itself, its employees, agents, materials and equipment.

CITY OF BUCKEYE
Regular Council Meeting
COUNCIL ACTION REPORT

MEETING DATE: 10/20/26	**AGENDA ITEM:** 4.F. WR - Pegasus Extinguishment Credits Sale & Purchase Agreement
DATE PREPARED: 10/15/26	**DISTRICT NO.:**
STAFF LIAISON: Terry Lowe, Water Resources Director, tlowe@buckeyeaz.gov, (623) 349-6102	
DEPARTMENT: Water Resources	**AGENDA ITEM TYPE:** Consent Agenda Items / New Business

ACTION/MOTION: (This language identifies the formal motion to be made by the Council)
Council to take action on the Water Rights Transaction Extinguishment Credits Sale and Purchase Agreement between the City of Buckeye, an Arizona municipal corporation, and Circle G Pegasus, LLC, an Arizona limited liability company; authorize the City Manager to execute and deliver said Agreement; and authorize and direct the City Manager, City Attorney, and City Clerk to take all steps necessary to carry out the purpose and intent of said Agreement.

GOALS AND OBJECTIVES FOR THE STRATEGIC PLAN FOCUS AREAS:
Infrastructure

SUMMARY

PROJECT DESCRIPTION:
The acquisition of Extinguishment Credits will provide the city with an additional water resource that can be utilized to support the city's long-term water supply strategy. Extinguishment Credits may be pledged toward a Designation of Assured Water Supply (DAWS) and are exempt from replenishment requirements, providing the city with greater flexibility in managing its water portfolio and meeting future water supply obligations.

Under the terms of the Sale and Purchase Agreement, the city will acquire 2,017.51 acre-feet (AF) of Extinguishment Credits from Circle G Pegasus, LLC (Pegasus) at a rate of $315.00 per AF, plus a $250.00 Arizona Department of Water Resources (ADWR) conveyance fee. The total purchase price is $635,765.65.

This acquisition represents a strategic investment in the city's water portfolio and supports the city's continued efforts to secure and diversify long-term water resources necessary to serve future water demands.

BENEFITS:
Ensuring the City's future as a reliable water provider by continuing to grow its water portfolio.

FUTURE ACTION:
None.

FINANCIAL IMPACT STATEMENT:
The total cost of this purchase is $635,765.65 to be paid from the FY2027 approved budget.

CURRENT FISCAL YEAR TOTAL COST:
The total amount of $635,765.65 is included in the approved FY2027 budget.

BUDGETED:
Yes

FISCAL YEAR:
FY2027

FUND/DEPARTMENT:
40003228-526024

Items related to a project or facility location must include an attached vicinity map for Council Review.
ATTACHMENTS:
Circle G Pegasus LLC Extinguishment with Exhibits 928.pdf

Authentisign ID: 4F16F594-76BB-F111-A6A9-000D3A4FF82A

WATER RIGHTS TRANSACTION

EXTINGUISHMENT CREDITS SALE AND PURCHASE AGREEMENT

This Extinguishment Credit Sale and Purchase Agreement is entered into as of October 20, 2026 ("Effective Date"), by and between the City of Buckeye, a municipal corporation of the State of Arizona ("Grantee"), and Circle G Pegasus, LLC, an Arizona limited liability company, ("Grantor").

RECITALS

A. Pursuant to Arizona Revised Statutes ("A.R.S") Title 45, Chapter 2, and Arizona Administrative Code ("A.A.C.") R12-15-723, Grantor is the owner of those certain Extinguishment Credits (defined below) pursuant to conveyances of the credits that were approved by ADWR (defined below) on February 9, 2007 in the amount of 2,017.51 acre-feet derived from Right No. 58-111119.0041 (the "Certificate"). A copy of the extinguishment documents issued by ADWR, and the letter from ADWR regarding the conveyance of the credits subject to this Agreement together with the Statement of Lost Certificate of Grandfathered Right for the Certificate is attached hereto as **Exhibit "A"**.

B. Grantee desires to purchase the Extinguishment Credits pursuant to R12-15-723(G) and in accordance with the terms and conditions of this Agreement.

C. Grantor desires to sell, convey and transfer to the Grantee, the Extinguishment Credits set forth in **Exhibit "A"**. Grantor and Grantee may be collectively referred to herein as the "Parties", or individually as a "Party."

NOW, THEREFORE, in consideration of the above Recitals, the covenants and conditions contained herein and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the Parties agree as follows:

DEFINITIONS

As used in this Agreement, the following terms, when capitalized, shall mean:

"Acre Foot" or "AF" – means the volume of water necessary to cover one acre of surface area to a depth of one foot.

"ADWR" means the Arizona Department of Water Resources.

"Agreement" means this Extinguishment Credits Sale and Purchase Agreement.

"Date of Conveyance" means the date that ADWR acknowledges and affirms, in writing, that the transfer and conveyance of Extinguishment Credits from Circle G Pegasus, LLC, an Arizona limited liability company, to the City of Buckeye has been accepted by ADWR and is complete and final.

"Extinguishment Credits" or "Credits" means the amount of 2,017.51 acre-feet of credits derived from the Certificate, which Credits are a portion of the extinguishment credits identified on the Extinguishment Certificate set forth in **Exhibit "A"** hereto. Extinguishment credits, in

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general, are defined in Arizona Administrative Code 12 A.A.C. 15, specifically R12-15-701, and discussed in R12-15-723.

AGREEMENT

1. **Purchase and Sale**. Grantor agrees to grant, sell, assign, transfer and convey to Grantee all of Grantor's right, title, and interest in the Credits to have and to hold unto Grantee, its successors and assigns, in accordance with the terms and conditions of this Agreement. For and in consideration of the sale, assignment, transfer, and conveyance of the Credits to Grantee as set forth herein, Grantee shall pay Grantor Three Hundred Fifteen and 00/100 Dollars ($315.00) per AF, for a total of Six Hundred Thirty-Five Thousand Five Hundred Fifteen and 65/100 Dollars ($635,515.65), plus Two Hundred Fifty and 00/100 Dollars ($250.00) representing the ADWR fee to convey the Extinguishment Credits, for a total of Six Hundred Thirty-Five Thousand Seven Hundred Sixty-Five and 65/100 Dollars ($635,765.65) (the "Purchase Price").

2. **Subject to Appropriations**. Pursuant to ARS § 42-17106, Grantee is a governmental agency which relies upon the appropriation of funds by its governing body to satisfy its obligations. Grantee represents that it intends to pay all monies due under this Agreement if such funds have been legally appropriated. However, in the event that an appropriation is not granted and operating funds are not otherwise legally available to pay the monies due or to become due under this Agreement, Grantee shall have the right to terminate the Agreement without penalty until and through 5:00 p.m., October 23, 2026 (the "Outside Approval Date"). If Grantee has not confirmed in writing to Grantor that the appropriation of funds has been approved by the Outside Approval Date, then Grantor may terminate this Agreement upon written notice to Grantee until and through 5 p.m., October 30, 2026. The date upon which Grantee provides written notice to Grantor of the approval of the appropriation of funds shall be referred to herein as the "Approval Date." Due to their time-sensitive nature, Notices pursuant to this Section 2 may be given via e-mail with a read receipt request, if to Grantor, to Wayne Hills email: *hills2@aol.com* with a copy to Jim Tipton *jtipton@hogangroupaz.com*, and if to City, to City Manager with copies to the Water Resources Director, and City Attorney, at the email addresses set forth in Section 25 hereof.

3. **Representations**. Grantor hereby represents and warrants to Grantee that Grantor has full right and authority to grant, sell, assign, transfer and convey the Credits, provided, however, that the foregoing representation is subject to ADWR's approval of the Conveyance of Extinguishment Credits Application so that Grantor retains the balance of the extinguishment credits contained in the Certificate and not conveyed to Grantee. Grantor represents and warrants to Grantee that the Extinguishment Credits have not been pledged to a certificate or designation of assured water supply, and, to Grantor's knowledge, are valid, existing, and transferable as of the date of conveyance pursuant to A.A.C. R12-15-723, fully recognized by ADWR and other applicable regulatory bodies and agencies, and are fully capable of being used for any lawful purpose from within the Phoenix Active Management Area, and that Grantor has no actual knowledge of any violation of any governmental regulations or reporting obligations relating to the Credits. Grantee hereby acknowledges and agrees that following the Date of Conveyance, any balance of extinguishment credits under the Certificate shall remain the sole and exclusive property of Grantor. Further, Grantor has no actual knowledge of any outstanding judgments against Grantor that would in any manner affect consummation of the transaction contemplated herein or constitute any cloud upon the Extinguishment Credits' title. Grantor has no actual knowledge of

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any pending investigations or any pending or threatened litigation or proceedings that might result in any cloud upon the Credits' title or any material change in the Credits' title.

4. **ADWR Transfer Forms and Additional Actions**. Not later than the earlier of five (5) business days after the (a) Approval Date or (b) the Outside Approval Date (and provided the Agreement has not previously been terminated), Grantor shall execute and submit to ADWR the form(s) attached hereto as **Exhibit "B"** provided by ADWR, along with either a) the original Certificate or b) a Statement of Lost Certificate of Grandfathered Right for the Certificate, and take whatever other action is necessary to sell, assign, transfer, convey and pledge to Grantee all of Grantor's right, title, and interest in and to the Credits. Grantor shall initially pay any filing and administrative fees due to ADWR in connection with the transfer and conveyance of the Credits, and Grantee shall reimburse Grantor for those fees through its payment of the Purchase Price. Grantor shall promptly notify Grantee in writing after completing its obligations under this Section, and provide Grantee with an ADWR date-stamped copy of the form(s) attached as **Exhibit "B"** that it filed.

5. **Payment of Purchase Price**. Within four (4) business days of the date that Grantor completes its obligations under Section 4 above and notifies Grantee, but in no event later than October 30, 2026, Grantee shall pay to Grantor the allotted Purchase Price for the Credits in immediately available funds, which may include certified check or cashier's check payable to Circle G Pegasus, LLC, or wire transfer, provided wiring information is timely supplied by Grantor.

6. **Covenants of Grantee**. Grantee shall not convey, pledge, use, or encumber the Credits in any way until: (i) it has paid the Purchase Price to Grantor; and (ii) the Date of Conveyance has occurred.

7. **Rejection or Invalidation of Transfer**. Should ADWR reject or otherwise invalidate the proposed sale, assignment, transfer, conveyance or pledge of Grantor's Credits to Grantee, including but not limited to, if ADWR does not allow for the Certificate to be split between the Credits to be transferred to Grantee and the balance of extinguishment credits derived from the Certificate to be retained by Grantor, then Grantee shall not be obligated, responsible or liable for any payment whatsoever to Grantor, Grantee or Grantor shall have the right to terminate this Agreement, and in the event of any such termination, Grantor shall retain all of the Credits and shall immediately return the Purchase Price to Grantee.

8. **AS-IS**. By proceeding with the purchase of the Extinguishment Credits, Grantee acknowledges that Grantee has had an opportunity to make its own examination, inspection and investigation of the Credits, including, without limitation, all conditions which may affect the value of the Credits, as Grantee deems necessary or appropriate. Except for the representations, warranties, and covenants expressly stated in this Agreement (the "Express Representations"), Grantor shall not be responsible or liable to Grantee for any conditions or other matters affecting the Credits, as Grantee is purchasing the Credits, except for the Express Representations, AS-IS, WHERE-IS and WITH ALL FAULTS, and not in reliance on any representations or warranties except for the Express Representations. Other than with respect to claims arising from Grantor's default in the performance of the Express Representations, Grantee hereby fully releases Grantor, the direct and indirect owners of Grantor, and the officers, directors, managers, trustees, trust

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beneficiaries, and employees of Grantors and such owners (collectively, with Grantor, the "Grantor Related Parties") from any and all claims that it may now have or hereafter acquire against any Grantor Related Party, for any cost, loss, liability, damage, expense, demand, action or cause of action arising from or related to any errors or omissions or other conditions affecting the Credits. This waiver and release of claims shall survive the Date of Conveyance. Notwithstanding anything to the contrary in this Section, nothing in this Section shall release Grantor from any claims of Grantee arising out of Grantor's breach of an Express Representation or any other provision of this Agreement.

9. **Regulatory Responsibilities**. Grantor and Grantee represent to each other that neither will take, nor fail to take, any action that may cause Credits to be diminished on or before the Date of Conveyance.

10. **Cooperation**. Upon request by the other Party, Grantor or Grantee shall execute any forms or documents, provide information, take any action (or refrain from taking any action), or otherwise cooperate reasonably to fulfill any statutory or regulatory requirements necessary or desirable to achieve the intended results herein including, without limitation, the conveyance of Credits and notification thereof to ADWR.

11. **Authorization**. Grantor represents and warrants that it has taken all necessary action to duly authorize the execution and delivery of this Agreement and all documents and instruments contemplated by this Agreement, and the performance by Grantor of the covenants and obligations to be performed and carried out by it hereunder. The individuals executing this Agreement for the respective parties respectively represent and warrant that they are duly authorized to and do hereby bind the Parties to the Agreement and each and every provision hereof.

12. **Successors and Assigns**. This Agreement shall be binding upon and inure to the benefit of the successors and assigns of the Parties hereto.

13. **Time is of the Essence**. Time is of the essence in the performance of this Agreement and each and every provision hereof.

14. **Governing Law**. This Agreement shall be governed by the laws of the State of Arizona without regard to its conflict of law provisions. Any action to resolve any dispute regarding this Agreement shall be taken in a state court or federal district court of competent jurisdiction located in Maricopa County, Arizona.

15. **Rules, Regulations and Amendment or Successor Statutes**. All references in this Agreement to the Arizona Revised Statutes, the Arizona Administrative Code, or any other legally binding law or precedent, includes all rules, codes and regulations promulgated by ADWR under such statutes and all amendment statutes and successor statutes, rules, codes and regulations to such statutes, rules, codes and regulations existing as of the date of this Agreement.

16. **Severability**. The provisions of this Agreement are severable. If any provision of this Agreement is found or determined to be invalid by a court of law or other tribunal with jurisdiction, said provision shall be deemed severable and shall not invalidate the remaining provisions of this Agreement.

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17. **Default**. The failure of either Party to perform any term, covenant, or condition of this Agreement, if that failure continues for thirty (30) days following the receipt of written notice from the other Party.

17.1. **Default by Grantor – Remedies – Limitation of Damages**. In the event Grantor fails to comply with its obligations under the terms and conditions of this Agreement, Grantee shall provide notice to Grantor and Grantor may cure within five (5) business days. In the event Grantor does not cure the default within five (5) business days, Grantee may seek specific performance of this Agreement, or alternatively, may otherwise immediately terminate this Agreement and have no further obligation to Grantor. No other remedies or damages shall be available to Grantee.

17.2. **Default by Grantee – Remedies – Limitations of Damages**. In the event Grantee fails to comply with its obligations under the terms and conditions of this Agreement, Grantor shall provide notice to Grantee and Grantee may cure within five (5) business days. In the event Grantee does not cure the default within five (5) business days, Grantor may, Subject to Appropriations, pursuant to Section 2 above, seek specific performance of this Agreement only if Grantee's governing body has duly and appropriately appropriated said funds, or alternatively, may terminate this Agreement and have no further obligation to Grantee. In the event Grantor terminates this Agreement pursuant to this provision after completing its obligations under Section 4 above but before payment of the Purchase Price, Grantee shall take all necessary action to ensure that the Credits are properly transferred or conveyed back to Grantor. No other remedies or damages shall be available to Grantor.

18. **No Third-Party Beneficiaries**. This Agreement is solely for the benefit of the Parties and does not create, nor shall it be construed to create, rights in any third party unless expressly provided herein. No third party may enforce the terms and conditions of this Agreement.

19. **Commissions**: Grantor shall pay The Hogan Group a commission per separate agreement within four (4) business days of the date that Grantee completes its obligations under Section 5 above. Grantee shall have no commission obligation.

20. **Amendments**. This Agreement may be modified, amended or revoked only by the express written agreement of the Parties hereto.

21. **Entire Agreement**. This Agreement sets forth the entire agreement of the Parties and supersedes and merges all prior negotiations, agreements and understandings between Grantor and Grantee with respect to the subject matter hereof.

22. **Waiver**. No delay in exercising any right or remedy shall constitute a waiver unless such right or remedy is waived in writing signed by the waiving party. A waiver by any Party of any right or remedy hereunder shall not be construed as a waiver of any other right or remedy, whether pursuant to the same or a different term, condition or covenant.

23. **Captions**. All captions, titles, or headings in this Agreement are used for the purpose of reference and convenience only and do not limit, modify, or otherwise affect any of the provisions of this Agreement.

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24. **Conflict of Interest**. The Parties to this Agreement are hereby notified of A.R.S. § 38-511 and this Agreement may be cancelled in accordance therewith.

25. **Notices**. Subject to the provisions of Section 2 hereof, all notices and other communications required or permitted pursuant to this Agreement shall be in writing and shall be deemed delivered upon actual receipt or within three (3) days after posting thereof in the U.S. Mail, return receipt requested, by registered or certified mail, addressed to:

If to Grantee: City of Buckeye
530 E Monroe Ave
Buckeye AZ 85326
Attention: Doug Sandstrom, City Manager
(email: *dsandstrom@buckeyeaz.gov*)

With copy to: City of Buckeye
530 E Monroe Ave
Buckeye AZ 85326
Attention: Tosca Henry, City Attorney
(email: *thenry@buckeyeaz.gov*)

And City of Buckeye
21749 W Yuma Rd, Suite 107
Buckeye AZ 85326
Attention: Terry Lowe, Water Resources Director
(email: *tlowe@buckeyeaz.gov*)

If to Grantor: Circle G Pegasus, LLC
PO Box 3439
Gilbert, AZ 85299
Attention: Wayne Hills
(email:*hills2@aol.com*)

With copy to: Jim Tipton
7114 E Stetson Dr, Ste 400,
Scottsdale, AZ 85251
(email: *jtipton@hogangroupaz.com)*

26. **Attorneys' Fees**. If either Party brings an action or other proceeding to enforce any of the terms, covenants or conditions of this Agreement, or for declaratory judgment with respect to any of the terms, covenants or conditions of this Agreement, the prevailing party in any such action or proceeding shall be entitled to recover its reasonable costs and expenses incurred in such action from the other party, including, without limitation, reasonable attorneys' fees, and if any decision, order or judgment is obtained by the prevailing party, then payment of all such costs, expenses and fees shall be included in the decision, order or judgment, as applicable.

27. **Provisions Required by Law**. Each and every provision of law and any clause required by law to be in this Agreement will be read and enforced as though it were included herein

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and, if through mistake or otherwise any such provision is not inserted, or is not correctly inserted, then upon the application of either Party, this Agreement will promptly be physically amended to make such insertion or correction. Grantor acknowledges and agrees that it is and/or may be subject to the following laws: A.R.S. §§ 35-393.01 (no boycott of Israel); 35-394 (no forced labor of Ethnic Uyghurs); 38-511 (cancellation of contract by political subdivision); and 41-4401(a)-(d) (E-verify requirements), found at *www.azleg.gov*.

28. **Survival**. All representations, warranties, obligations, promises and agreements by the Parties hereto shall survive the Date of Conveyance and shall not be deemed to have merged into any deed, document or instrument of transfer, assignment, or conveyance.

29. **Recitals**. The Recitals are incorporated herein and made a part hereof.

SIGNATURES ON FOLLOWING PAGE

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IN WITNESS WHEREOF, the Parties have executed this Agreement effective as the date first set forth above.

CITY OF BUCKEYE,
an Arizona municipal corporation

_____
Doug Sandstrom, City Manager

APPROVED AS TO FORM:

_____
Tosca Henry, City Attorney

ATTEST

_____
Summer Stewart, Interim City Clerk

Circle G Pegasus, LLC
an Arizona limited liability company

By: Hills Family Limited Liability Partnership, An Arizona limited liability partnership
Its: Member

By: AuthentiSIGN Wayne Hills
Name: Allen Wayne Hills
Title: Owner/Manager

Authentisign ID: 4F16F594-76BB-F111-A6A9-000D3A4FF82A

EXHIBIT "A"

Copy of Arizona Department of Water Resources Extinguishment Grandfathered
Groundwater Right Letter of Statement of Lost Certificate
of Grandfathered Right for the Certificate
2,017.51 acre-feet derived from Certificate No. Extinguishment Certificate No. 58-111119.0041

(see attached)

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Extinguishment Of Grandfathered Groundwater Right

COUNTY OF MARICOPA
STATE OF ARIZONA DEPARTMENT OF WATER RESOURCES

Pursuant to the provision of
A.R.S. § 45-576 and R12-15-705

Circle G Pegasus LLC
2152 S. Vineyard, Suite 105
Mesa, Arizona 85210

has permanently extinguished

IRRIGATION GRANDFATHERED RIGHT

58-111119.0041

in the
PHOENIX ACTIVE MANAGEMENT AREA

*The extinguishment was associated with **70.79 acres** of land described as follows:*

A portion of the South of Section 34 and a portion of the South half of Section 35, Township 2 South, Range 7 East of the GSRB&M, as more fully described in the map attached hereto as Exhibit A and made a part hereof by reference.

*The value of the extinguishment credit totals **2017.51 acre-feet** as of the date specified below, and these credits have not been pledged.*

GRANDFATHERED GROUNDWATER RIGHT NO. 58-111119.0041

*has been **permanently extinguished** on this 9th day of February, 2007*

Mark Frank

Mark Frank, Director
Phoenix Active Management Area

THESE CREDITS MAY NOT BE CONVEYED IF THEY HAVE BEEN PLEDGED TO A CERTIFICATE OF ASSURED WATER SUPPLY

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ARIZONA DEPARTMENT OF WATER RESOURCES
Office of Assured and Adequate Water Supply
1110 W Washington St, Ste 310
Phoenix, Arizona 85007-2954

STATEMENT OF LOST CERTIFICATE OF GRANDFATHERED RIGHT

Right Number:	Active Management Area
58-111119.041	Phoenix
RIGHTHOLDER:	CONTACT PERSON:
Circle G Pegasus, LLC	Wayne Hills, Hills Family LLP, Member

Sign in the presence of a Notary Public	
I hereby state that the original Certificate of Grandfathered Right, for the Right Number listed above, has been lost, or is not in the possession of the Rightholder. Evidence of property ownership, and the associated Grandfathered Right, is indicated by the enclosed copy of the recorded deed.	
SIGNATURE OF RIGHTHOLDER: Allen Wayne Hills	**DATE:** Sept 21 2026

NOTARY PUBLIC ACKNOWLEDGMENT

STATE OF ARIZONA)
)§
COUNTY OF Maricopa)

Subscribed and Sworn to before me by Allen Wayne Hills

This 21st day of September, 2026

MICHAEL RYAN HODGES
NOTARY PUBLIC - ARIZONA
Maricopa County
Commission # 662199
My Comm. Exp. Mar. 10, 2028

NOTARY PUBLIC SIGNATURE

3/10/2028
DATE COMMISSION EXPIRES

REV 6/22/2016

Authentisign ID: 4F16F594-76BB-F111-A6A9-000D3A4FF82A

EXHIBIT "B"

Copy of Arizona Department of Water Resources Application for Conveyance of Extinguishment Credits Under Grandfathered Groundwater Right
Certificate No. 58-111119.0041

Authentisign ID: 4F16F594-76BB-F111-A6A9-000D3A4FF82A

Arizona Department of Water Resources
Office of Assured and Adequate Water Supply
1110 W Washington St, Ste 310
Phoenix, Arizona 85007-2954
(602) 771-8599
Web: www.azwater.gov

Conveyance of Extinguishment Credits

A.A.C. R12-15-723

DATE RECEIVED

- The Credit holder's signature on this form must be notarized.
- FEES: **The fee for a Conveyance of Extinguishment Credits is $250.00.** Payment may be made by cash, check, or credit card (if you wish to pay by credit card, please contact the Office of Assured and Adequate Water Supply at 602-771-8599). Checks should be made payable to the Arizona Department of Water Resources. **Failure to enclose the fee will cause the form to be returned. Fees for a Conveyance of Extinguishment Credits are authorized by A.R.S. § 45-113 and A.A.C. R12-15-104.**
- The effective date of this conveyance is the date of Notarization.
- Enclose the original extinguishment document for the first conveyance. If the original document has been lost, a notarized statement to this effect must be submitted.
- Once extinguishment credits are pledged to a Certificate of Assured Water Supply, they may not be re-conveyed.
- In the case of a change in ownership of the subdivision, use this form to re-convey the credits to the same subdivision. You may choose to withdraw the pledged credits in the case of a change in ownership, but only if no lots have been sold.
- Extinguishment credits may not be transferred or pledged outside of the active management area in which they originated.

The undersigned party hereby notifies the Arizona Department of Water Resources of the Conveyance of the following extinguishment credits:

EXTINGUISHMENT DOCUMENT NUMBER 58 - 1 1 1 1 1 9 . 0 4 1	ACTIVE MANAGEMENT AREA (CHECK ONE) ■ Phoenix ☐ Pinal ☐ Prescott ☐ Tucson
AMOUNT OF CREDITS ON CURRENT EXTINGUISHMENT DOCUMENT 2,017.51 Acre-Feet	**CREDITS ARE BEING PLEDGED TO (CHECK ONE):**
AMOUNT OF CREDITS TO BE CONVEYED 2,017.51 Acre-Feet	☐ DESIGNATED WATER PROVIDER DWR NO. 26/86-
	☐ CERTIFICATE OF ASSURED WATER SUPPLY DWR NO. 27-
	■ **CREDITS ARE NOT BEING PLEDGED AT THIS TIME**

Creditholder		***If credits are not being pledged at this time, convey to:***	
FULL NAME OF COMPANY, ORGANIZATION, OR INDIVIDUAL Circle G Pegasus, LLC		FULL NAME OF COMPANY, ORGANIZATION, OR INDIVIDUAL City of Buckeye	
MAILING ADDRESS PO BOX 3439		MAILING ADDRESS 530 E Monroe Ave	
CITY / STATE / ZIP CODE Gilbert, AZ 85299		CITY / STATE / ZIP CODE Buckeye, AZ 85326	
CONTACT PERSON NAME AND TITLE Wayne Hills, Hills Family LLP, Member		CONTACT PERSON NAME AND TITLE Bobby Anastaov; Water Resource Manager	
TELEPHONE NUMBER (602) 549-9428	EMAIL ADDRESS hills2@aol.com	TELEPHONE NUMBER (623) 349-6141	EMAIL ADDRESS banastasov@buckeyeaz.gov
Sign in the presence of a Notary Public			
SIGNATURE OF CREDITHOLDER	DATE		

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NOTARY PUBLIC ACKNOWLEDGMENT

STATE OF ARIZONA)
) §
COUNTY OF _____)

Subscribed and sworn to before me by _____,
(SELLER)
this _____ day of _____, 20_____.

_____
NOTARY PUBLIC SIGNATURE

(SEAL)

_____/_____/_____
DATE COMMISSION EXPIRES

NOTICE

A.R.S. § 41-1030(B), (D), (E) and (F) provide as follows:

B. An agency shall not base a licensing decision in whole or in part on a licensing requirement or condition that is not specifically authorized by statute, rule or state tribal gaming compact. A general grant of authority in statute does not constitute a basis for imposing a licensing requirement or condition unless a rule is made pursuant to that general grant of authority that specifically authorizes the requirement or condition.

D. This section may be enforced in a private civil action and relief may be awarded against the state. The court may award reasonable attorney fees, damages and all fees associated with the license application to a party that prevails in an action against the state for a violation of this section.

E. A state employee may not intentionally or knowingly violate this section. A violation of this section is cause for disciplinary action or dismissal pursuant to the agency's adopted personnel policy.

F. This section does not abrogate the immunity provided by section 12-820.01 or 12-820.02.

CITY OF BUCKEYE
Regular Council Meeting
COUNCIL ACTION REPORT

MEETING DATE: 10/20/26	**AGENDA ITEM:** 5.A. DS - PH - The Cascade Planned Area Development and Development Agreement
DATE PREPARED: 10/15/26	**DISTRICT NO.:** No. 4
STAFF LIAISON: Ken Galica, Planning Manager, kgalica@buckeyeaz.gov, (623) 349-6214	
DEPARTMENT: Development Services	**AGENDA ITEM TYPE:** Public Hearing and Non Consent - New Business Items

ACTION/MOTION: (This language identifies the formal motion to be made by the Council)
No action will be taken on this item. The item and the accompanying public hearing is continued to the November 3, 2026 Regular Council Meeting. Council to hold a public hearing and take action on Ordinance No. 28-26 amending the Zoning Map of the City of Buckeye for approximately 2,771 acres generally located north of Thomas Road, south of Bethany Home Road alignment, east of Sun Valley Parkway, and west of Turner Road alignment from Planned Community (PC) with Elianto Community Master Plan (CMP) overlay to The Cascade Planned Area Development (PAD); and approving the accompanying Development Agreement establishing City and developer obligations associated with development of the property.

GOALS AND OBJECTIVES FOR THE STRATEGIC PLAN FOCUS AREAS:
A Safe and Sustainable Quality of Life

SUMMARY

PROJECT DESCRIPTION:
William E. Lally, Tiffany & Bosco, P.A., on behalf of property owners Elianto LandValorem LP, CRG Thomas Road Partners LLC, and Ben-Horin Family Trust/SVP 360 LLLP, is requesting approval of The Cascade Planned Area Development (PAD) and accompanying Development Agreement for approximately 2,771 acres generally located north of Thomas Road, south of the Bethany Home Road alignment, east of Sun Valley Parkway, and west of the Turner Road alignment. The rezoning request would change the zoning of the subject property from Planned Community (PC) with Elianto Community Master Plan (CMP) Overlay to Planned Area Development (PAD) and establish a new master planned community framework allowing up to 11,600 dwelling units and between 30 and 115 acres of non-residential development. The PAD establishes land use, development, design, open space, circulation, infrastructure, and administrative standards for the property. The accompanying Development Agreement establishes City and developer obligations associated with development of the property and its infrastructure. Rezoning is the process of changing the zoning classification of a property, which determines how the land can be used.

The Planning and Zoning Commission held a public hearing on September 22, 2026, and unanimously voted to recommend approval of The Cascade PAD to the City Council. Following the Commission hearing, the PAD's administrative structure was revised to replace the Master Developer designation with a Property Owner, Village Developer, and Parcel Developer framework, together with related coordination and implementation provisions. These revisions do not materially alter the PAD's overall development program, Land Use Budget, development standards, or design framework. Please review the attached staff report and exhibits for additional information and analysis.

BENEFITS:
The proposed PAD will help accommodate Buckeye's continued growth by expanding the range of

available housing choices, providing new parks, trails, and open space, and creating opportunities for neighborhood-serving commercial uses within the community. Development of the property will also deliver substantial roadway, water, wastewater, drainage, and other infrastructure improvements needed to serve this portion of the City, while coordinating future school and public safety needs as growth occurs.

FINANCIAL IMPACT STATEMENT:
See Planning Items Financial Impact Statement, below.

FINANCIAL IMPACT STATEMENT:
Although a fiscal impact analysis has not been conducted on this specific project, all new development will have an ongoing fiscal impact on the city. The development is responsible for construction of all infrastructure necessary to serve the site and will generate one-time revenue for the city such as permit fees, construction sales tax and development impact fees. Longer term fiscal impacts include increased demands for municipal services, the costs of which may or may not be offset by increased property values/tax levies, city sales tax, state shared revenues and the increased demand for commercial and retail development. Any areas that will be maintained by the city are constructed by the developer and then conveyed to the city two years after construction.

Items related to a project or facility location must include an attached vicinity map for Council Review.
ATTACHMENTS:
2026.10.13 Continuance Request.pdf
PLZZ-25-0014 The Cascade PAD - 10-20-26 Council Staff Report.docx
Exhibit A - Vicinity Map.pdf
Exhibit B - Zoning Map.pdf
Exhibit C - General Plan Map.pdf
Exhibit D - Proposed PAD Narrative.pdf
Exhibit E - CItizen Participation Plan.pdf
Exhibit F - Certificate of Adequate School Facilities (Saddle Mountain Unified).pdf
Elianto CMPA and The Cascade PAD & DA (10-20-26 Council).pptx
Ordinance No. 28-26 Cascade Rezone to PAD with Exhibits.pdf

TIFFANY & BOSCO P.A.

William E. Lally
Attorney at Law
602.452.2716
wel@tblaw.com

October 13, 2026

VIA EMAIL
kgalica@buckeyeaz.gov

City of Buckeye
Development Services Department
Attn: Ken Galica, Planning Manager
945 N. 215th Avenue, Suite 137
Buckeye, Arizona 85326

Re: Cases PLZZ-26-003 & PLZZ-25-0014 – Elianto / The Cascade Continuance Request

Dear Mr. Galica:

As you know, this firm represents Mattamy Homes and the various landowners of the property within the Elianto master planned community, east of the Sun Valley Parkway. We would like to thank the City for the progress made thus far with respect to moving these cases forward to public hearings.

At this time, as we work toward final iterations of the development agreement associated with the Planned Area Development (PAD) and Community Master Plan (CMP) amendment cases, we respectfully request a continuance from the October 20, 2026 City Council hearing date to the November 3, 2026 City Council hearing date. Please contact me with any questions. We appreciate the City's cooperation with this request. Thank you.

Sincerely,

W. E. Lally

William E. Lally

Planned Area Development and Development Agreement

Report to the Mayor and City Council

CASE NUMBER:	**PLZZ-25-0014**
TITLE:	**The Cascade Planned Area Development (PAD) and Development Agreement (DA)**
MEETING DATE:	**October 20, 2026**

Applicant:	William E. Lally, Tiffany & Bosco, P.A.
Owner(s):	Elianto LandValorem LP, CRG Thomas Road Partners LLC, and Ben-Horin Family Trust/SVP 360 LLLP
Request:	The request involves two components, as follows: 1) approval of The Cascade Planned Area Development ("PAD"), rezoning approximately 2,771 acres from Planned Community (PC) with Elianto Community Master Plan (CMP) Overlay to Planned Area Development (PAD) and establishing a new master planned community framework allowing up to 11,600 dwelling units and up to 115 acres of non-residential development, together with associated land use, development, design, open space, circulation, and administrative standards; and 2) approval of a Development Agreement establishing developer and City obligations pertaining to development of the property.
District(s):	4
Location:	Area generally located north of Thomas Road, south of the Bethany Home Road alignment, east of Sun Valley Parkway, and west of the Turner Road alignment (Exhibits A, B, and C)
Site size:	Approximately 2,771.07 acres
Public input:	An advertised neighborhood meeting was held on April 20, 2026 at Tartesso Elementary School. Two members of the public attended and expressed support for the proposal, and a written letter of support was subsequently received from an adjacent property owner. One member of the public spoke during the September 22, 2026 Planning and Zoning Commission public

hearing and expressed concern regarding the public notification process and the potential effect of the proposal on area schools. No other substantive concerns with the proposal were identified. No opposition to the proposal has been received. All required notices of this public hearing are scheduled to be completed.

Recommendation: **Conduct a public hearing and adopt an Ordinance approving The Cascade Planned Area Development, subject to conditions (a) through (aa), and accompanying Development Agreement.**

PROJECT DESCRIPTION

1. William E. Lally, Tiffany & Bosco, P.A., on behalf of property owners Elianto LandValorem LP, CRG Thomas Road Partners LLC, and Ben-Horin Family Trust/SVP 360 LLLP, is requesting approval of The Cascade Planned Area Development ("PAD") for approximately 2,771.07 acres generally located north of Thomas Road, south of the Bethany Home Road alignment, east of Sun Valley Parkway, and west of the Turner Road alignment (Exhibits A, B, and C). The request is being processed concurrently with a Major Amendment to the Elianto Community Master Plan ("CMP") removing the subject property from that master plan. Upon approval, The Cascade PAD (Exhibit D) would establish a separate entitlement framework for the property and replace the prior zoning entitlements applicable to the site. The PAD is also accompanied by a Development Agreement addressing City and developer obligations associated with development of the property.

2. The Cascade is proposed as a predominantly residential master planned community organized into six Villages. The PAD establishes a tiered planning framework in which the overall PAD provides the community-wide land use, development, design, infrastructure, open space, and circulation standards, while subsequent Village Plans will provide additional detail for individual portions of the community. Village boundaries generally correspond with major roadways, drainage corridors, and transitions in land use.

3. The PAD provides substantial flexibility in the ultimate arrangement of land uses to allow the community to respond to market conditions and development opportunities over its long-term buildout. This flexibility is structured through a Land Use Density and Intensity Plan that divides the site into three density and intensity categories and establishes which land use classifications and Development Districts may be applied within each area. More detailed land use assignments are then established through Village Plans, Preliminary Plats, and Site Plans.

4. At full buildout, the PAD permits a maximum of 11,600 dwelling units (4.19 dwelling units per acre) and between 30 and 115 acres of non-residential development. Residential

development may include a broad range of detached and attached single-family housing, townhomes, horizontal and vertical multi-family development, and mixed-use residential products. To ensure that larger-lot housing remains part of the community's housing mix, the PAD also requires a minimum of 150 single-family detached lots with a minimum lot area of 12,000 square feet. These lots may be distributed throughout one or more Villages but must ultimately be provided within the community.

5. The PAD establishes a comprehensive, project-specific regulatory framework governing permitted uses, residential densities, lot sizes, setbacks, building heights, architecture, landscaping, signage, parking, lighting, walls and fencing, development review procedures, and other development requirements. Although the majority of these requirements and standards are based on comparable provisions of the Buckeye Development Code, the PAD modifies or replaces those provisions as necessary to establish a unified regulatory framework tailored to The Cascade. As a result, the Development Code will have little practical applicability within the community.
6. Open space and recreation are integrated throughout the Village framework. Each Village is required to provide open space equal to at least 18 percent of its net site area, and the PAD anticipates approximately 155 acres of parks, exceeding the acreage identified by the City's Parks and Recreation Master Plan based on the projected population of the community. The open space system incorporates a hierarchy of parks, trails, paths, drainage corridors, and other landscaped areas intended to provide connections between neighborhoods and community destinations. Recommended conditions of approval further require regional trails and trailheads identified in the City's Parks and Recreation Master Plan to meet applicable City standards.
7. The PAD also includes community-wide architectural, landscape, streetscape, wall/fencing, lighting, and signage standards intended to establish a cohesive character while allowing architectural and product diversity among individual Villages and neighborhoods. Residential development is required to incorporate multiple floor plans and elevations, while a recommended condition of approval requires additional lot-width diversity by limiting any single lot width to no more than 80 percent of the detached single-family lots within a Village.
8. The PAD establishes customized administrative procedures for implementation over the life of the community, including Village Plans, an Administrative Approval Process, a Land Use Budget tracking system, and an Architectural Review Committee. These processes are intended to allow individual portions of the community to be refined over time while maintaining consistency with the overall PAD framework and applicable infrastructure

capacity. Major changes that exceed the amendment thresholds established by the PAD remain subject to the applicable public hearing and City Council approval process.

9. This staff report is intended to summarize the principal components of The Cascade PAD and is not an exhaustive description of every permitted use, development standard, design requirement, administrative procedure, or modification from otherwise applicable City requirements. The complete PAD, attached as Exhibit D, will govern development of the property together with the conditions of approval.

10. The Cascade PAD is accompanied by a Development Agreement intended to establish certain City and developer obligations associated with development of the project, including infrastructure, public services, and coordination among property owners as development occurs. The Development Agreement will be considered by City Council concurrently with the PAD.

11. Following the September 22, 2026 Planning and Zoning Commission hearing, the PAD was revised to modify the administrative structure used to implement development of the property. Most significantly, the previously proposed Master Developer designation was replaced with a framework assigning applicable responsibilities to individual Property Owners, Village Developers, and Parcel Developers. Related provisions were revised to address coordination among separate Village Plan areas and property owners as development proceeds. These revisions are primarily administrative and do not materially modify the PAD's overall development program, Land Use Budget, development standards, or design framework. The Master Traffic Impact Analysis was also approved following the Commission hearing, and recommended Condition (v) has been revised accordingly to remove the requirement that the Master TIA be approved prior to the City Council hearing.

AREA CONTEXT:

	LAND USE	GENERAL PLAN	ZONING
Subject Property	**Unimproved desert**	**Master Planned Community**	**Planned Community (PC) with Elianto Community Master Plan (CMP) overlay**
North	Unimproved desert	Master Planned Community	Planned Community (PC) with Sun Valley South CMP overlay
East	Unimproved desert	Master Planned Community and Neighborhood	Primarily Planned Community (PC) without overlay; smaller portions of PC with Tartesso CMP overlay and Planned

			Residential (PR)
South	Unimproved desert	Master Planned Community and Neighborhood	Primarily Planned Community (PC) without overlay; smaller portions of PC with Tartesso CMP overlay and General Commerce (GC)
West	Primarily unimproved desert with developed single-family residential neighborhoods in Tartesso	Master Planned Community and Neighborhood	Mix of Planned Community (PC) with Elianto CMP overlay, PC with Tartesso West CMP overlay, PC with Valle del Sol CMP overlay, PC without overlay, General Commerce (GC), and Commercial Center (CC)

PUBLIC PARTICIPATION SUMMARY:

12. A neighborhood meeting providing an opportunity for interested parties to learn more about the proposed Elianto Major CMP Amendment and The Cascade PAD was held on April 20, 2026 at 5:30 P.M. at Tartesso Elementary School. Written notices were provided to property owners within 500 feet of the subject property prior to the meeting. In addition to the applicant team and City staff, two members of the public attended, both expressing support for the proposal. One attendee represented property within the remaining Elianto CMP and stated that additional residential development would benefit surrounding properties. Following the meeting, an adjacent property owner submitted a written letter supporting the proposed PAD and removal of the eastern portion of Elianto from the existing CMP framework. The applicant also reported receiving general questions regarding access from a representative of an adjacent property, but no opposition to the request has been received.

13. One member of the public spoke during the September 22, 2026 Planning and Zoning Commission public hearing. The speaker expressed concern regarding the public notification process and requested that the proposal not negatively affect area schools. No other substantive concerns with the proposal were identified. The Commission unanimously recommended approval of The Cascade PAD.

14. All required notifications of this public hearing are scheduled for completion at least fifteen (15) days in advance of the meeting date, as follows:

Notification Element	Date
Published in the Arizona Business Gazette Republic Edition	To be completed by October 5, 2026
Site Posted	To be completed by October 5, 2026
Mailing Notice to Property Owners Within 500 Feet of Site	To be completed by October 5, 2026

BACKGROUND:

15. In 2004, the City Council adopted Ordinance No. 66-04, approving a Major Amendment to the Tartesso North Community Master Plan. The amendment replaced the previously approved Tartesso North CMP and renamed the master planned community as Elianto. The resulting Elianto CMP encompassed approximately 3,931 acres and reorganized the project into four villages, establishing a predominantly residential land use pattern supported by commercial and mixed-use areas, schools, parks, recreational amenities, and open space. Commercial and mixed-use areas were generally concentrated along Sun Valley Parkway, with residential neighborhoods comprising the majority of the planned community.

16. No subsequent amendments to the Elianto CMP have been approved since adoption of Ordinance No. 66-04, and no portion of the Elianto CMP has been developed to date.

17. The approximately 2,771 acres comprising The Cascade are presently governed by the Elianto CMP. Through the concurrently proposed Elianto Major CMP Amendment, this acreage would be removed from the Elianto CMP, leaving approximately 1,104.6 acres to continue under the existing Elianto framework. The subject property would instead be governed by The Cascade PAD, establishing a new land use, development, design, and administrative framework for the currently undeveloped site.

18. The Planning and Zoning Commission conducted a public hearing and recommended approval of The Cascade PAD on September 22, 2026.

ANALYSIS:

19. The subject property is designated Master Planned Community (MPC) by the Imagine Buckeye General Plan 2040. The proposed PAD is consistent with that designation by establishing a predominantly residential master planned community incorporating a range of housing types, supporting commercial and mixed-use development, parks, open

space, trails, public facilities, and an interconnected transportation system. The maximum 11,600 dwelling units would result in an overall gross density of approximately 4.19 dwelling units per acre.

20. The proposal advances several goals and policies of the Imagine Buckeye General Plan 2040. These include Growth Theme Goal 1, which calls for land use patterns that support diverse, active lifestyles and align development intensity with infrastructure capacity; Growth Theme Goal 19, which promotes attractive, high-quality, healthy neighborhoods with pedestrian and bicycle connectivity to parks, schools, public facilities, and commercial areas; Services Theme Goals 6 and 8, which support coordination with school districts and the timely provision of educational facilities; Services Theme Goals 9 and 14, which promote connected multimodal transportation and bicycle and pedestrian networks; Services Theme Goals 15, 16, and 18, which address sustainable water supply, coordination of growth with available water resources, and water conservation; and Services Theme Goal 19, which calls for appropriately distributed parks and recreational amenities. The PAD advances these objectives through its coordinated land use and infrastructure framework, range of housing types, interconnected parks and trail system, school planning provisions, multimodal circulation network, and phased water and wastewater planning.

21. The Cascade represents a comprehensive replanning of property that has remained undeveloped since approval of the Elianto CMP in 2004. Rather than attempting to implement the approximately 22-year-old Elianto development framework on this portion of the property, the proposed PAD establishes a contemporary master planned community framework addressing current development patterns, housing products, infrastructure requirements, open space expectations, and design standards. Because the entire Cascade site remains undeveloped, the new framework can be implemented comprehensively without disrupting existing development within the property.

22. A notable characteristic of the PAD is the degree of flexibility provided in determining the ultimate location and mix of development. Residential and non-residential entitlements are not rigidly assigned to individual Villages or parcels at the PAD stage. Staff finds that this flexibility is appropriately bounded by the Land Use Budget, the Land Use Density and Intensity Plan, Village Plan requirements, and subsequent Preliminary Plat and Site Plan approvals. The PAD establishes an overall maximum of 11,600 dwelling units, requires between 30 and 115 acres of non-residential development, and limits the types and intensities of development that may occur within each density and intensity area. The Land Use Budget must also be updated as subsequent development approvals occur, allowing the remaining development capacity to be tracked throughout buildout.

23. The extent of the customized regulatory framework proposed for The Cascade is substantial. As described in the Project Description, the PAD establishes project-specific standards and procedures for essentially all principal aspects of development, leaving the Development Code with little practical applicability within the community. This level of customization is expressly contemplated by the Development Code for large-scale PADs. For PADs comprising at least 2,500 gross acres and providing sufficient design predictability through customized standards, the Code allows Article 8 development review procedures to be modified to project-specific requirements and similarly permits customized Major and Minor Amendment procedures. The Code further requires that modifications proposed through a PAD, when considered collectively, result in development of equal or better quality than could be achieved through application of the base zoning standards.

24. Staff believes the PAD provides sufficient standards and safeguards to satisfy that quality expectation while retaining the flexibility appropriate for a community of this scale. Among other requirements, each Village must provide at least 18 percent open space; the plan anticipates approximately 155 acres of parks; residential neighborhoods are subject to architectural diversity requirements; and at least 150 single-family detached lots of 12,000 square feet or greater must ultimately be developed. Recommended conditions of approval further limit any single lot width to no more than 80 percent of the detached single-family lots within a Village, require applicable regional trails and trailheads to meet City standards, and generally require common-area open space, parks, landscaping, tracts, and rights-of-way within a Final Plat to be completed before issuance of a Certificate of Occupancy for the first non-model dwelling within that plat. These requirements provide measurable development expectations while allowing the detailed configuration of individual neighborhoods to evolve through the Village Plan and subdivision processes.

25. The customized administrative procedures are similarly structured to allow the community to evolve over its anticipated long-term buildout without eliminating City oversight. Village Plans, Site Plans, Preliminary Plats, Final Plats, Minor Amendments, and updates to the PAD's Living Appendix are administered through the Administrative Approval Process, with review for consistency with the PAD and applicable infrastructure requirements. Changes meeting the PAD's Major Amendment criteria—including certain modifications to permitted uses and increases exceeding established thresholds for residential units or non-residential acreage—remain subject to neighborhood outreach, public hearings before the Planning and Zoning Commission, and City Council approval.

26. Public services are planned to expand with development of the community. Police services will be provided by the Buckeye Police Department and fire and emergency medical services by Buckeye Fire-Medical-Rescue. The PAD also accommodates public safety facilities within the community, and a recommended condition requires the developer, prior to any Final Plat submittal, to coordinate with the Fire Chief and City Attorney regarding emergency response times, staffing, fire equipment, and associated facility needs for each phase of development. The accompanying Development Agreement is intended to address additional public-safety-related obligations associated with development of the project.

27. The site is located within the Saddle Mountain Unified School District. The District has provided a completed Certificate of Adequate School Facilities (Exhibit F) indicating that adequate school facilities exist or are planned to accommodate students generated by the proposed development, while noting that construction of future school facilities will largely depend on the District's ability to secure bond funding. The District also indicated that school sites will be needed within The Cascade and that it has been coordinating with the developer regarding future school needs, including the number and type of schools. Specific school locations will be refined through subsequent planning, and the PAD requires school sites to be supported by traffic and circulation analysis addressing access, queuing, pedestrian safety, and surrounding roadway operations.

28. Water and wastewater service will be implemented through phased infrastructure systems coordinated with development of the individual Villages. The PAD's Master Water Plan establishes the general location and sizing of primary water infrastructure, with subsequent Village-level technical reports required to identify the specific on- and off-site mains, pump stations, storage facilities, and well sites needed for service and system redundancy. Recommended conditions also require transfer of applicable existing surface-water rights to the City and provision of a Certificate of Assured Water Supply prior to development. Wastewater service will similarly be developed in accordance with the Wastewater Infrastructure Master Plan, which provides for sewer mains, lift stations, and construction or expansion of wastewater treatment facilities as necessary to serve phased development. Detailed water and wastewater system design and capacity must be demonstrated with each applicable Village Plan as development proceeds.

29. Development of the site will also require substantial transportation, drainage, utility, and related infrastructure to accompany growth. Recommended conditions require, among other items, construction and dedication of applicable perimeter and internal roadway improvements, approval and implementation of traffic analyses addressing the community and individual Villages, undergrounding of qualifying utility lines, and

completion of required drainage and floodplain approvals. These requirements are intended to ensure that infrastructure is provided in conjunction with development rather than deferred independently of growth.

30. Overall, staff finds that The Cascade PAD provides an appropriate framework for the long-term development of this approximately 2,771-acre subject property. Although the PAD provides considerably more land use, development-standard, and administrative flexibility than would occur under conventional zoning, that flexibility is paired with defined development limits, density and intensity controls, Village-level planning, infrastructure requirements, open space and recreation standards, design requirements, and the recommended conditions of approval. Collectively, these provisions provide sufficient predictability to guide development as a coordinated master planned community while allowing the plan to respond to changing market conditions and development needs over time.

RECOMMENDATION:

31. Staff recommends that City Council conduct a public hearing and adopt an Ordinance approving The Cascade Planned Area Development (PAD), Application PLZZ-25-0014, subject to conditions (a) through (aa), and approve the accompanying Development Agreement, for the reasons outlined within the analysis section of this staff report.

Planning/Standard

a) Development of the property shall be in general conformance to the project narrative entitled “The Cascade – Planned Area Development”, consisting of 599 pages, dated September 2026, and stamped received on October 2, 2026, except as modified by these conditions of approval.
b) The Property Owner/s and their successor waive any and all claims for diminution in value of the property with regard to any action taken by City of Buckeye as result of the PAD approval.

Planning/Project Specific

c) Design and construction of regional trails and trailheads identified in the Parks and Recreation Master Plan (PRMP), or as amended if less restrictive, including, but not limited to, size, width, surface material, lighting, landscaping, and seating, shall adhere to the applicable standards within the PRMP. Trail alignments through the project may meander, provided that the points where regional trails enter or exit the property coincide with the locations shown in the PRMP. All other private trails within the project may be designed and constructed in accordance with the applicable

standards of the Cascade PAD, or as approved by the Zoning Administrator if special circumstances are found to warrant a deviation.

d) No more than eighty percent (80%) of the single-family detached lots within a Village shall have the same lot width, with the remaining lots incorporating one or more lot widths differing by at least five (5) feet. Compliance may be demonstrated cumulatively through the Preliminary Plats approved within the Village.

e) Prior to issuance of a Certificate of Occupancy for the first non-model residential dwelling unit within a Final Plat, all common-area open space, parks, landscaping, tracts, and public rights-of-way located within the boundaries of that Final Plat shall be completed and approved by the City in accordance with the applicable approved plans, unless an alternative phasing plan is submitted with a Preliminary Plat or Final Plat and approved by the City Engineer and Zoning Administrator.

f) Sun Valley Parkway will be annexed adjacent to the development. Any improvements to The Cascade project, including landscaping within the right-of-way, shall be completed to City of Buckeye standards.

Fire Department/Standard

g) Any RWC communication tower that the City determines is necessary for public safety purposes shall be exempt from any PAD restriction with the design location or height requirements. However, the property owner of the intended location shall receive notice of tower location and design, and shall have ability to provide comments to the City. Prior to any Final Plat submittals, the developer will need to work with the Fire Chief and City Attorney to agree upon emergency response times, staffing, fire equipment and housing for each phase of development.

Engineering/Standard General

h) This project is subject to a Maintenance Improvement District (MID) formed pursuant to Arizona Revised Statue § 48-574 and in accordance with City of Buckeye Ordinance 42-06. This will include a legal and exhibit of the ownership parcel.

i) This project is subject to Street Light Improvement District (SLID) in accordance with City of Buckeye Ordinance 43-05. This shall be established prior to the recordation of the first Final Plat, Minor Subdivision, MOD, or any other related land division. This will include a gross boundary legal and exhibit of the ownership parcels for the following APN's _504-05-002R, 504-05-002S, 504-05-002T, 504-05-003C, 504-05-003D, 504-05-009B , 504-05-009E, 504-05-009F, 504-06-004A, 504-06-014A, 504-26-014B, 504-06-015C, 504-06-015E, 504-06-016A, 504-06-016C, 504-06-016D, 504-06-019C, 504-06-019D, 504-06-019E, 504-06-019F, 504-06-020E .

j) All existing overhead power lines less than 69 kV capacity, or any other overhead utilities within the project area or along its boundaries, shall be installed underground.
k) All trash and construction debris shall be collected through a trash hauler that has a City of Buckeye business license. Trash enclosures shall be in accordance with City of Buckeye Standards.

Engineering/Standard Grading & Drainage

l) Prior to Final Plat approval, the CLOMR must be approved by the Flood Control District that is affecting this project.
m) Prior to any construction plan approval, a Floodplain Clearance Letter or a Floodplain Use Permit (FUP) from the Flood Control District of Maricopa County (FCDMC), including the improvements on the parcel, shall be submitted to the City.
n) A Floodplain Use Permit (FUP) must be approved by the Flood Control District (FCDMC) prior to the issuance of a building permit for lots located within an effective floodplain or floodway.
o) Individual single family home Certificates of Occupancies (CofO) are allowed on lots which obtained a Floodplain Use Permit (FUP), if owner / developer obtains an Elevation Certificate for each home.

Engineering/Standard Streets

p) The Property Owner/Developer shall be responsible for the dedication and construction of all adjacent half-street right-of-way and improvements, at no cost to the City, for Sun Valley Parkway, Turner Parkway and Thomas Road. The Property Owner/ Developer shall be responsible for dedicating and constructing Wilson Ave, Indian School Rd, Camelback Rd, and internal to the project.
q) The Property Owner/Developer shall submit a Master Plat or other appropriate subdivision type to the City of Buckeye dedicating right-of-way outlined in the City approved Village Traffic Impact Analysis. Such right-of-way may be requested by the City to be dedicated in advance of development to permit the construction of needed City infrastructure to adjacent sites.
r) It has been determined that a portion of the required improvements may not be constructed as part of this Development. The Developer shall be responsible to design all of the required improvements, including landscaped medians and/or gateway signage in accordance with the Buckeye Arterial Gateway Guide, if applicable (see condition s below), and then coordinate with the City to define the portion of improvements that will not be constructed as part of the development. A fee-in-lieu agreement may need to be completed to cover the omitted improvements, and the Property Owner/Developer will be required to enter into such agreement with each phase of improvements and provide payment to the City

to cover the costs prior to Certificate of Occupancy being issued by the City. This condition applies to Sun Valley Parkway, Thomas Road, and Turner Parkway for median improvements that cannot be constructed until other half of street is improved.

s) The City of Buckeye Arterial Gateway Guide shall apply to medians in Sun Valley Parkway and Turner Road adjacent to this project. The developer shall have the ability to dictate the landscape and hardscape theming of all other street medians internal to or on the perimeter of the PAD, provided: 1) Theming and materials shall be consistent for the full extent of the median that lies within or adjacent to the project boundary and 2) the level of design, plant densities, and hardscape treatments shall be of comparable quality to the Tier 2 median concepts within the Arterial Gateway Guide.

Engineering/Standard Water & Wastewater

t) The Property Owner/Developer shall allocate any existing surface water rights at the time of this approval to the City prior to the issuance of any building permits.

u) Property Owner/Developer shall provide a Certificate of Assured Water Supply based on the Arizona State subdivision requirements and/or Arizona Department of Water Resources (ADWR rules and regulations).

Transportation/Traffic

v) Any Village-level or subsequent project-specific TIA shall be consistent with the approved Master TIA and may be submitted following approval of the Master TIA. If the findings and recommendations of the approved Master TIA require modifications to the roadway cross-sections, intersection configurations, roadway classifications, or other transportation improvements depicted or contemplated in the approved PAD, a minor amendment to the PAD shall be required.

w) All traffic signals required by this project in each phase shall be constructed per the approved Village Traffic Impact Analysis.

x) All medians required for controlling site access (right-in/right-out or ¾ (RI-RO-Left in) shall be constructed with this development.

y) Half-street improvements, including Rights-of-Way dedication shall be required along the entire parcel frontage as part of this development for each phase, including the installation of ITS conduit per the City standards. ITS conduits (2 7-way micro-ducts) must be installed along all arterial streets and collectors, if necessary, per City standards, including any necessary splice boxes.

z) Driveway spacing and storage requirements shall be per Table 1 of the COB Engineering Design Standards (EDS) Section 6-3, unless agreed upon by the City Engineer or outlined in an approved Traffic Impact Analysis.

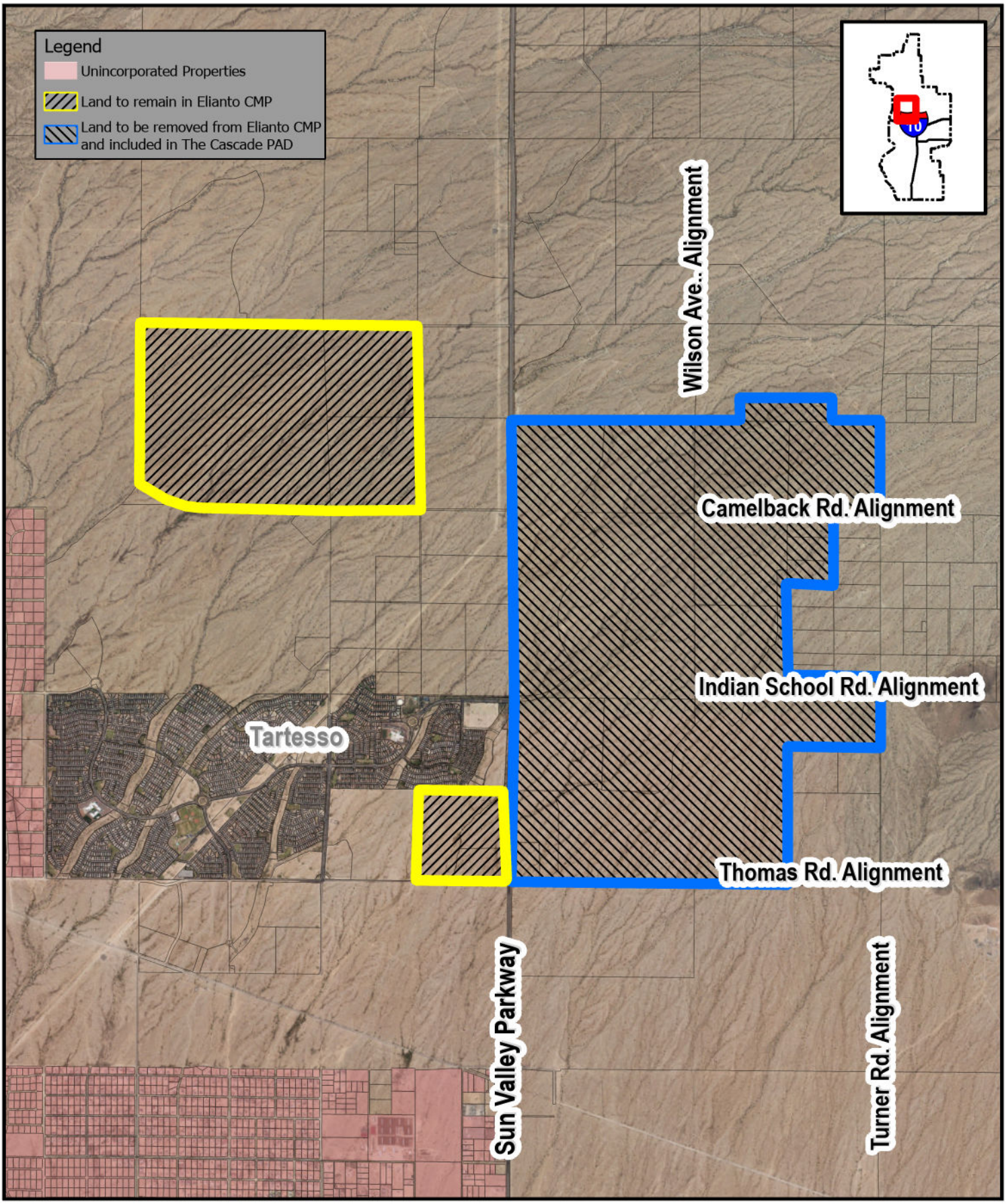
aa) All major intersections will require right turn slip lanes and dual left turn lanes per City Detail 63300 unless deemed to need more infrastructure per the Master TIA or Village TIA, unless agreed upon by the City Engineer or outlined in an approved Traffic Impact Analysis.

ATTACHMENTS:

- Exhibit A – Aerial Vicinity Map
- Exhibit B – Zoning Vicinity Map
- Exhibit C – General Plan Land Use Map
- Exhibit D – Proposed The Cascade PAD Narrative
- Exhibit E – Citizen Participation Plan
- Exhibit F – Certificate of Adequate School Facilities from Saddle Mountain Unified School District

Prepared By:
Ken Galica, Planning Manager

Reviewed By:
Adam Copeland, Deputy Planning Director

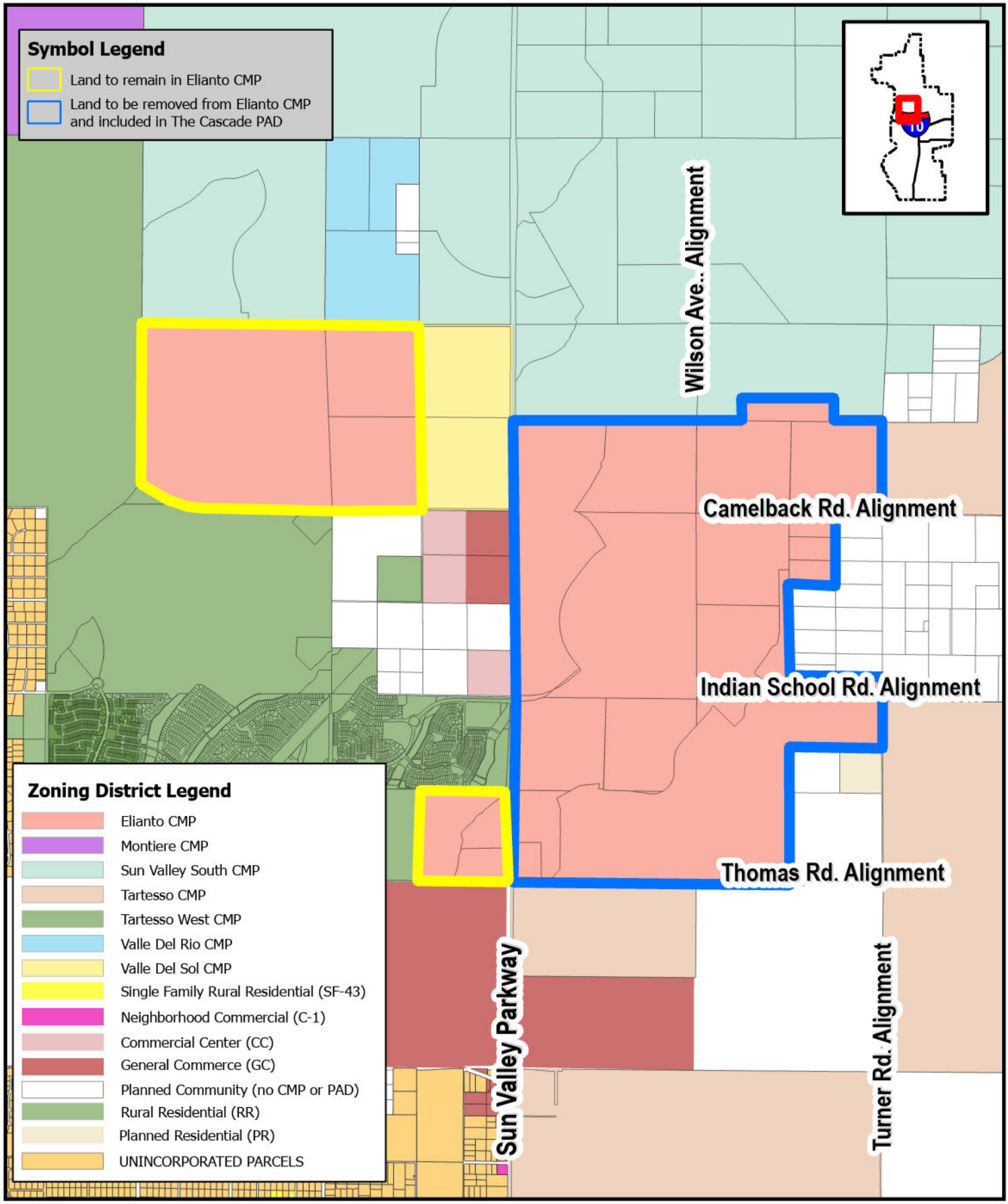


VICINITY MAP

PLZZ-25-0014 and PLZZ-26-0003
Elianto Major CMP Amendment and The Cascade PAD
Council District #4

BUCKEYE ARIZONA

N W E S



ZONING MAP

PLZZ-25-0014 and PLZZ-26-0003

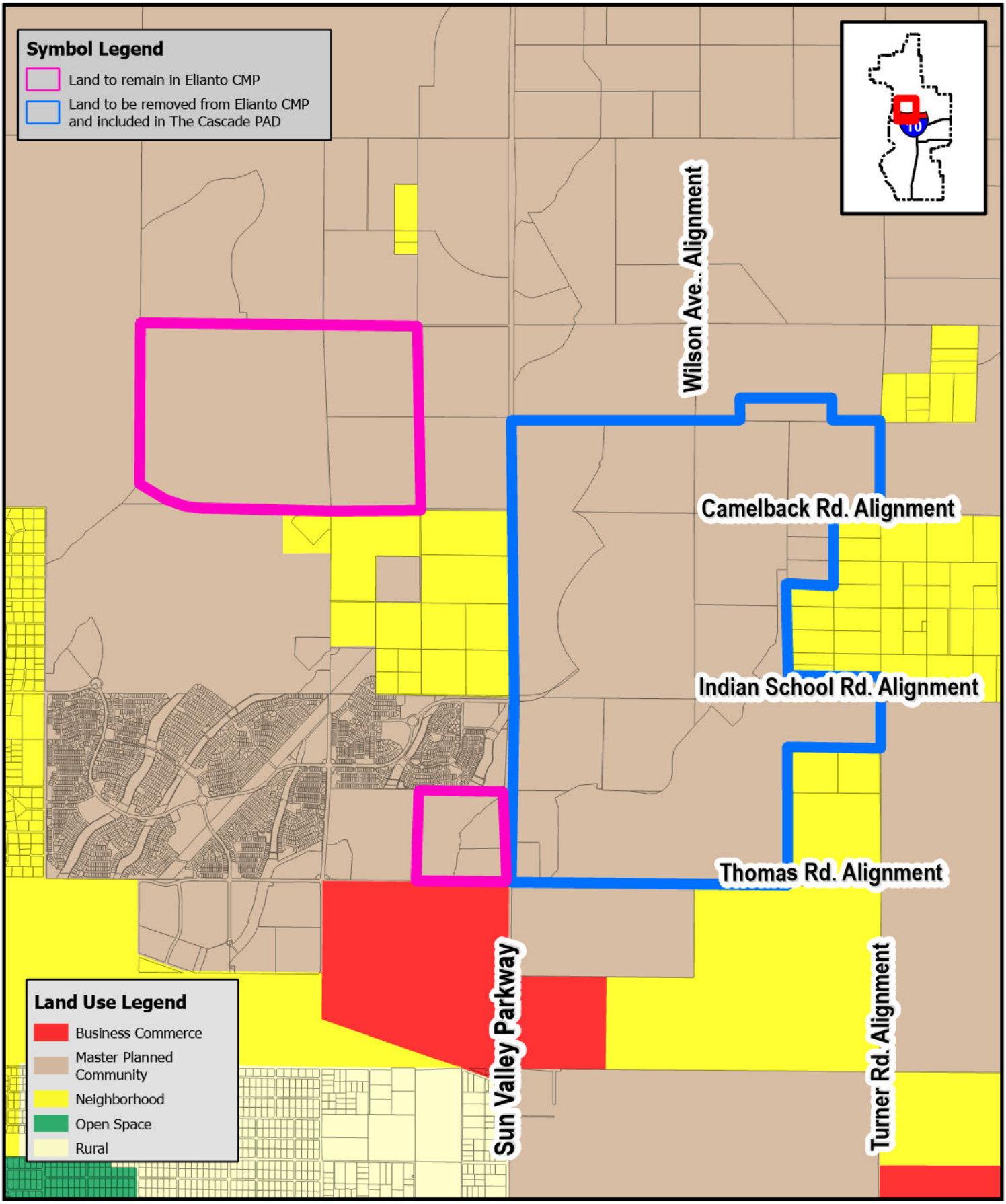
Elianto Major CMP Amendment and The Cascade PAD

Council District #4

BUCKEYE ARIZONA

N W E S

Exhibit C



GENERAL PLAN LAND USE MAP

PLZZ-25-0014 and PLZZ-26-0003
Elianto Major CMP Amendment and The Cascade PAD
Council District #4

BUCKEYE ARIZONA

N W E S

Exhibit D

PLZZ-25-0014 RECEIVED OCT 02 2026 AL

THE CASCADE

A MATTAMY HOMES COMMUNITY

PLANNED AREA DEVELOPMENT



Prepared
September, 2026

PLZZ-25-0014

Submitted to:
City of Buckeye
530 E. Monroe Ave.
Buckeye, AZ 85326

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Property Owners:
ELIANTO LANDVALOREM LP
CRG THOMAS ROAD PARTNERS LLC
BEN-HORIN FAMILY TRUST/SVP 360 LLLP

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1. Introduction

1.1 Overview

Within the northwestern region of Buckeye there is land currently governed by the Elianto Community Master Plan ("Elianto CMP"), see **Exhibit 1.1.A: Existing Elianto CMP**. Approximately 2,771.07 acres have been removed from the Elianto CMP to establish The Cascade Planned Area Development ("PAD"), shown in **Exhibit 1.1.B: The Cascade PAD and Elianto CMP**. The Cascade PAD is a separate entitlement from the Elianto CMP and establishes the applicable entitlement framework for the Site.

The creation of The Cascade PAD marks a pivotal development within the region. It introduces a series of smaller, uniquely identified "Villages" within The Cascade PAD, enhancing the area's appeal and community structure. Each Village contributes to a cohesive yet diverse community landscape, promising a well-planned and attractive living environment. Village Plans may be prepared for all or a portion of a Village, as described in **Section 3.1.3: Villages and Village Plans**. Infrastructure planning, technical coordination, and associated improvement obligations related to such development shall be addressed through the applicable Village Plan and supporting technical reports, consistent with **Section 3.8: Infrastructure Master Plans**.

The area of land within The Cascade PAD (hereafter referred to as "Site", "The Cascade" or "Cascade") is shown on **Exhibit 1.1.C: The Cascade PAD.**

Ownership within The Cascade PAD is comprised of multiple property owners. For purposes of this PAD, the term "Property Owner" shall mean an owner identified on **Exhibit 1.1.D: The Cascade PAD Property Owners**, including any successor, transferee, or assignee authorized by such owner. The general ownership structure is illustrated on **Exhibit 1.1.D: The Cascade PAD Property Owners** and may be updated from time to time through the Administrative Approval Process ("AAP") as described in **Section 3.2.2: Administrative Approval Process ("AAP")** to reflect changes in ownership, subdivision, or mutually agreed-upon land exchanges between Property Owners.

1.1.1 Establishment of Standards and Guidelines

The Cascade PAD establishes the regulatory foundation and design expectations for development within the community. This structure provides regulatory clarity while allowing flexibility to encourage innovative design solutions that reflect the distinct character of The Cascade.

A. Development Standards and Design Guidelines ("Standards and Guidelines") govern the design, character, and quality of development with The Cascade. The Development Standards establish objective, measurable criteria, including but not limited to building height, setbacks, lot coverage, and related site planning requirements, necessary to implement to goals and policies of this PAD. Where applicable, the Development Standards shall take precedence over the City of Buckeye Development Code to achieve the intended community vision. The Design Guidelines establish qualitative, intent-based principles that promote flexibility and creativity in design while maintaining consistency with the overall character and objectives of The Cascade. Together, the Standards and Guidelines shall be administered through the applicable review and approval processes to ensure cohesive and high-quality development consistent with this PAD.

The Standards and Guidelines provide a tailored foundation for regulating development in The Cascade. They ensure that the community reflects it desert setting and long-term vision while maintaining consistency with the City of Buckeye's Image Buckeye 2040 General Plan. This structure also establishes the basis for coordinated review and oversight by the City of Buckeye (the "City"), the applicable Village Developer, and the applicable Architecture Review Committee ("ARC").

1.1.2 Interpretation of "Shall" and "Should"

The terms "shall" and "should" are used intentionally throughout this PAD. "Shall" identifies a mandatory requirement. "Should" identifies a preferred Standard and Guideline or design expectation that is intended to guide development while allowing flexibility in site planning, engineering, architecture, landscape design, and implementation. "Should" Standards and Guidelines are not intended to prescribe a single required design solution. Where a "should" Standard and Guideline is not met, the applicant may provide a written explanation, exhibit, or similar supporting documentation demonstrating how the proposed alternative achieves the intent of the applicable PAD Standard and Guideline. The proposed alternative shall be reviewed by the approval authority responsible for the applicable application and shall not be denied solely because it differs from the preferred Standard and Guideline, provided the intent of the applicable Standard and Guideline is otherwise achieved. Any requested revisions or additional information are to be reasonably related to demonstrating consistency with the intent of the applicable PAD Standards and Guidelines.

1.2 Ownership and Development Administration

The Cascade is comprised of multiple Property Owners as identified on **Exhibit 1.1.D: The Cascade PAD Property Owners**. For purposes of this PAD, all such Property Owners, including their respective successors, transferees, and assigns, shall retain the rights and responsibilities applicable to the property under their ownership or control. This PAD does not establish a single Master Developer with authority or responsibility over the entirety of The Cascade.

A Property Owner, or its authorized designee, that submits a Village Plan for all or a portion of a Village shall be considered the "Village Developer" for purposes of processing that Village Plan and, upon approval, for implementation of the approved Village Plan. A Village Developer shall have the rights, responsibilities, approval authority, and obligations assigned to the Village Developer under this PAD with respect to the property included within its Village Plan. Designation as a Village Developer shall not, solely by virtue of such designation, grant authority over or impose responsibility for property outside of the Village Developer's ownership or control.

A Village Plan may encompass all or a portion of a Village. Where separate Property Owners develop different portions of the same Village, each Property Owner may serve as the Village Developer for the property included within its respective Village Plan. Approval of a Village Plan for a portion of a Village shall not grant the Village Developer authority over property outside of its ownership or control or property included within another approved Village Plan.

Where a Village Plan includes only a portion of a Village, the Village Plan shall demonstrate, at an appropriate conceptual level, how the proposed development may integrate with and provide for the logical future development of the remaining portions of the Village. Such demonstration shall address, as applicable, continuation of the planned circulation system, utility connections, emergency and fire access, drainage, pedestrian and trail connections, and other shared or interconnected infrastructure. This requirement shall not obligate the Village Developer to design, construct, finance, or guarantee improvements serving property outside of its ownership or control, except as otherwise required to serve its proposed development or pursuant to an applicable Development Agreement, technical report, reimbursement agreement, phasing plan, or other applicable agreement or approval.

Where a subsequent Village Plan or Village Plan amendment is proposed within a Village for which a Village Plan has previously been approved, the subsequent Village Developer shall demonstrate coordination with the previously approved Village Plan, including, as applicable, infrastructure, circulation, drainage, utilities, open space, pedestrian and trail connections, and other shared or interconnected improvements. No Village Developer shall modify another Property Owner's approved development rights, land use allocation, approved Village Plan, or property-specific infrastructure obligations without the written consent of the affected Property Owner.

Each Village Developer may establish or designate an Architectural Review Committee ("ARC") for the property subject to its Village Plan. References within this PAD to the ARC shall mean the ARC applicable to the property that is the subject of the application or review. Where more than one Village Developer exists within a Village, separate ARCs may be established for the respective Village Plan areas. The initial Village Plan for a Village Plan area may establish or designate the applicable ARC, and subsequent applications subject to ARC review shall be reviewed by that ARC in accordance with this PAD.

Designation as a Village Developer shall not, by itself, obligate a Property Owner to construct infrastructure or improvements serving property outside of its ownership or control. Infrastructure responsibilities shall be determined through the applicable Village Plan, Infrastructure Master Plans, technical reports, Development Agreement, reimbursement agreements, phasing plans, or other applicable agreements or approvals. Nothing herein shall preclude infrastructure from being designed or constructed to serve multiple properties or Village Plan areas where required by the City or agreed to by the affected Property Owners.

Where a matter affects more than one (1) Village Developer or Property Owner, the affected parties shall coordinate the matter as necessary to maintain consistency with this PAD, approved Village Plans, applicable technical reports, and other applicable approvals. No Village Developer or Property Owner shall have authority to modify another Property Owner's development rights, land use allocation, approved Village Plan, or property-specific obligations without that Property Owner's written consent. No Property Owner or Village Developer shall be deemed responsible for the development, performance, obligations, or actions of another Property Owner solely by virtue of property ownership within The Cascade.

1.3 Authority

This Planned Area Development, referred to as The Cascade Planned Area Development, ("PAD" or "Amendment"), applies to approximately 2,771.07 acres subject to this application. Upon approval, the PAD shall supersede and replace all prior zoning entitlements applicable to the Site in their entirety. The PAD is enacted pursuant to the City of Buckeye Development Code ("Code") and is in conformance with the City's Imagine Buckeye 2040 General Plan (the "General Plan").

1.4 Existing Entitlements

Approved in 2004, the Elianto CMP covers approximately 3,931 acres and is designed to support a mix of residential, commercial, education, and recreational uses with up to thirteen thousand six hundred sixty-one (13,661) dwelling units, as detailed in **Exhibit 1.1.A: Existing Elianto CMP**. With the segmentation of the Elianto CMP, the remaining approximately 1,104.60 acres, now referred to as the "Remainder Property", will continue to uphold its existing entitlements and development agreements under the Elianto CMP. This arrangement ensures continuity and respect for previously established development commitments.

Exhibit 1.1.B: The Cascade PAD and Elianto CMP illustrates the boundaries of The Cascade PAD and the Remainder Property.

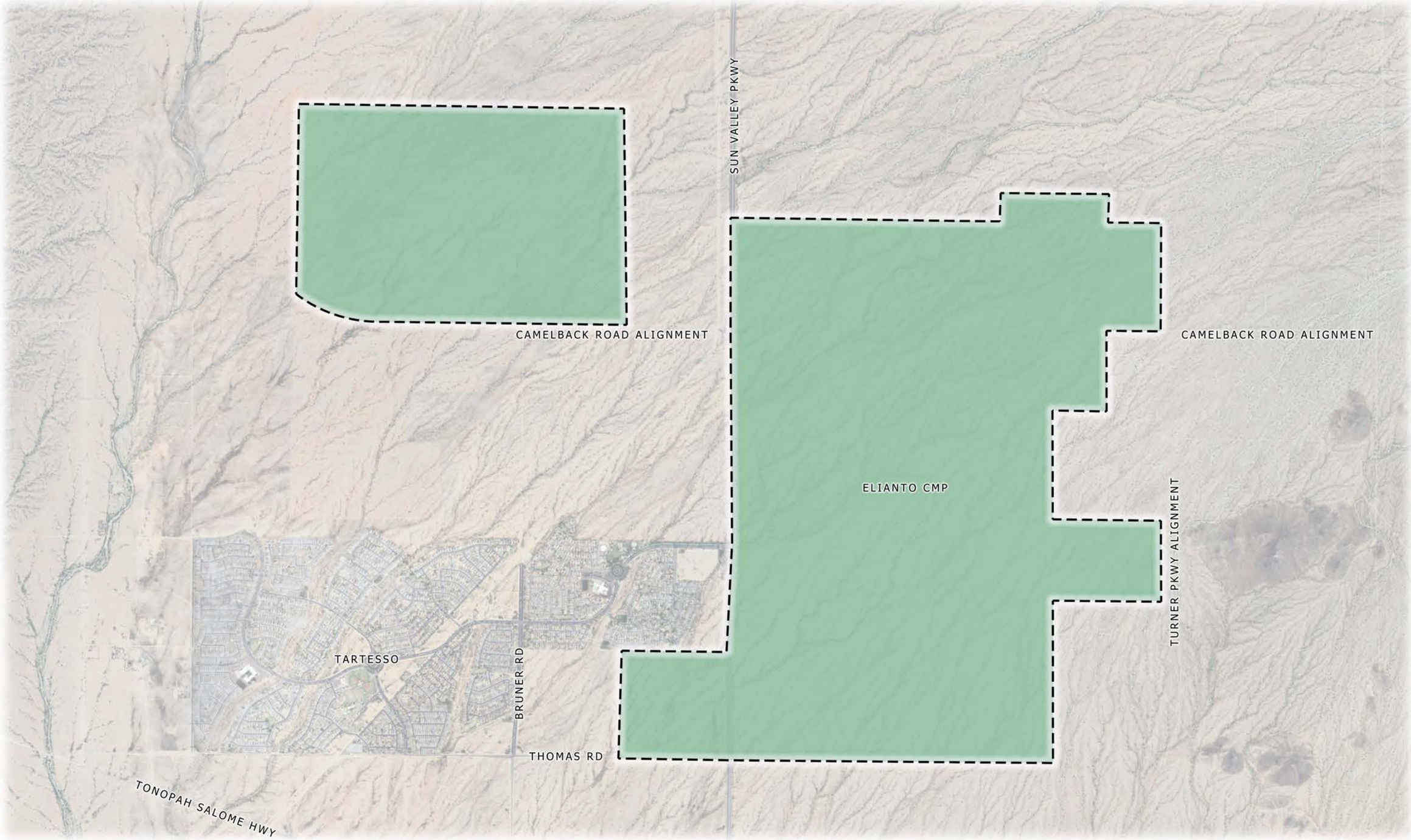


Exhibit 1.1.A: Existing Elianto CMP

THE CASCADE - PAD



Exhibit 1.1.B: The Cascade PAD and Elianto CMP

THE CASCADE - PAD

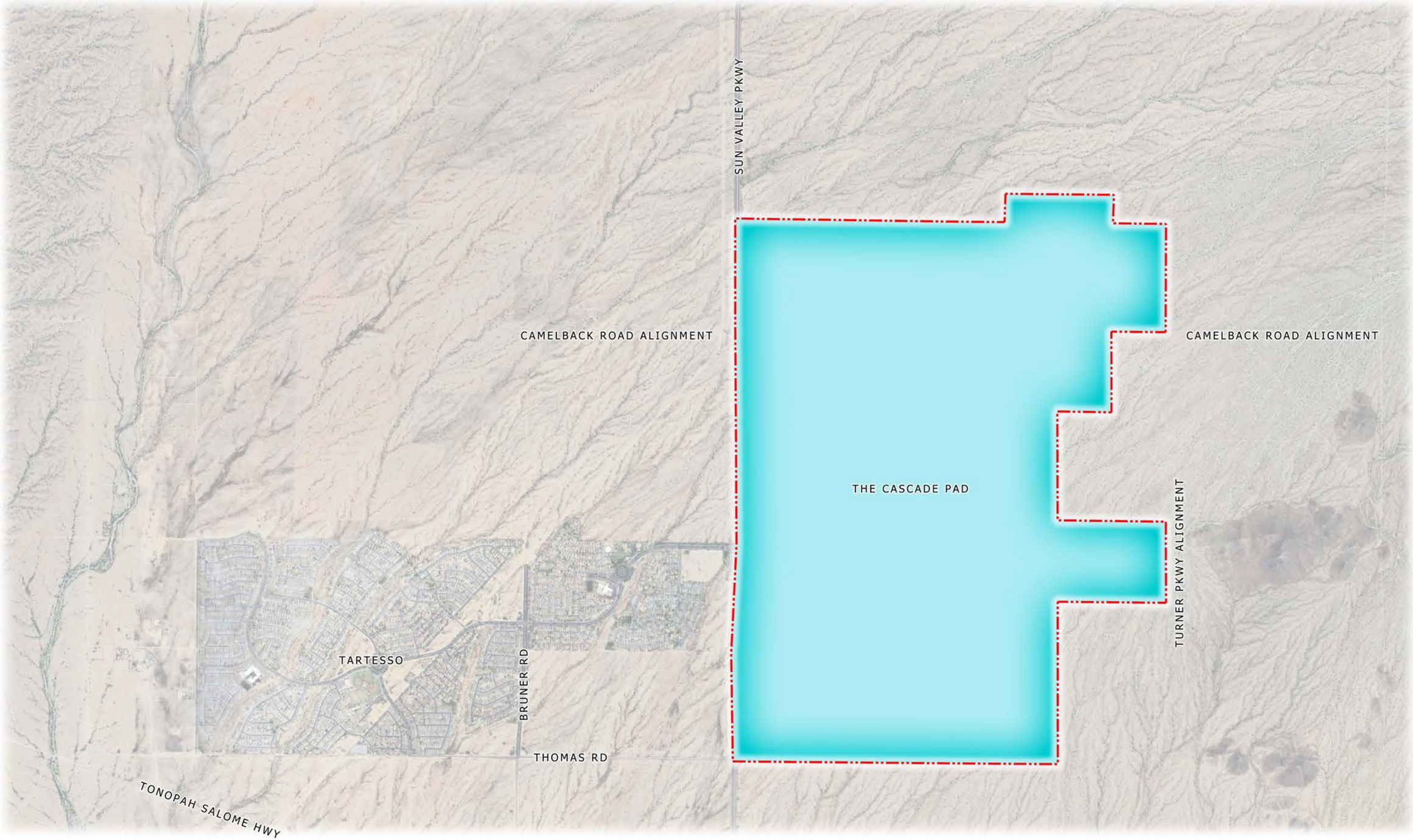


Exhibit 1.1.C: The Cascade PAD

THE CASCADE - PAD

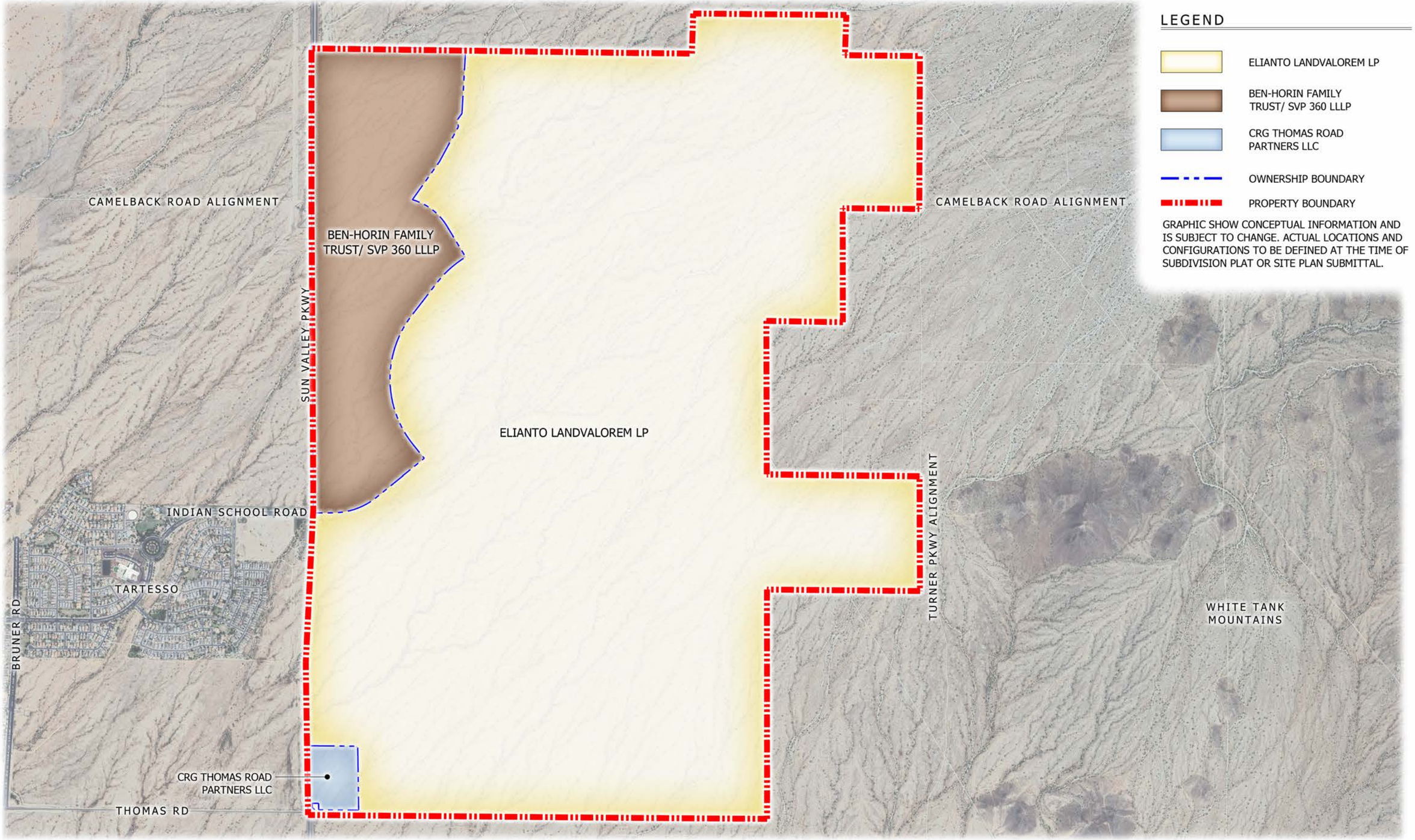


Exhibit 1.1.D: The Cascade PAD Property Owners

THE CASCADE - PAD

1.5 Vision

The Cascade is situated between the White Tank and Belmont mountains, is envisioned as a community deeply intertwined with the native desert terrain it occupies. It is poised to become a cornerstone of living while embracing the timeless essence of the Sonoran Desert. This pioneering development will define a contemporary relationship between modern living and the environmental ethos of desert life.

Central to The Cascade's philosophy is the integration of functional drainage corridors into celebrated communal spaces, enhancing both utility and beauty. The natural drainageways are logically restructured to create these corridors that become defining features of the community. Where possible, the materials emulate the natural desert and utilize native plant material to enhance the aesthetic and ecological value. Pairing these with a comprehensive network of trails and pathways increases their value as community assets that foster social interaction and community spirit.

Each Village within The Cascade is a unique reflection of the larger community, with centrally located amenities that are linked together by the system of trails and pathways. The trails link Village to Village internally and link externally with pathways that connect The Cascade to the White Tank Mountains and regional trail network. These trails make it easy for residents to explore the vast, scenic surroundings, and to access neighborhoods and amenities seamlessly.

The Cascade draws heavily on the Desert Contemporary style, which blends clean lines and functional design with the textures and colors of the desert. Design prioritizes natural materials like stone, steel, and concrete, chosen for their environmental resilience and aesthetic qualities that echo the desert surroundings. The Cascade emphasizes horizontal forms and strong geometry that create a dynamic complement to the desert's soft contours and rugged terrain. The interplay of natural and structured elements fosters a visually striking and inviting living environment.

The Cascade is planned as a vibrant development predominantly featuring single-family homes, with designated areas of active adult living, mixed-use developments, and a modest commercial zone. The diversity in housing and amenities caters to a wide range of needs and lifestyles, ensuring that The Cascade is a dynamic and inclusive community that is both beautiful and respects the natural environment.

The Cascade, a beacon of development where the respect for and integration with the natural environment provides a foundation for a community that preserves the natural beauty of the Sonoran Desert while enriching the lives of all those who call The Cascade home.

1.6 Purpose of Request

The purpose of this PAD is to provide an overall vision and regulatory framework. The PAD document is drafted to provide flexible development of residential and non-residential uses while staying within the spirit and intent of high-quality development. The regulatory framework in this document encourages a more creative approach to the planning of communities, neighborhoods, and the overall PAD in order to provide for an efficient, sustainable, native based aesthetic, and desirable development.

1.7 Definitions

Definitions set forth within Code shall be utilized when interpreting the PAD; except that if an alternative definition is provided within The Cascade PAD, or a new definition of a term not defined in the Code is included within The Cascade PAD, then the definition set forth within The Cascade PAD shall control. Supplemental and alternative definitions applicable to this PAD are set forth in **Appendix A: Definitions**.

1.8 Conformance with General Plan Goals

The Imagine Buckeye: General Plan 2040 ("General Plan") includes sixty-seven (67) goals organized under three (3) themes: Growth, Services, and Stewardship. This PAD addresses fifty-nine (59) of the sixty-seven (67) goals with policies applicable to The Cascade, as detailed in **Appendix B: General Plan Conformance**.

2. Site Conditions and Location

2.1 Regional Description

The Cascade is located approximately two (2) miles north of Interstate-10 ("I-10") along the eastern side of Sun Valley Parkway in Buckeye, Maricopa County, Arizona. The Site spans approximately 2,771.07 acres of private land and includes undeveloped desert terrain north of the intersection of Sun Valley Parkway and Thomas Road. See **Exhibit 2.1: Regional Vicinity Map.**

2.2 Existing Site Conditions

The land is currently zoned for residential use, commercial and mixed use, which will be supported by the planned addition of infrastructure and community amenities to accommodate future residents. Details on the General Plan land use designations, zoning districts, and existing land uses are comprehensively outlined in **Table 2.2: Site Context**. For a visual representation of these designations and zoning details, refer to **Exhibit 3.7.1: Existing Land Use Map** and **Exhibit 3.7.5A: Existing Zoning Map**, respectively. The Site's relationship to nearby CMPs is also illustrated on **Exhibit 2.2: Surrounding CMPs Map**.

Table 2.2: Site Context

	General Plan 2040	Zoning	Land Use
Site	Master Planned Community	Planned Community	Vacant land
North	Master Planned Community,	Planned Community	Vacant land
East	Master Planned Community, Neighborhood	Planned Community, Planned Residential	Vacant land
South	Master Planned Community, Neighborhood	Planned Community	Vacant land
West, across Sun Valley Parkway	Master Planned Community, Neighborhood	Planned Community, Commercial Center, General Commerce	Vacant land, Single-family residential

2.2.1 Surrounding Properties/Ownership

The surrounding properties adjacent to and the current property ownership of the Site are detailed in **Exhibit 2.2.1: Surrounding Properties Map**.

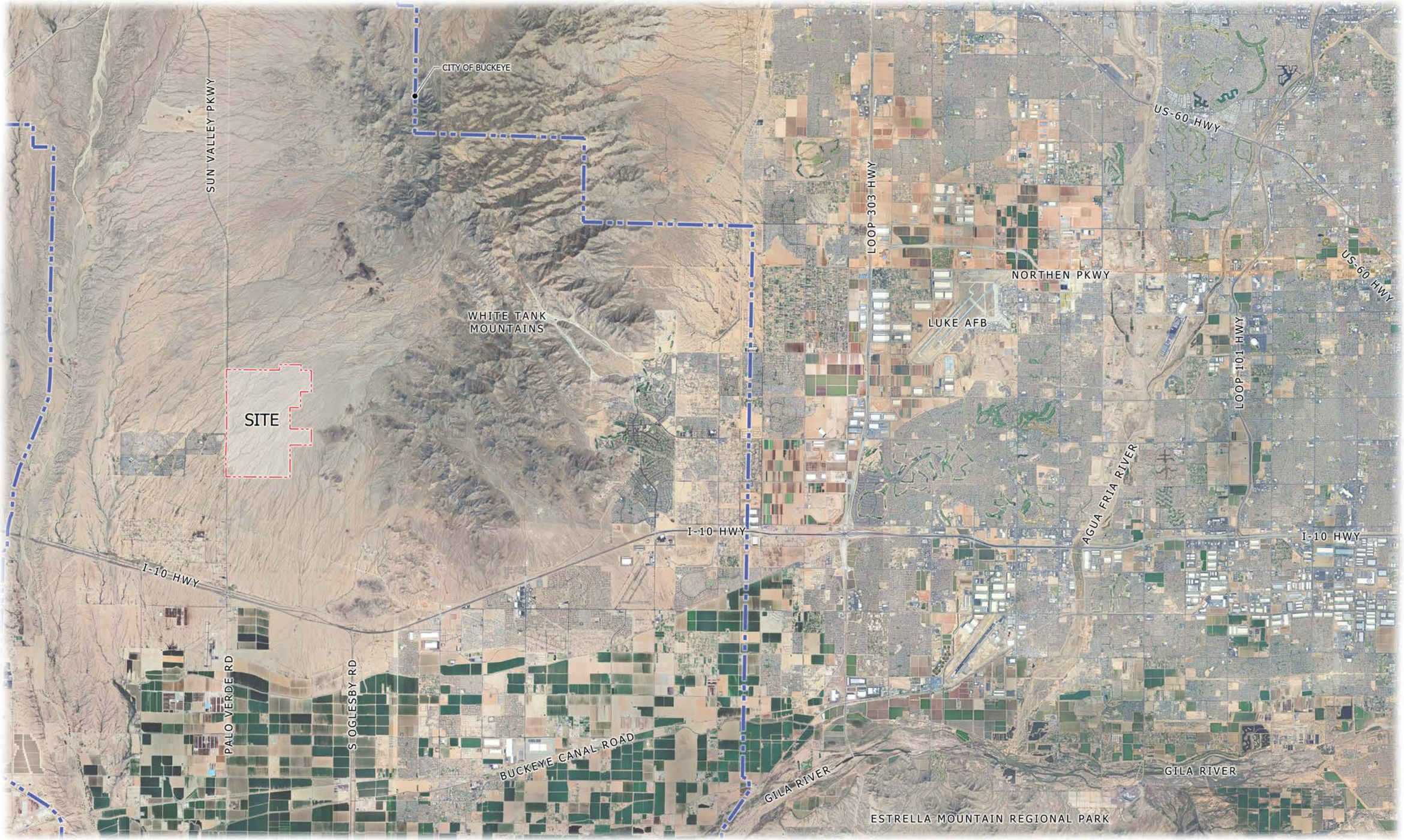


Exhibit 2.1: Regional Vicinity Map

THE CASCADE - PAD

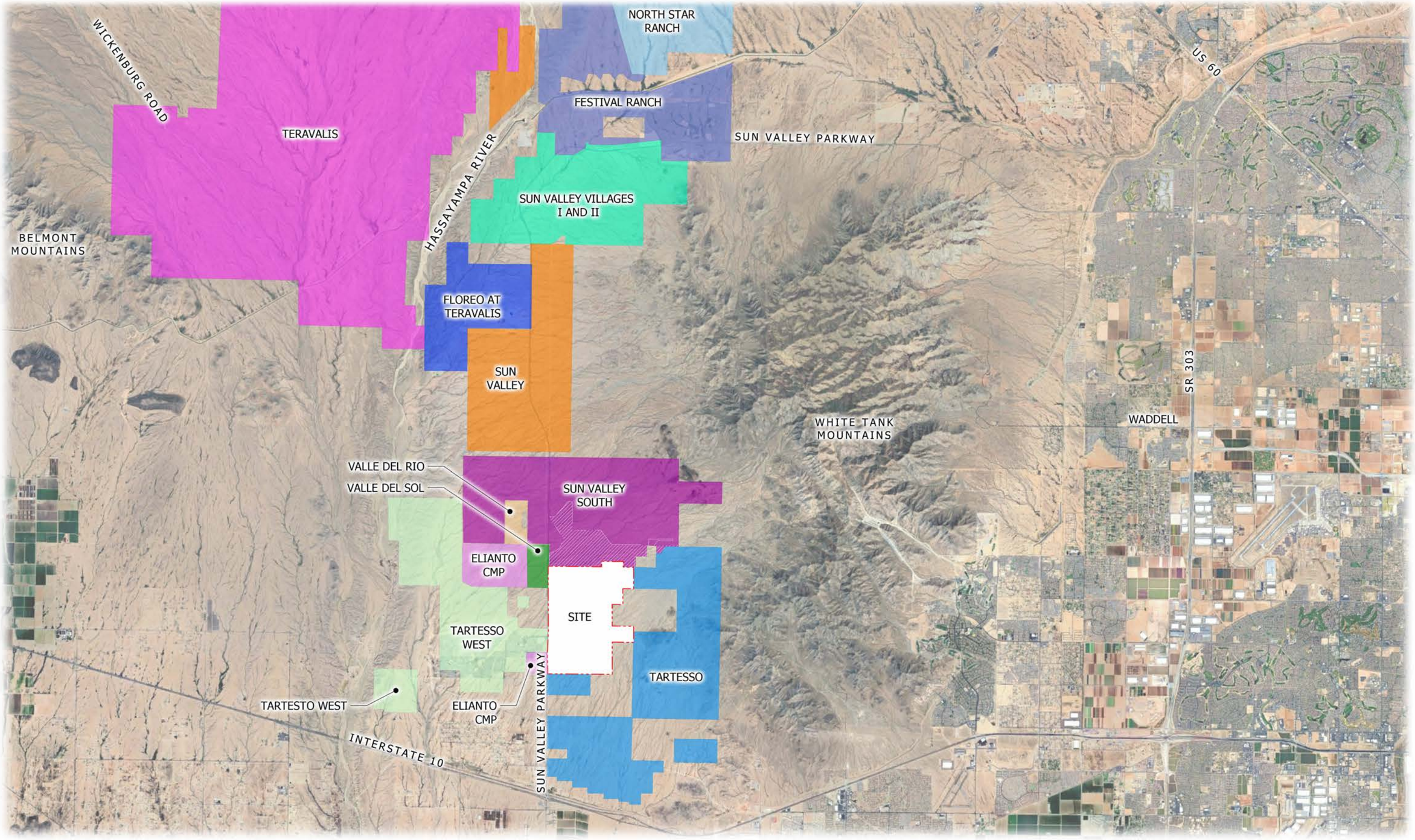
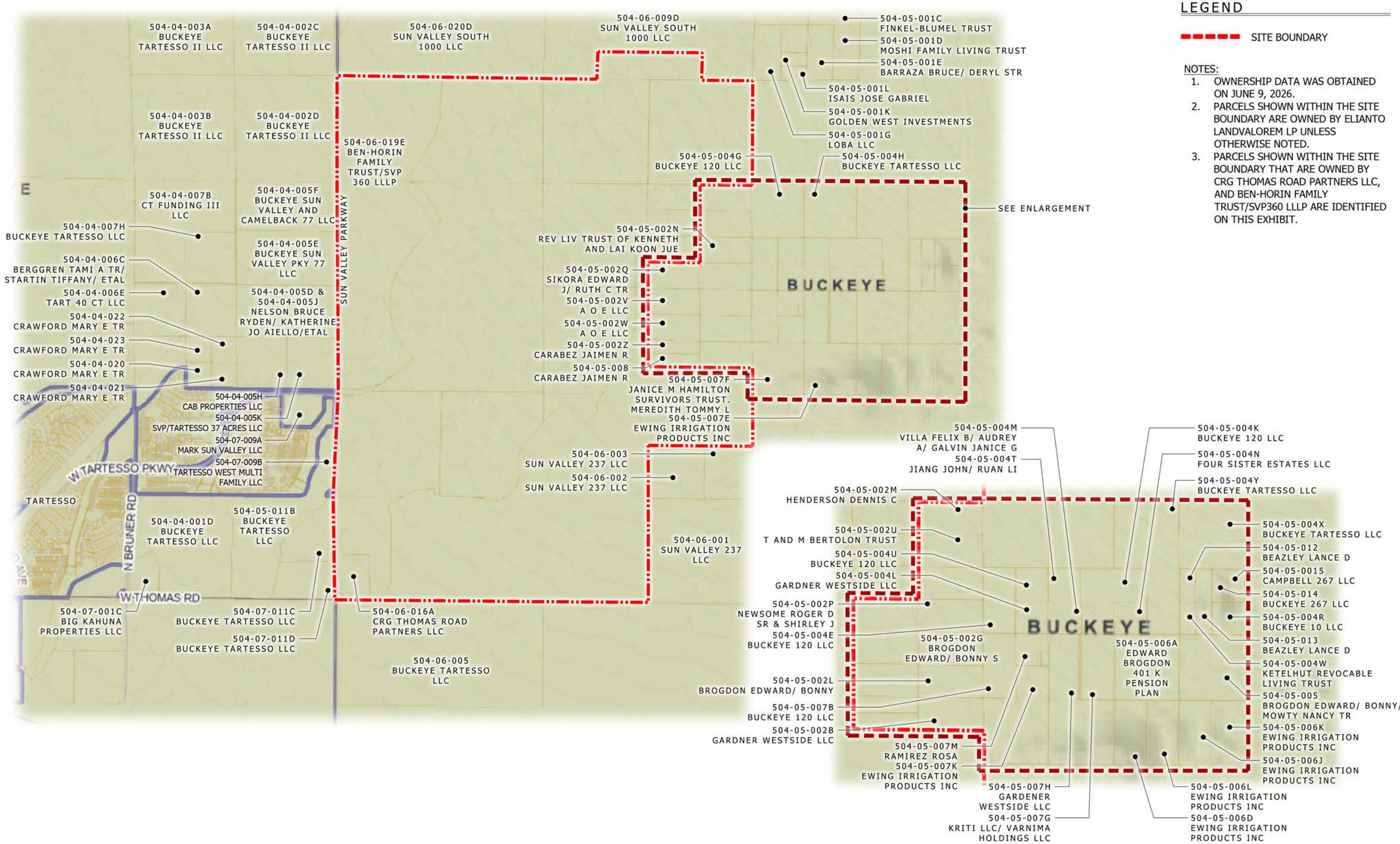


Exhibit 2.2: Surrounding CMPs Map

THE CASCADE - PAD



LEGEND

SITE BOUNDARY

NOTES:

1. OWNERSHIP DATA WAS OBTAINED ON JUNE 9, 2026.
2. PARCELS SHOWN WITHIN THE SITE BOUNDARY ARE OWNED BY ELIANTO LANDVALOREM LP UNLESS OTHERWISE NOTED.
3. PARCELS SHOWN WITHIN THE SITE BOUNDARY THAT ARE OWNED BY CRG THOMAS ROAD PARTNERS LLC, AND BEN-HORIN FAMILY TRUST/SVP360 LLLP ARE IDENTIFIED ON THIS EXHIBIT.

Exhibit 2.2.1: Surrounding Properties Map

THE CASCADE - PAD

2.2.2 Opportunities and Constraints

The Site remains largely undeveloped, characterized by its native desert landscape, offering a unique blend of development challenges and opportunities. The Site is traversed by FEMA-designated flood plains and floodways originating from the White Tank Mountains, which present both a challenge in terms of flood management and while also presenting an opportunity to enhance the community through planned open spaces and trail networks. **Exhibit 2.2.2: Opportunities and Constraints Map** illustrates the general site conditions and constraints, while **Exhibit 2.2.5: Jurisdictional Waterways** identifies FEMA floodplains and floodways within the Site.

The proximity to the White Tank Mountains provides scenic views and potential recreational access points. An existing powerline easement running from the north to the southeast across the Site imposes certain developmental restrictions but can be strategically utilized to maintain service efficiency and aesthetic integrity. Since the Site is undeveloped, all utilities outside of the existing powerline easement will need to be newly installed, offering a clean slate for implementing modern infrastructure, albeit requiring significant initial investment.

2.2.3 Biological Conditions

In May 2024, SWCA Environmental Consultants ("SWCA") conducted a biological overview of the Site. This evaluation aimed to ensure compliance with the Endangered Species Act ("ESA"), Migratory Bird Treaty Act ("MBTA"), Bald and Golden Eagle Protection ("BGEPA"), Arizona Native Plant Law ("AZNPL"), and Arizona noxious weed regulations. The Site consists of undeveloped Sonoran Desertscrub and does not contain any designated critical habitat.

No endangered, threatened, or proposed listed species were observed during the survey. Of the twenty (20) species listed under the ESA for Maricopa County, only the monarch butterfly (a candidate species) has potential to occur within the Site. Although suitable habitat for the western burrowing owl is present, no individuals or active burrows were detected during the Site visit. Four (4) special-status species, Sonoran desert tortoise, cactus wren, Bendire's thrasher, and speckled rattlesnake, may occur within the Site based on regional records. No active bird nests were observed, but suitable nesting habitat for MBTA-protected species is present.

Ten (10) native plant species protected under the AZNPL were documented, including saguaro, velvet mesquite, and desert ironwood. If removal is necessary, a Notice of Intent to Clear Land must be submitted to the Arizona Department of Agriculture. Two (2) noxious weed species, stinknet and Saharan mustard, both classified as Class B weeds, were also identified.

Future development of the Site may encounter invasive or noxious weed species and other wildlife or vegetation considerations typical of Sonoran Desert environments. Identification and management of invasive plant species, along with general wildlife and vegetation considerations, may be addressed at the time of future Site Plan, Preliminary Plat, or related development submittals on a case-by-case basis. These submittals may include a narrative prepared by a design professional describing the approach to identifying and mitigating invasive species and addressing related vegetation considerations.

A detailed account of these biological assessments and their implications for the project's environmental compliance can be found in **Appendix D: Biological Evaluation Reliance Letter**.

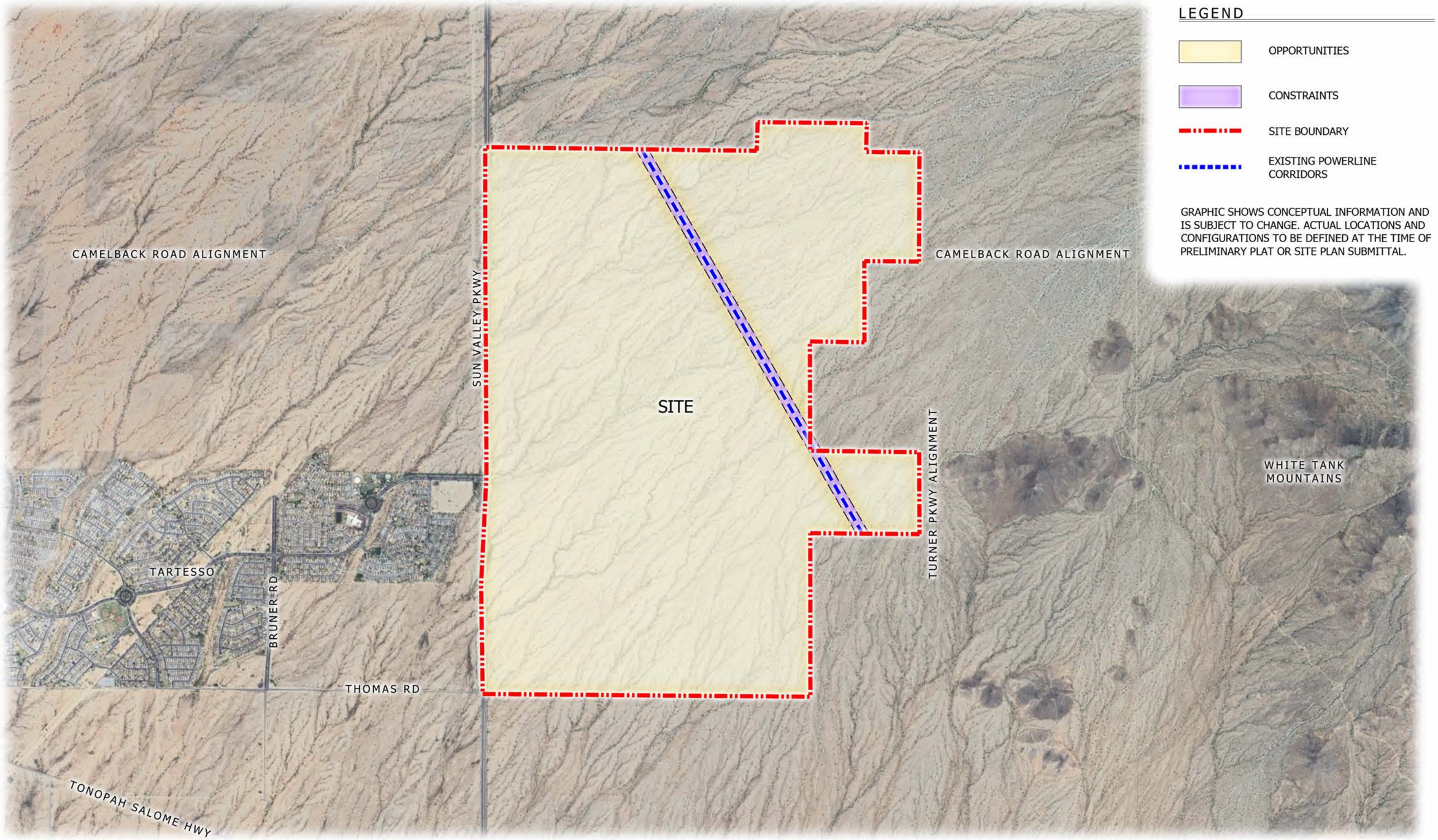


Exhibit 2.2.2: Opportunities and Constraints Map

THE CASCADE - PAD

2.2.4 Archaeological Survey

In April 2024, Mattamy Homes contracted SWCA Environmental Consultants to conduct a cultural resources records review for the Site. The review utilized Arizona's online cultural resources inventory database ("AZSITE") and the National Register of Historic Places ("NRHP"), historical General Land Office maps and historical aerial imagery.

The study confirmed that the entire Site had been previously surveyed through twelve (12) archaeological projects between 1977 and 2012. These surveys identified three (3) historic-era cultural resources within the Site boundaries, two (2) historic artifact scatters and one (1) historic road segment. All three (3) were evaluated and found ineligible for listing on the NRHP due to their limited significance and poor integrity.

Given the complete survey coverage and absence of eligible cultural resources, no additional archaeological investigations are recommended at this time. However, future work involving federal or state agencies may require compliance with preservation laws. Additionally, if human remains are encountered during ground-disturbing activities, work must cease immediately, and appropriate authorities must be notified in accordance with Arizona Revised Statues ("ARS").

A full summary of the cultural resources review and its findings is included in **Appendix E: Archaeological Survey Reliance Letter**.

2.2.5 Jurisdictional Water Delineation

The Site is intersected by FEMA-designated floodplains and floodways originating from the White Tank Mountains, as illustrated on **Exhibit 2.2.5: Jurisdictional Waterways**. These flood zones are managed through engineered drainage channels designed to control water runoff and mitigate flood risks. These engineered drainage channels integrate open space elements, including recreational paths and trails, enhancing accessibility and community use.

A new Approved Jurisdictional Determination ("AJD") has been submitted to the U.S. Army Corps of Engineers for review and is anticipated to be finalized concurrently with the approval of Preliminary Plat and grading plans.

For details on the drainage design Standards and Guidelines, refer to **Section 3.13.4: Edge Condition Treatment for Open Space and Parks** and **Section 3.13.5: Engineered Drainage Channels**. Additional guidelines on sustainable water management strategies can be found in the Code. For comprehensive technical data and analysis, please refer to the master technical reports.

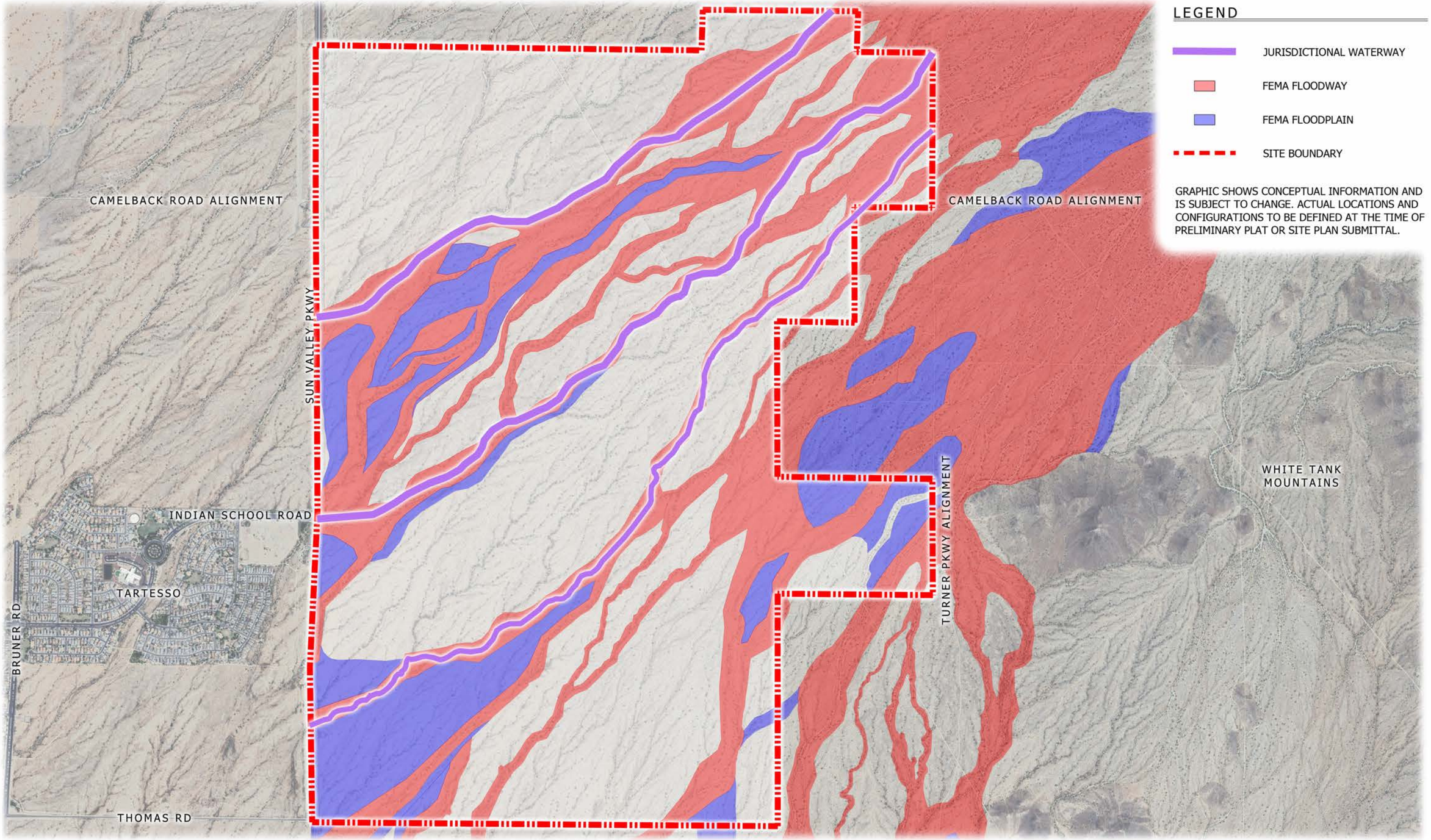


Exhibit 2.2.5: Jurisdictional Waterways

THE CASCADE - PAD

3. Regulatory Framework

The Cascade PAD operates as the principal regulatory framework for the Site, sanctioned under Code Chapter 7, Article 8, Section 8.6, which pertains to Planned Area Developments. Furthermore, **Chapter 3: Regulatory Framework** outlines the rules and regulations that govern the development of the Site, detailing the procedures for the expedited review and approval of development applications.

3.1 Purpose of Request

This Section delineates the land use and regulatory development provisions essential in establishing the vision for the Site. These provisions serve as the primary tools for use by the City, Property Owners, Village Developers, and Parcel Developers to ensure that development aligns with the vision established by this PAD and as adopted by the City of Buckeye City Council (the "City Council").

The regulatory framework set forth here in establish land use densities, intensities, and location criteria applicable within the PAD. This Section encompasses Standards and Guidelines pertaining to land use classifications, density and intensity categories, Development Districts, property use, building setbacks, building height, lot coverage, infrastructure, drainage, sign provisions, and landscape design.

The Standards and Guidelines specified in this PAD shall supersede any and all existing zoning ordinance development standards and design guidelines, including any subsequent amendments or newly adopted development standards or design guidelines. Where the PAD is silent, the applicable provisions of the City of Buckeye Development Code shall apply.

3.1.1 Structure of Planning and Review Process

The PAD outlines a tiered planning and review structure to guide the development of the entire Site according to the vision approved by the City Council. This structure includes several levels of planning and administrative review:

A. PAD Level: Governs the Site, setting overarching Standards and Guidelines, land use allocations, and the overall vision.

B. Village Plans: Detail the planning for each Village, prepared individually and reviewed for conformity with the PAD's overarching Standards and Guidelines.

C. Site Plans and Preliminary Plats: Implement detailed designs for individual parcels or phases within a Village, reviewed administratively to ensure consistency with Village Plans.

D. Final Plats: Finalizes parcel details and configurations, undergo administrative review, and receives final approval by the City Council, as required.

For an overview of the sequence and hierarchy of submittals, refer to **Exhibit 3.3.1: Structure of Planning Flow Chart**.

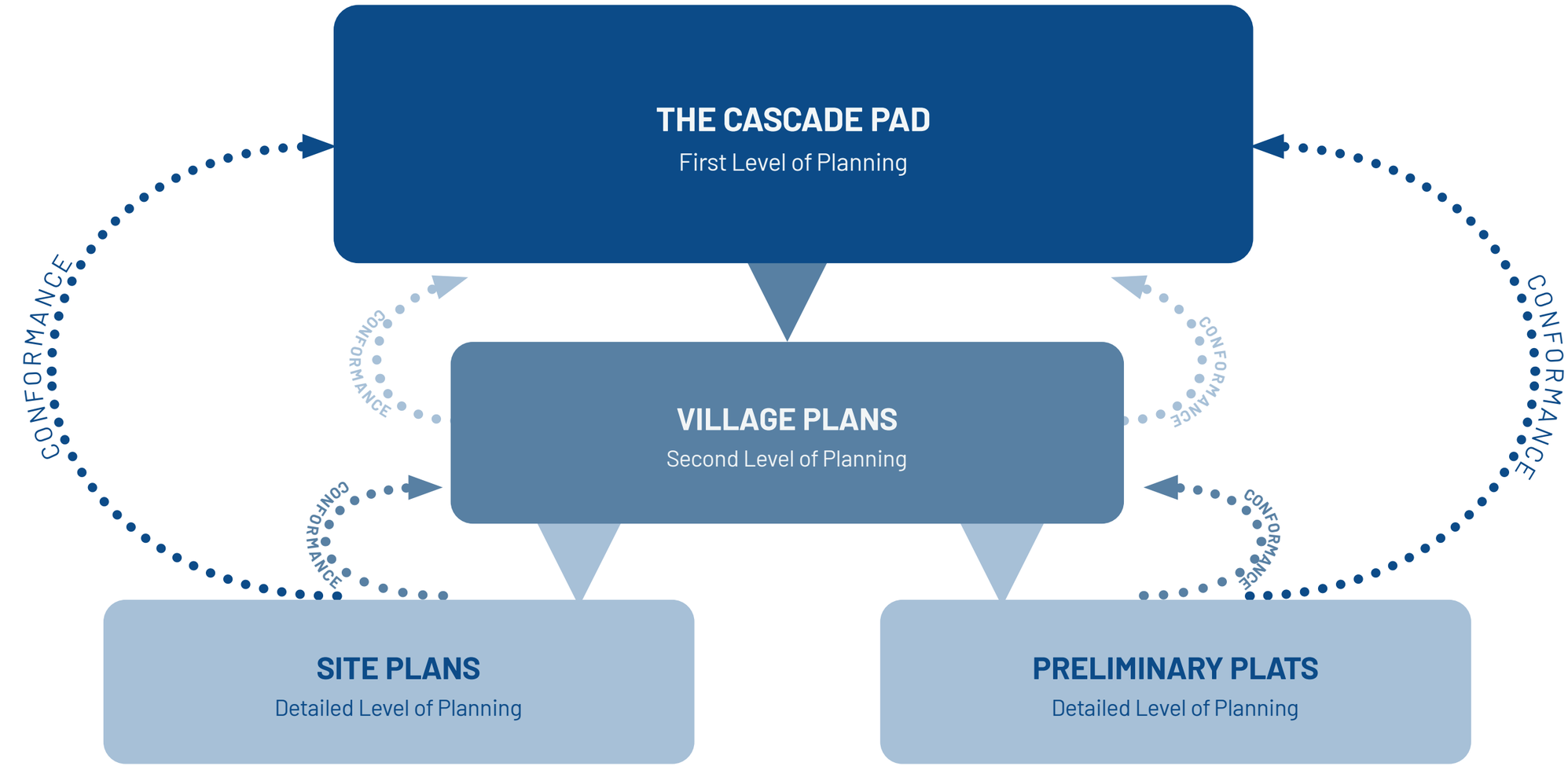


Exhibit 3.3.1: Structure of Planning Flow Chart
THE CASCADE - PAD

3.1.2 Planned Area Development Components

The PAD defines the vision and establishes the regulatory framework required to steer its growth. The components detailed below are designed to clarity the PAD's objects and ensure its effective implementation:

A. Applicability

1. This PAD applies to the entire planning area and serves as the primary regulatory and vision-setting document.

B. Land Use Budget

1. Defines the maximum number of residential Dwelling Units and the minimum and maximum non-residential acreage permitted throughout the Site.
2. Serves as the mechanism for monitoring allocations to coordinate infrastructure, public services, and alignment with PAD objectives.
3. Village Plans shall document their allocated shares of the PAD budget. Any unused allocations shall revert to the overall PAD Land Use Budget for future allocation in accordance with **Section 3.6: Land Use Budget**. Allocation records shall be maintained in the Land Use Budget Tracking Table contained in the **Appendix F: Living Appendix.** Additional detail on the Land Use Budget is provided in **Section 3.6: Land Use Budget.**

C. Land Use Framework

1. Establishes the Land Use Classification, Development Districts, and Density and Intensity Ranges. Refer to **Section 3.7.1: Land Use** for further detail.

D. Permitted Uses

1. Defines the permitted uses by Land Use Classification and Development Districts. Refer to **Section 3.7.4: Permitted Uses** for further detail.

E. Transportation Framework

1. Establishes the PAD-level Transportation Framework, including all identified street typologies. Refer to **Section 3.10.1: Transportation Framework Plan** for further detail.

F. Standards and Guidelines

1. The PAD outlines detailed regulations, Standards and Guidelines, and criteria that govern the development of the Site's, encompassing:
   a. Residential and non-residential development;
   b. Open space, parks, and trails (refer to **Section 3.13: Open Space and Park Standards and Guidelines** and **Section 3.14: Path and Trail Circulation Standards and Guidelines**);
   c. Streets and roadways (refer to **Section 3.15: Street Standards and Guidelines**);
   d. Landscape (refer to **Section 3.16: Landscape Standards and Guidelines**);
   e. Fences, walls, and screening (refer to **Section 3.17: Walls, Fences, and Screening Standards and Guidelines**); and

f. Signage (refer to **Section 3.19: Signage Standards and Guidelines**);

g. Lighting (refer to **Section 3.20: Lighting Standards and Guidelines**).

h. All development activities on the Site must adhere to these Standards and Guidelines to ensure compliance.

i. The Standards and Guidelines delineated in the PAD shall supersede applicable zoning ordinance development standards and design guidelines, where addressed herein. Where the PAD is silent, the applicable provisions of Code, shall apply.

2. Incorporates Residential and Non-Residential Architecture Character Guidelines establishing minimum standards for quality, finish and imagery. Refer to **Section 3.12: Architecture Design Standards and Guidelines.**

3. Authorizes Village Plans to establish additional or more detailed Standards and Guidelines, provided such Standards and Guidelines remain consistent with the intent of the PAD.

G. Character Framework

1. Establishes a community-wide character framework with minimum Standards and Guidelines addressing development quality for Open Space and Parks, Paths and Trails, Landscape, Lighting, Signage, and Walls, Fences, and Screening.

H. Living Appendix

1. Provide a mechanism for the incorporation of supplemental materials and clarifications as necessary over time. It shall also serve as the location of the Land Use Budget tracking table. Refer to **Section 3.1.2.1: Living Appendix** for additional information.

I. Infrastructure Master Plans

1. Overall infrastructure master plans, included for reference in the PAD, ensure the provision of adequate infrastructure to support the proposed density and intensity of the permitted uses within the Site. For additional information, refer to **Section 3.8: Infrastructure Master Plans**.

J. Flexibility and Creativity

1. The Standards and Guidelines within the PAD are designed to be flexible, providing both foundational regulatory framework along with alternative methodologies. This flexibility encourages innovative and creative approaches to site development, aiming to foster a high-quality environment adaptable to changing and evolving conditions.

K. Integration and Cohesion

1. The Standards and Guidelines are designed to facilitate the integration of diverse uses within close proximity, guiding the development of the Site in a way that fulfills the comprehensive vision, outlined in **Section 3.7.6.2: Development Standards**.

3.1.2.1 Living Appendix

The Living Appendix is an administratively maintained component of the PAD intended to facilitate ongoing implementation of the plan. It provides a mechanism for recording and updating supplemental materials without requiring a formal amendment to the PAD. **Appendix F: Living Appendix** accommodates technical exhibits, tracking tables, and administrative materials necessary to guide the coordinated development of the Site over time.

The Living Appendix functions as a companion administrative record that supports the implementation of the PAD. Updates may be processed through the Administrative Approval Process ("AAP"), when appropriate, allowing supplemental materials to be incorporated independently of Village Plan, Site Plan, or Preliminary Plat submittals.

To maintain transparency and document consistency, the **Appendix F: Living Appendix** shall be consolidated into the PAD on an annual basis, no later than the end of each calendar year.

For information regarding submittal materials, application requirements, and process steps, refer to **Appendix C: Processes**, which contains a flow chart summarizing the required documentation and application procedure.

A. Materials within **Appendix F: Living Appendix** include, but are not limited to, the following:
    1. Land Use Budget
        a. Maintains a current record of residential Dwelling Unit allocations and Non-Residential Acreage allocations across Village Plans, Site Plans, and Final Plats.
    2. Transportation Exhibits and Street Network Additions
        a. May include diagrams, tables, or related materials addressing functional classification, alignment, typology, or hierarchy of streets.
    3. Administrative Exhibits and Interpretive Materials
        a. May include graphics, narrative descriptions, or clarifications that support the implementation or interpretation, of the PAD, including cross-references and technical exhibits.

B. Authority and Process
    1. Each Property Owner shall be responsible for maintaining and submitting updates to the Living Appendix applicable to the property under its ownership or control. Upon approval of a Village Plan, the applicable Village Developer shall be responsible for maintaining and submitting updates associated with its Village Plan Area. Updates shall be submitted to the City through the AAP and incorporated into the consolidated Living Appendix. Where appropriate, updates to the Living Appendix may also be submitted concurrently with Village Plan, Site Plan, or Preliminary Plat applications.
    2. All updates must:
        a. Demonstrate consistency with the PAD's vision, goals, and implementation framework; and

b. Not alter Standards and Guidelines, Land Use Classifications, regulatory text, or any item requiring a formal amendment.

3. The City shall review proposed updates to confirm consistency with the PAD and determine their appropriateness for inclusion in the Living Appendix. Upon administrative approval by the City, the updates shall be incorporated.

3.1.2.2 Conformance to the City of Buckeye Purposes of a Planned Area Development (PAD)

In accordance with Chapter 7, Article 2, Section 2.7.1: Planned Area Development (PAD) of the Code, the PAD fulfills the designated purposes of a PAD as outlined by the City.

A. To allow and encourage innovative coordinated land development while maintaining appropriate limitations on the character and intensity of use, assuring compatibility with adjoining and proximate properties;

   1. Response: The Site promotes innovative and coordinated land development by providing a balanced mix of single-family residential, multi-family residential, commercial, mixed-use, and educational facilities, all integrated with open space and recreational amenities across each Village. The PAD establishes comprehensive infrastructure to support this diversity of uses while maintaining appropriate limitations on intensity and character. Land use and amenities are planned to function cohesively, creating a high-quality community framework that ensures compatibility with adjoining and proximate properties. This coordinated approach adapts to and complements the surrounding urban landscape, reinforcing both innovation and compatibility in development.

B. To allow greater flexibility within the development to best utilize the physical features of the particular site, in exchange for greater public benefits than would otherwise be achieved through development under this Development Code;

   1. Response: The Cascade harnesses the unique characteristics of its terrain by organizing the development into strategically designed Village. Each Village is mapped out based on the natural topography, planned land uses, and the proximity to key arterial roadways, ensuring optimal utilization of each area's specific features, such as engineered drainage channels that manage runoff from the White Tank Mountains and the powerline easement crossing through the Site. These Village are allocated tailored mixes of residential Dwelling Units and non-residential gross floor areas, allowing for a phased development that can flexibly respond to evolving market demands and enhance community integration and accessibility.

C. To ensure that any development impacts that occur through the use of greater flexibility are mitigated to the greatest feasible extent so as not to create adverse impacts on neighboring properties or the surrounding neighborhood;

    1. Response: This PAD establishes a framework that anticipates potential impacts of flexible development and incorporates layered mitigation strategies. Drainage systems, utility infrastructure, and transportation infrastructure are designed to manage growth responsibly and reduce off-site effects. Landscape buffers, land use transitions, and open space corridors provide additional protections at community edges, ensuring that neighboring properties and the broader area are not adversely affected as flexibility is applied.

D. To encourage the provision and preservation of meaningful interconnected open space that can provide meaningful recreational opportunities or connect to and supplement adjacent open spaces to provide more valuable public amenities;

    1. Response: The Cascade is committed to prioritizing the creation and preservation of open space throughout the development. The master plan strategically incorporates substantial open areas designed not only for recreation but also to integrate seamlessly with adjacent open spaces, forming a cohesive network of public amenities. These open spaces are purposefully located to complement the natural landscape and provide residents with accessible, meaningful recreational opportunities that enhance the community's vitality and appeal.

E. To encourage integrated and unified design and function of the various uses comprising the PAD;

    1. Response: The PAD ensures that the development is functional and aesthetically pleasing, fostering a unified design across various land uses. It establishes comprehensive Standards and Guidelines that every part of the community must adhere to, ensuring that while neighborhoods may have distinctive identities, they also align seamlessly with the overall community theme. The PAD documents these Standards and Guidelines as follows: **Section 3.11: General Design Standards and Guidelines** provides the foundational design quality criteria; **Section 3.12: Architectural Design Standards and Guidelines,** specifying the approved architectural styles, features, and materials; **Section 3.16: Landscape Standards and Guidelines** details appropriate plant materials and placements; **Section 3.17: Walls, Fences, and Screening Standards and Guidelines** establishes heights, materials, and finish requirements; and additional design elements are covered in **Section 3.19: Signage Standards and Guidelines**. The applicable ARC reviews design proposals to ensure consistency with these Standards and Guidelines prior to submittal to the City for approval, helping maintain a unified and attractive community environment.

F. To encourage a more productive use of land consistent with the public objectives and standards of accessibility, safety, infrastructure, and land use compatibility;

1. Response: The Cascade is dedicated to optimizing land use in ways that align with public objectives for accessibility, safety, infrastructure, and land use compatibility. The development integrates a comprehensive transportation network, featuring arterial, collector, and local roads, to enhance mobility for residents and link the community effectively with neighboring areas. In tandem, The Cascade is committed to sustainable infrastructure practices; including the construction of potable water and wastewater systems that will eventually integrate with the City's utilities. Emphasizing environmental responsibility, the development will incorporate low-impact development strategies to use stormwater runoff as a sustainable resource for irrigation, in alignment with Code. Additionally, the community supports public safety through the strategic addition of a new facility designed to house fire and police services, bolstering community services and safety. Each element of The Cascade's design and development strategy is carefully crafted to ensure that the land is used productively, fulfilling both community needs and broader public objectives.

G. To foster a strong sense of community based on the distinctive character of the development and a shared physical and economic environment; and

1. Response: The Cascade is strategically designed to foster a strong sense of community by emphasizing the unique character of the development and promoting a cohesive physical and economic environment. By integrating residential areas with strategically placed commercial and open space areas, the development encourages social interaction and community connectivity. Commercial and mixed-use areas are positioned to maximize access and convenience for all residents, thereby supporting economic vitality within the community. Open spaces and recreational facilities are thoughtfully distributed throughout the development, ensuring that easy access for everyone and reinforcing the shared community identity that defines The Cascade.

H. To ensure that planned developments function in an integrated fashion with amenities and benefits and with enhanced design not required or available in standard subdivision development.

1. The PAD requires that development proceed as a coordinate community rather than a collection of isolated subdivision. Amenities such as parks, schools, and trails are planned in conjunction with residential and non-residential areas, creating meaningful connections across the Site. Enhanced architectural and landscape design standards unify the community and establish a higher level of quality than would typically be achieved under conventional subdivision regulations.

3.1.3 Villages and Village Plans

The PAD organizes the Site into six (6) distinct Villages, each aligned with major roadways, drainage areas, or transitions in land use. These Villages are mapped out in **Exhibit 3.1.3: Village Plan**. The allocation of residential Dwelling Units and Non-Residential Acreage is administered through **Appendix F – Exhibit 1: Land Use Budget Tracking Table**. The Land Use Budget Tracking Table shall be updated to reflect approvals of Village Plans, Site Plans, Preliminary Plats, and Final Plats. Additional detail regarding the Land Use Budget process is available is **Section 3.6: Land Use Budget**. Compliance with the PAD's Standards and Guidelines is mandatory for all land uses within the Villages.

Each Village requires one or more detailed Village Plans to demonstrate alignment with the overarching PAD and refine its vision for specific areas. These Village Plans provide a granular approach to master planning within each Village, ensuring adherence to the broader regulatory framework. A Village Plan may be prepared for all or a portion of a Village. The property included within an approved Village Plan shall constitute a Village Plan Area. Areas not included in an initial Village Plan may remain reserved for future planning and development and may be addressed through a subsequent Village Plan or, where applicable, a Village Plan amendment in accordance with **Section 3.1.3.3: Village Plan Submittals and Amendments**.

Each Village Plan shall identify the infrastructure, circulation, utility, drainage, open space, landscape, frontage, and other improvements associated with the area subject to the Village Plan, as applicable. The Village Developer submitting the Village Plan shall be responsible for completing the improvements associated with the proposed development, as determined through the Village Plan, subsequent development applications, and applicable technical reports. Village Plans and associated improvements shall remain consistent with **Section 3.8: Infrastructure Master Plans**, including any required updates or supplemental analyses.

Where a Village Plan has been approved for only a portion of a Village, a Property Owner seeking to develop another portion of that Village may submit a separate Village Plan for the property under its ownership or control or, where applicable, a Village Plan amendment. Each subsequent Village Plan or Village Plan amendment shall demonstrate coordination with previously approved Village Plans as necessary to provide for the logical development of the Village, including applicable infrastructure, circulation, drainage, utilities, open space, pedestrian and trail connections, and other shared or interconnected improvements. No Village Plan or Village Plan amendment shall modify another Property Owner's approved Village Plan, development rights, land use allocation, or property-specific infrastructure obligations without the written consent of the affected Property Owner.

For information regarding submittal materials, application requirements, and process steps, refer to **Appendix C: Processes**, which contains a flow chart summarizing the required documentation and application procedure.

Key requirements for Village Plans:

A. Purpose and Scope

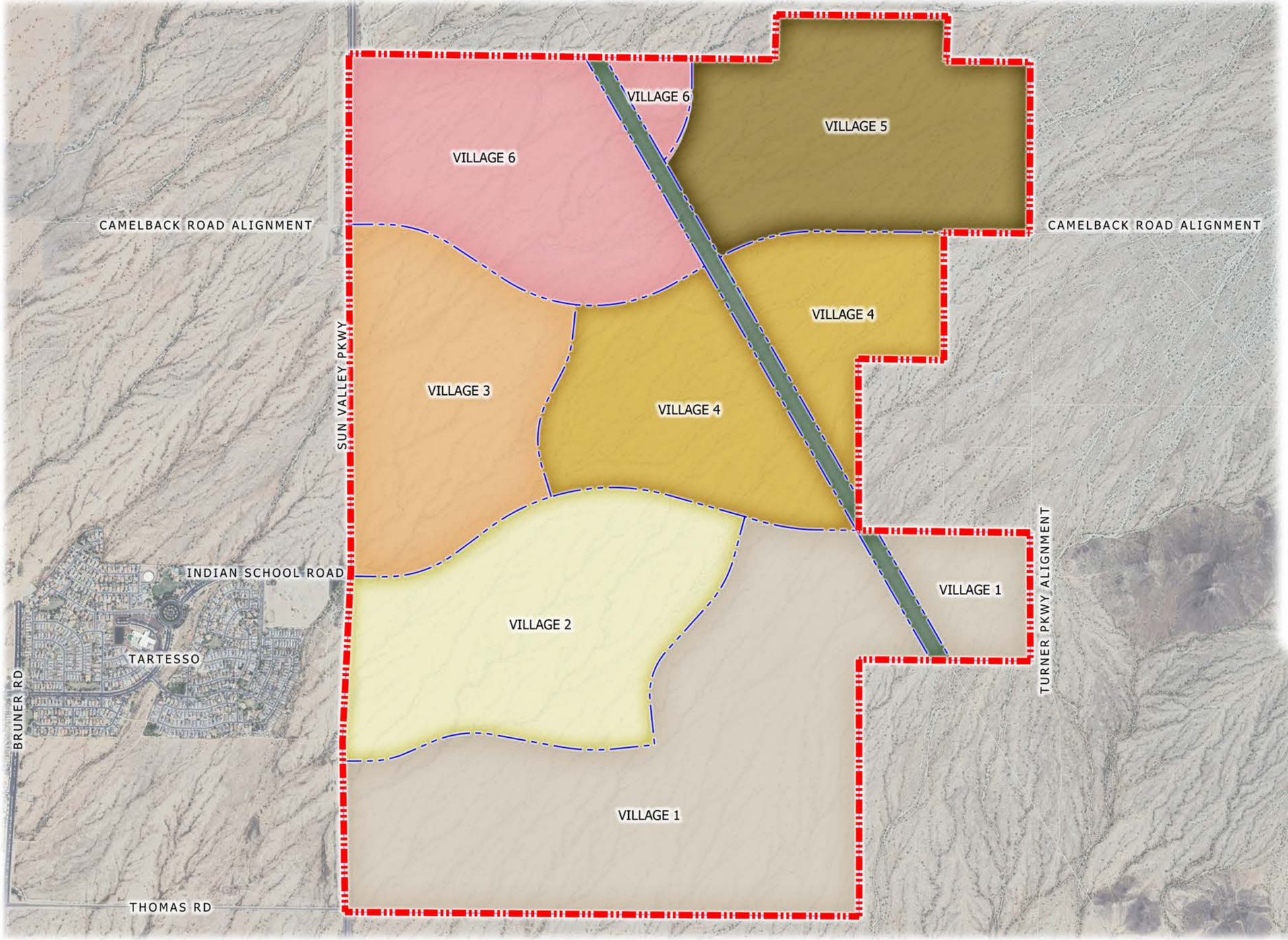
1. Each Village has defined specific land uses, densities, infrastructure plans, and design elements.
2. The development process within each Village is designed to be flexible, allowing for phased improvements that are not necessarily sequential. This flexibility facilitates adaptation to varying market conditions and site-specific feasibility.
    a. Development can be proposed anywhere within a Village's boundaries, provided it forms part of a coherent plan that supports residential or non-residential growth.
    b. Specific parcels may be designated for future development, contingent on their market appeal and site feasibility.
    c. Construction on new projects within a Village need not wait for the completion of existing projects, promoting continuous development activity.
    d. A Village Plan may be submitted for all or a portion of a Village, provided the submittal demonstrates a coherent development pattern and adequate infrastructure planning for the area proposed.
    e. Areas not included in an initial Village Plan may be reserved for future planning and may be addressed through a subsequent Village Plan or, where applicable, a Village Plan amendment, subject to approval as described in **Section 3.1.3.3: Village Plan Submittals and Amendments**.
    f. Each Village Plan, including any amendment thereto, shall be supported by updated Master Technical Reports, as necessary, to demonstrate adequate infrastructure and service capacity for the area proposed.

B. Compliance with PAD and Technical Reports

1. Each Village Plan must conform to The Cascade PAD Standards and Guidelines, incorporating all relevant technical reports as specified in **Section 3.1.3.2: Master Technical Reports with Village Plans**.
2. Each Village Plan shall include an updated record of cumulative land uses and densities, which shall be documented in a revised **Appendix F – Exhibit 1: Land Use Budget Tracking Table** in accordance with **Section 3.6: Land Use Budget**.

C. Concurrent submittals

1. Village Plans may be submitted in tandem with Site Plans or Preliminary Plats to streamline the development process. For a detailed overview of the submission sequence and requirements, refer to **Exhibit 3.1.3.3: Village Plan, Site Plan, and Subdivision Plat Submittal Flow Chart**.
2. For a comprehensive breakdown of the specific elements required in a Village Plan, reference **Section 3.1.3.1: Components of the Village Plan**.



VILLAGES

- VILLAGE 1
- VILLAGE 2
- VILLAGE 3
- VILLAGE 4
- VILLAGE 5
- VILLAGE 6
- POWER CORRIDOR
- VILLAGE BOUNDARY
- SITE BOUNDARY

VILLAGE	ACREAGE
1	783.85
2	415.26
3	328.41
4	430.98
5	368.45
6	379.49
POWER LINE CORRIDOR	64.63
TOTAL	**2,771.07**

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

Exhibit 3.1.3: Village Plan

THE CASCADE - PAD

3.1.3.1 Components of the Village Plan

The Village Plan functions as a comprehensive blueprint for each Village, ensuring a harmonious architectural design and theme across the development while allowing for adaptability within each Village to meet specific needs and conditions.

A. Narrative

1. Describes the overarching vision, character, and objectives of the Village, ensuring alignment with The Cascade PAD's broader goals. If there are no changes to the Village's character being proposed, a straightforward narrative confirming this alignment may be submitted instead of a full plan.

B. Village Master Plan

1. Each Village Plan includes a detailed map that outlines the core components of the area subject to the Village Plan, such as parcels, roadways, parks, and essential infrastructure, providing a comprehensive view of the proposed layout.
2. The boundaries depicted in **Exhibit 3.1.3.A: Village Plan** are conceptual and may be adjusted as development progresses. Any modifications must be documented in **Appendix F – Exhibit 1: Land Use Budget Tracking Table** to ensure accurate reflection of the modified acreage.
    a. Modifications to Village boundaries through Site Plans, Preliminary Plats, and Final Plats are permitted provided they:
        i. Reflect refinements to infrastructure, access, easements, utility corridor, roadway connections, parcel configurations, phasing-related improvements, or other engineering design considerations, technical design considerations, or similar consideration, including requirements of the City, that may impact Village boundaries. Any resulting adjustments to Village boundaries shall be documented through an updated Village Plan exhibit maintained in **Appendix F: Living Appendix**. Such updates shall not modify the overall Site boundary. Major adjustments to the overall Site boundary require a Major Amendment as described in **Section 3.3: Amendments**.
        ii. Update **Appendix F – Exhibit 1: Land Use Budget Tracking Table** to accurately record these changes.

C. Opportunities and Constraints Plan

1. Each Village Plan assesses and documents the existing environmental conditions, unique geographical features, and any potential challenges within the Village, aiding in tailored development strategies.

D. Transportation Master Plan

E. Open Space Master Plan

1. Identify the conceptual open space and park framework for the area subject to the Village Plan, including high-level assumptions regarding the general location, character, and intended role of open space and park improvements anticipated to serve development within the Village. The level of detail provided at the Village Plan stage is conceptual and may be refined through subsequent Site Plan, Preliminary Plat, Final Plat, and construction document processes, as applicable.

F. Path and Trails Master Plan

1. Provide a detailed overview of paths and trails within the Village, encompassing:
   a. Conceptual locations for each proposed trail classification;
   b. Trail classifications; and
   c. Strategic placement of trail crossing locations.

G. Landscape Master Plan

H. Signage Master Plan

I. Fence and Wall Character

J. The Village Plan shall provide an updated **Appendix F – Exhibit 1: Land Use Budget Tracking Table** reflecting the proposed allocation of Dwelling Units and Non-Residential Acreage associated with the Village Plan. Once approved, the **Appendix F – Exhibit 1: Land Use Budget Tracking Table** shall be updated in The Cascade PAD through an AAP.

1. Details the conceptual acreage, Dwelling Unit count, and/or Non-Residential Acreage for each parcel and its intended use.
   a. The cumulative total of all Final Plats and/or Site Plans within The Cascade PAD shall not exceed the overall maximum number of Dwelling Units and/or non-residential acreage established in the latest amended version of **Appendix F – Exhibit 1: Land Use Budget Tracking Table**.
   b. The Land Use Budget Tracking Table shall be updated with each Village Plan, Final Plats, and/or Site Plan to reflect the allocation and remaining balance of Dwelling Units and non-residential acreage across the overall project. Allocations shall be managed to avoid the premature exhaustion of the remaining Dwelling Unit supply in a manner that would preclude the reasonable development of future Villages.
   c. At full buildout of each Village, the Village is intended to achieve a minimum density of two (2) Dwelling Units per acre calculated across the Gross Acreage of the Village boundary as established in the approved Village Plan or Village Plans applicable to the Village, inclusive of roadways, open space, parks, drainage facilities, utilities, and other infrastructure areas. The minimum density requirement shall apply to the Village as a whole and shall not be required to be achieved independently within each Village Plan Area.
      i. Adjustments to the Gross Acreage utilized for density calculations may be permitted where areas within a Village are dedicated to or functionally serve infrastructure, access, easements, utility corridors, roadway connections, phasing-related improvements, or other engineering design considerations, technical design considerations, or similar considerations, including requirements of the City, that benefit lands outside of the Village boundary. Such areas may be excluded from the density calculation.
      ii. In the event a Village does not achieve a minimum density of two (2) Dwelling Units per acre due to the conditions described above, or due to phasing constraints, infrastructure obligations, or similar development considerations, the Zoning Administrator or their individual designee may approve an adjusted density calculation through the Village Plan review process.

iii. The Village Developer shall demonstrate the basis for any requested adjustment through the Village Plan submittal, which shall include a density calculation identifying total Gross Acreage, any areas proposed for exclusion, the justification for each exclusion, and the resulting adjusted density calculation. The submittal shall include a graphic exhibit clearly identifying all included and excluded areas.

iv. Adjustments permitted under this Section are not intended to facilitate underdevelopment but to address site-specific constraints and infrastructure requirements that reasonably affect the calculation of density.

v. Where a Village boundary is modified through an AAP, the density calculation shall be based on the updated Village boundary reflected in the most recently approved Village Plan.

3.1.3.2 Master Technical Reports with Village Plans

Master Technical Reports are submitted as standalone documents and must adhere to the Standards and Guidelines and specifications outlined in the PAD. The required reports may include:

A. Traffic Impact Analysis ("TIA"), Traffic Impact Statement ("TIS"), and/or updates to the Master TIA;

B. Drainage Plan;

C. Preliminary Water Basis of Design Report;

D. Preliminary Wastewater Basis of Design Report;

E. Preliminary Non-Potable Water Basis of Design Report (only if applicable or required by the City of Buckeye);

F. Any additional relevant Master Technical Reports as necessary.

G. For detailed Standards and Guidelines, refer to **Section 3.8: Infrastructure Master Plans** and **Section 3.10: Framework Plans**.

3.1.3.3 Village Plan Submittals and Amendments

Refer to **Exhibit 3.1.3.3: Village Plan, Site Plan, and Subdivision Plat Submittal Flow Chart** for a detailed visual guide to the submission process.

A. Submittal Process – Initial Review by ARC

1. Where an applicable ARC has previously been established or designated for the property subject to a Village Plan or Village Plan amendment, the Village Plan and associated Master Technical Reports shall be submitted to the applicable ARC for initial review. An initial Village Plan for a Village Plan Area may establish or designate the applicable ARC, and ARC approval shall not be required as a prerequisite to City review of that initial Village Plan.

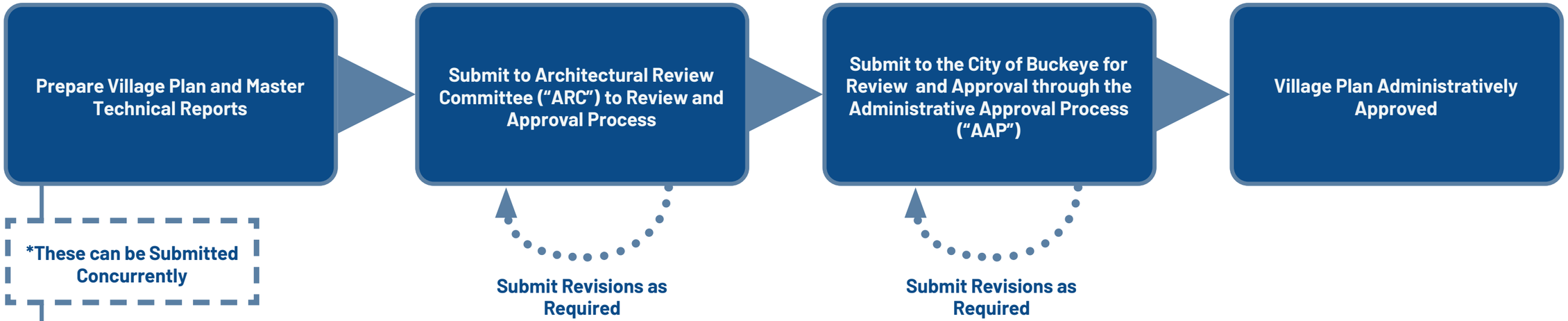
2. Where ARC review is required, the ARC evaluates the Village Plan and the Master Technical Reports to ensure their compliance with the PAD and any applicable Design Guidelines, which may be amended from time to time.
    a. The ARC possesses the authority to approve, conditionally approve, or deny the Village Plan application.
    b. If denied or conditionally approved, the applicant is required to revise and re-submit the plan, ensuring that all stipulated conditions are addressed to meet compliance requirements.

B. Submittal Process – Review and Approval by the City of Buckeye
    1. Following ARC's approval, where applicable, Village Plans, and their corresponding Master Technical Reports, including documentation confirming ARC approval when required, shall proceed to administrative review and approval by the City.
    2. The Zoning Administrator or their individual designee will review the Village Plan and associated Master Technical Reports, deciding to either approve, approve with conditions, or deny them based on their adherence to the PAD. Denials may be appealed in accordance with **Section 3.2.3: Appeals**.

C. A Village Plan may be submitted by a Property Owner or its authorized designee for all or a portion of a Village and may be reviewed simultaneously with a Site Plan, and/or Preliminary Plat. For detailed guidelines on the submission requirements for Site Plan and Subdivision Plats, see **Section 3.1.4: Site Plans, Preliminary Plats, and Final Plats**.

D. Where a Village Plan has been approved for only a portion of a Village, a subsequent Property Owner seeking to develop another portion of that Village may submit a separate Village Plan for the property under its ownership control or, where applicable, a Village Plan amendment. The subsequent Village Plan or Village Plan amendment shall address its relationship to previously approved Village Plans, including, as applicable, infrastructure, circulation, drainage, utilities, open space, pedestrian and trail connections, and other shared or interconnected improvements, and shall include any updated Master Technical Reports necessary to demonstrate adequate infrastructure and service capacity, consistent with **Section 3.8: Infrastructure Master Plans**. No Village Plan or Village Plan amendment shall modify another Property Owner's approved Village Plan, development rights, land use allocation, or property-specific infrastructure obligations without the written consent of the affected Property Owner.

VILLAGE PLAN SUBMITTAL PROCESS



SITE PLAN AND PRELIMINARY PLAT PROCESS

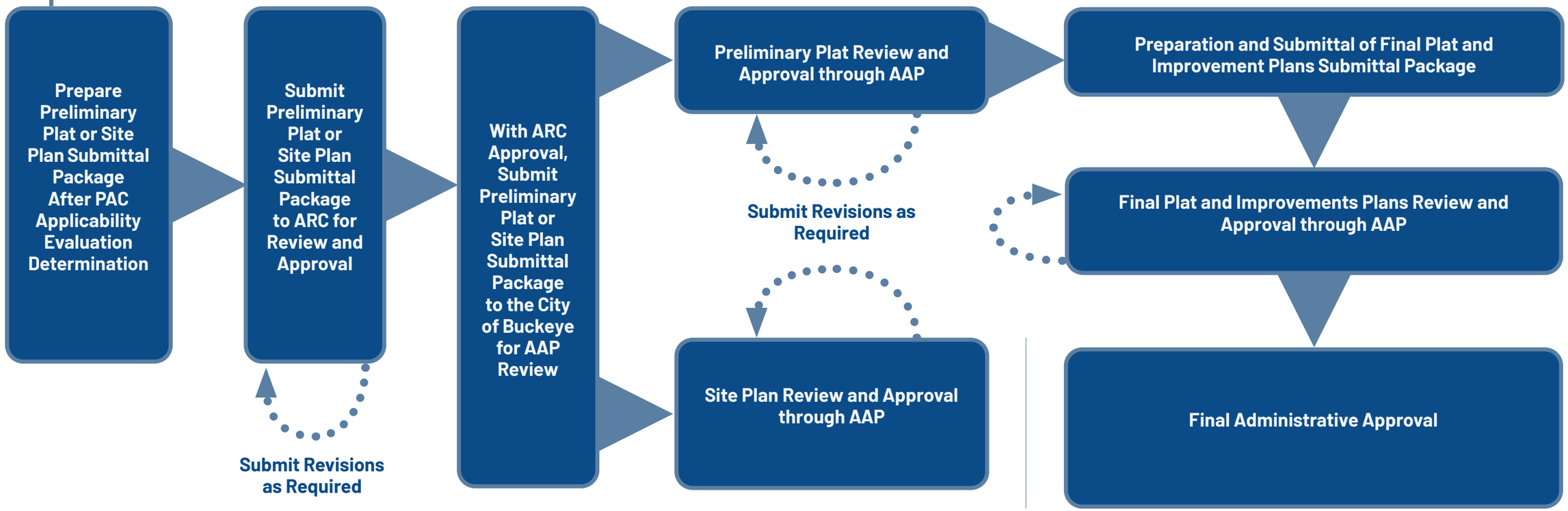


Exhibit 3.1.3.3: Village Plan, Site Plan, and Preliminary Plat Submittal Flow Chart

3.1.3.4 Updating a Village Plan

A Village Plan along with its associated Master Technical Reports may be updated by the applicable Village Developer or Property Owner with respect to property within the applicable Village Plan Area and under its ownership or control. All updates must adhere to the Standards and Guidelines set by the PAD, including any approved Amendments. Where an update affects or interfaces with another Village Plan Area, the update shall demonstrate appropriate coordination with the applicable approved Village Plan, infrastructure, circulation, drainage, utilities, open space, pedestrian and trail connections, and other shared or interconnected improvements. No update shall modify another Property Owner's approved Village Plan, development rights, land use allocation, or property-specific infrastructure obligations without the written consent of the affected Property Owner. Any revisions to the Village Plan are subject to review and approval through an AAP.

3.1.4 Site Plans, Preliminary Plats, and Final Plats

The third level of detailed planning and development review is conducted through the preparation of Site Plans, Preliminary Plats, and/or Final Plats. This phase addresses site-specific information and evaluates permitted land uses for individual parcels within the Site. Site Plans and Preliminary Plats shall identify the conceptual location of open space and park improvements and shall provide additional detail regarding the open space and park assumptions identified in the applicable Village Plan. The anticipated park program may be described through a combination of bullet points, narrative descriptions, design intent imagery, and similar supporting materials that communicate the intended character, function, and relationship of open space and park improvements to the proposed development. Final Plats and construction documents may further refine the configuration, final amenity selections, and construction details for these improvements, as applicable.

All materials associated with these applications must first be submitted to and approved by the applicable ARC before being submitted to the City for processing.

The provisions outlined in the following sections shall supersede Article 8: Review and Approval Procedures of the City Code as they apply within the boundaries of the PAD.

For information regarding submittal materials, application requirements, and process steps, refer to **Appendix C: Processes**, which contains a flow chart summarizing the required documentation and application procedure.

3.1.4.1 Submittal Procedures for Site Plans, Preliminary Plats, and Final Plats

The submittal process for Site Plans, Preliminary Plats, and Final Plats is intended to confirm consistency with the PAD, Village Plans, and relevant City Code:

A. Conceptual Plans for Preliminary Application Conference ("PAC") Evaluation
   1. Applicants must prepare a conceptual Site Plan or Preliminary Plat and submit it to the ARC for initial review and approval.
   2. Once ARC approval in granted, the applicant shall submit the materials for PAC Evaluation.
      a. The Zoning Administrator or their individual designee will review the submitted materials and issue a written determination on whether a PAC is required, as outlined in **Section 3.1.4.3.1: PAC Evaluation**.
      b. If a PAC is determined necessary, the applicant must follow the procedures determined in **Section 3.1.4.3.2: PAC Process and Meeting**.

B. Preparation of Site Plan and/or Preliminary Plat
   1. The applicant prepares the Site Plan and/or Preliminary Plat, including all required documentation. Refer to **Section 3.1.4.4: Application Submittal Requirements for Site Plans, Preliminary Plats, and Final Plats** for specific submittal components.

C. Initial Review by ARC
   1. All submittals are reviewed by the applicable ARC to ensure consistency with the PAD, applicable Village Plan, and applicable Standards and Guidelines.
   2. A letter of approval from the applicable ARC must be included with the application when submitting to the City.

D. Submit Site Plan and/or Preliminary Plat for AAP Review
   1. Applicants submit the finalized Site Plan and/or Preliminary Plat application for administrative review and approval. See **Section 3.2.2: Administrative Approval Process ("AAP")** for additional details.
   2. The Zoning Administrator or their individual designee reviews the application for conformance with applicable regulations. The application may be circulated to relevant City departments or staff for additional input, as needed.
      a. Updates to the approved TIA, TIS, or TS may be required if the proposed submittal results in changes that affect the approved assumptions or findings.
   3. Builder Design Review Plans may be submitted concurrently with the applicable entitlement process. For single-family residential development this typically occurs in conjunction with the Preliminary Plat. For non-residential and multi-family residential development, this occurs in conjunction with the Site Plan. See **Section 3.1.4.2: Design Review Process** for additional details.
   4. If revisions are required, the applicant will receive written comments. The applicant must revise and resubmit the materials for continued review.

5. The Zoning Administrator or their individual designee will issue a determination to approve, approve with conditions, or deny the application. Approved Site Plans may proceed to Construction Documentation preparation, and approved Preliminary Plats may advance to Final Plat preparation.

E. Submit Final Plats for AAP Review

1. Applicants must prepare and submit Final Plat materials for review through the AAP.
2. The review confirms consistency with the approved Village Plan, Preliminary Plat, and all applicable Standards and Guidelines.
   a. Updates to the approved TIA, TIS, or TS may be required if the proposed submittal results in changes that affect the approved assumptions or findings.

3.1.4.2 Design Review Process

Design Review Plans verify that all submittals, including single-family residential, multi-family residential, and non-residential developments, conform to the PAD and the applicable Village Plan. The Design Review Plans shall be submitted to the ARC for review prior to submittal to the City. The specific procedures for this review process are depicted in **Exhibit 3.1.4.2A: Single-Family Residential Builder Plan Review Process** and **Exhibit 3.1.4.2B: Non-Residential and Multi-Family Plan Review Process**.

A. Integration into Development Review

1. Design Review Plans shall be submitted alongside the Site Plan, Preliminary Plat, or Final Plat processes, where feasible.
2. Prior to submitting Design Review Plans to the City, these plans are initially reviewed and approved by the applicable ARC to ensure adherence with the PAD, applicable Village Plan, and any applicable Design Guidelines, or other approved design materials applicable to the Village Plan Area.

B. Submittal Requirements

1. Site-specific details;
2. Single-family residential submittals shall include, at a minimum:
   a. Full color elevations;
   b. Roof ridge elevations;
   c. Streetscapes;
   d. Floor plans;
   e. Landscape plan options, including front yard landscape options;
   f. Color and material palette packages;
   g. Typical plot plans, including lot fit analysis;
   h. Sight line exhibits, where applicable; and
   i. Model home and/or sales office layouts, where applicable.

3. Non-Residential and multi-family residential submittals shall include, at a minimum:
    a. Full color elevations;
    b. Black and white elevations;
    c. Floor plans;
    d. Site Plans;
    e. Conceptual landscape plans;
    f. Color and material palette packages; and
    g. Sight line exhibits, where applicable.
4. All additional documentation as stipulated in the applicable Design Guidelines or other approved design materials applicable to eh Village Plan Area, ensuring compliance with The Cascade PAD and the approved Village Plan.

C. ARC Review

1. Builders are required to submit Design Review materials directly to the applicable ARC using the submittal procedure established by the applicable ARC.
2. The applicable ARC evaluates the submittal materials to ensure they adhere to the applicable Design Guidelines, The Cascade PAD, the approved Village Plan, and any associated Site Plans and/or Subdivision Plats.
3. Should the ARC provide feedback, the Builder is required to revise and resubmit materials for additional review.
4. ARC will render one (1) of the following decisions: approval, approve with conditions, or denied. In cases of denial, revisions must be made to demonstrate compliance before any further proceedings.

D. Submission to the City

1. All submissions to the City must include an approval letter from the ARC. Submissions lacking this letter of approval will not be accepted.
2. Builders are required to submit construction documents to the City to ensure compliance with all applicable City of Buckeye Building Codes, following the prescribed City procedures.
3. The City conducts reviews of Design Review Plans and building construction documents to verify compliance with the PAD and relevant Building Codes.
    a. Submittal of construction documents may not occur until after at least one (1) review of the Design Review submittal has been completed, unless otherwise authorized by the Zoning Administrator or their individual designee.
4. If the City identifies any alignment discrepancies, these issues will be directed back to the ARC for resolution. Builders must resolve all feedback from both the City and ARC before they can resubmit their plans.
5. Final Plot plans shall be submitted to the City as a separate submittal and must include ARC approval prior to City review.

SINGLE-FAMILY RESIDENTIAL BUILDER PLAN REVIEW PROCESS

1. REVIEW STANDARDS AND GUIDELINES

- Builder reviews The Cascade PAD, applicable Village Plan, and The Cascade Builder Residential Design Guidelines.

2. DEVELOP SUBMITTAL MATERIALS

- Prepare Builder Design Review submittal materials demonstrating conformance with The Cascade PAD, applicable Village Plan, and The Cascade Builder Residential Design Guidelines in accordance with the submittal checklist.

3. SUBMIT TO ARC FOR REVIEW

- Submit the Builder Design Review materials to The Cascade Architectural Review Committee ("ARC") for review.

4. ARC REVIEW

- ARC reviews the Design Review materials for conformance with The Cascade PAD, applicable Village Plan, and The Cascade Builder Residential Design Guidelines.
- If the ARC has comments, the Builder must revise and resubmit.

5. ARC DECISION

- ARC issues a letter of approval, approved with conditions, or denied.
- If approved with conditions, a re-submit to ARC showing conditions have been satisfied is required.
- If denied, the Builder must revise and resubmit.

6. SUBMIT TO CITY OF BUCKEYE

- Include the ARC approval letter and all approved exhibits with the submittal. Applications will not be accepted without this letter.
- Construction documents shall follow at least one (1) Design Review, unless otherwise authorized by the Zoning Administrator or their individual designee.
- Submit the Builder Design Review Plans and building construction documents to the City in accordance with City procedures.

7. CITY OF BUCKEYE REVIEW

- The City reviews the Builder Design Review Plans and building construction documents for conformance with The Cascade PAD and Building Code.
- If the City has comments, the Builder must revise and resubmit.

8. CITY OF BUCKEYE DECISION

- The City issues an approval or denial of the submittal.
- If denied, the Builder must revise and resubmit.

9. SUBMIT FINAL PLOT PLANS TO THE CITY OF BUCKEYE

- Builder shall submit ARC approved Final Plot Plan(s) to the City as a separate submittal.

10. BUILDING PERMITS ISSUED BY THE CITY OF BUCKEYE

- Building permits will be issued by the City of Buckeye upon final approval on building construction documents and Final Plot Plan(s).

Exhibit 3.1.4.2A: Single-Family Residential Builder Plan Review Process

NON-RESIDENTIAL AND MULTI-FAMILY RESIDENTIAL PLAN REVIEW PROCESS

1. REVIEW STANDARDS AND GUIDELINES

- Builder reviews The Cascade PAD, applicable Village Plan, and applicable Design Guidelines.

2. DEVELOP SUBMITTAL MATERIALS

- Prepare Design Review submittal materials demonstrating conformance with The Cascade PAD, applicable Village Plan, and applicable Design Guidelines following the submittal checklist.

3. SUBMIT TO ARC FOR REVIEW

- Submit the Design Review materials to The Cascade Architectural Review Committee ("ARC") for review.

4. ARC REVIEW

- ARC reviews the Design Review materials for conformance with The Cascade PAD, applicable Village Plan, and applicable Design Guidelines.
- If ARC has comments, the Builder must revise and resubmit.

5. ARC DECISION

- ARC issues a letter of approval, approved with conditions, or denied.
- If approved with conditions, a re-submit to ARC showing conditions have been satisfied is required.
- If denied, the Builder must revise and resubmit.

6. SUBMIT TO CITY OF BUCKEYE

- Include the ARC approval letter and all approved exhibits with the submittal. Applications will not be accepted without this letter.
- Construction documents shall follow at least one (1) Design Review, unless otherwise authorized by the Zoning Administrator or their individual designee.
- Submit the Design Review Plans and building construction documents to the City in accordance with City procedures.

7. CITY OF BUCKEYE REVIEW

- The City reviews the Design Review Plans and building construction documents for conformance with The Cascade PAD and Building Code.
- If the City has comments, the Builder must revise and resubmit.

8. CITY OF BUCKEYE DECISION

- The City issues an approval or denial of the submittal.
- If denied, the Builder must revise and resubmit.

9. BUILDING PERMITS ISSUED BY THE CITY OF BUCKEYE

- Building Permits will be issued by the City of Buckeye upon final approval on building construction documents.

3.1.4.3 Preliminary Application Conference ("PAC")

The Preliminary Application Conference ("PAC") offers an informal review process that provides applicants with initial feedback on their proposed developments. Although a PAC is not generally required for submittals under the PAD, the Zoning Administrator or their individual designee may request one, depending on the complexity or specific characteristics proposed development.

3.1.4.3.1 PAC Evaluation

A PAC may be necessary for Preliminary Plats, Site Plans, or Special Use Permits, based on the assessment of the Zoning Administrator or their individual designee. For a detailed overview of the evaluation process, see **Exhibit 3.1.4.3.1: PAC Evaluation Flow Chart.**

3.1.4.3.2 PAC Process and Meeting

In the case where a PAC is deemed necessary, applicants are required to submit detailed materials for review. These materials should include a description of the proposed development's character, location, and scale. This submission must be reviewed and approved by the ARC prior to formal submission to the City.

A. An applicant must submit a written request for PAC along with the applicable fees.
B. Alongside the PAC request, the applicant is required to provide the Zoning Administrator or their individual designee with detailed descriptions of the proposed development's character, location, and scale. Additional supporting materials such as maps, drawings, or models should also be included to aid in the evaluation process.
C. The applicant is responsible for supplying sufficiently detailed plans and descriptions to enable the ARC and City staff to provide informed recommendations.
D. Materials reviewed by the ARC for the PAC must be submitted to the City at least ten (10) business days prior to the scheduled conference.
E. Once the ARC-reviewed materials and the completed request are received, the Zoning Administrator or their individual designee will proceed to schedule the PAC.
F. During the PAC, the applicant, the Zoning Administrator or their individual designee, and any additional participants deemed necessary by the Zoning Administrator or their individual designee, will review the proposed development.
    1. The discussion will focus on the details provided by the applicant and how they align with the PAD. It will cover the development proposal, applicable Standards and Guidelines, and any conditions needed to fulfill the objectives of the PAD.

G. Comments From PAC

1. City officials attending the PAC are required to submit their comments to the Zoning Administrator or their individual designee. The Zoning Administrator or their individual designee will then gather and relay all comments to the applicant ten (10) business days following the conference.
2. Comments provided at the PAC are advisory in nature and intended to guide the applicant in preparing subsequent submittals. Final determinations regarding compliance with the PAD shall occur during formal review of Master Plans, Preliminary Plats, and other required applications.

H. Informal Evaluation, Not Binding

1. The informal assessments made by the Zoning Administrator or their individual designee and staff during the PAC are advisory only and not legally binding on either the applicant or the City. This evaluation is meant to guide the applicant in refining their formal application and to help identify any potential issues that might emerge during the formal review process.

I. Application Required Within Twelve (12) Months

1. After the PAC concludes, the corresponding application must be filed within twelve (12) months. This timeframe may be shortened at the discretion of the Zoning Administrator or their individual designee, particularly if evolving conditions necessitate an earlier submission.
2. Should an application fail to be submitted within the specified timeframe, the Zoning Administrator or their individual designee may require a new PAC to be held before the application process can proceed.

SITE PLAN AND PRELIMINARY PLAT - PAC EVALUATION PROCESS



Exhibit 3.1.4.3.1: PAC Evaluation Flow Chart

3.1.4.4 Application Submittal Requirements for Site Plans, Preliminary Plats, and Final Plats

The application process for Site Plans, Preliminary Plats, and Final Plats follow defined procedures to ensure consistency with regulatory Standards and Guidelines established under this PAD. All materials must be submitted to the ARC for review and approval prior to submission to the City. For details on the overall process, refer to **Section 3.1.4.1: Submittal Process for Site Plans, Preliminary Plats, and Final Plats**.

A. Forms of Application

1. Applications for Site Plans, Preliminary Plats, and Final Plats may proceed to administrative review only following ARC approval, in accordance with the procedures and flow charts provided in **Appendix C: Processes**.
2. All Site Plan and Subdivision Plat applications must include a TIA, TIS, or Traffic Study ("TS"), as applicable, that verifies consistency with the approved traffic analysis associated with the Village Plan.
    a. The TIA, TIS, or TS, as applicable, must demonstrate that the development's projected traffic and infrastructure demands fall within the assumptions outlined in the approved traffic analysis prepared for the Village Plan.
    b. If the proposal is anticipated to exceed the threshold established in the traffic analysis, the applicant may be required to submit a revised or updated TIA, TIS, or TS, subject to the determination of the Zoning Administrator or their individual designee.

B. Consolidated Development Applications and Review

1. Multiple development applications related to a single development proposal may be submitted and reviewed concurrently, provided each application is submitted separately with the required forms, fees, and supporting documentation, and such concurrent processing is authorized by the Zoning Administrator or their individual designee.
2. ARC approval must be obtained for each application prior to submittal to the City.

C. Authority to File Applications

1. Unless otherwise specified in this PAD, applications for development review and approval may be initiated by any of the following:
    a. The legal Property Owner of the property that is the subject of the application;
    b. An authorized agent acting on behalf of the Property Owner; or,
    c. Any recognized review or decision-making body.
2. If an authorized agent submits an application on behalf of the Property Owner, they must provide written documentation to the Development Services Department confirming that the Property Owner has granted permission to file the application.
3. When a review or decision-making body initiates a process under this plan, it must do so objectively and without prejudice regarding the outcome.

D. Waivers

1. The Zoning Administrator or their individual designee may waive specific submittal requirements to reduce applicant burden and focus the review on information relevant to the specific application.
2. A waiver may be granted when, in the judgement of the Zoning Administrator or their individual designee, the scale, complexity, anticipated impacts, or other characteristics of the proposed development justify such an exception.

E. Additional Information

1. A decision-making body may request additional information specific to the application, beyond what is outlined in the standard application materials, if it is necessary to evaluate compliance with the requirements of this plan. However, such information may not be required as a condition of completeness.

3.1.4.4.1 Determination of Application Completeness

A. Once the ARC has reviewed and approved the application, the materials may be submitted to the Zoning Administrator or their individual designee, who will determine within ten (10) business days whether the application is complete and ready for City review.

B. If deemed complete, the application will proceed in accordance with the procedures outlined in this PAD.

1. An application is considered complete if it is submitted in the required format, includes all necessary information and supporting documentation as outlined in the application packet, and is accompanied by the appropriate fee, in accordance with the requirements detailed in **Appendix C: Processes**.
    a. ARC approval is required component before the City may make a determination on completeness.
2. The determination of completeness will be made independently of the application's merits or anticipated outcome.

C. If the application is found to be incomplete, the Zoning Administrator or their individual designee will notify the applicant in writing, identifying the specific deficiencies in the submittal. The application will not proceed further until all identified issues are corrected and resubmitted, including verification of prior ARC approval.

D. If an applicant submits any false or misleading information, the application shall be considered void. A new application must be submitted along with the payment of all applicable development review fees.

3.1.4.5 Approval Lapse

3.1.4.5.1 Preliminary Plat Lapse

A. Approval of a Preliminary Plat is valid for a period of three (3) years from the date of approval, unless otherwise specified in the approval conditions.

    1. Associated TIAs may be required to be updated every two (2) years, at the discretion of the City Traffic Engineer or their individual designee, if there has been no progress on the development.

B. If a Preliminary Plat includes phased development, in the initial three (3) year approval period applies to the entire plat. However, for each recorded Final Plat associated with an identified phase, the validity of the remaining portions of the Preliminary Plat shall be considered final and extended indefinitely from the date of the phase's Final Plat recordation.

C. The Zoning Administrator or their individual designee may approve administrative extensions of up to twelve (12) months, provided that sufficient progress has been made toward the next Final Plat submittal. Additional written extension requests may be reviewed and approved at the discretion of the Zoning Administrator or their individual designee.

    1. As part of an extension approval, the Zoning Administrator or their individual designee may add or revise conditions to ensure compliance and continued project viability.

D. The applicant shall be responsible for tracking the validity and expiration of Preliminary Plat approvals and any associated extensions.

3.1.4.5.2 Site Plan Lapse

A. An approval of a Site Plan remains valid for three (3) years from the date of approval, unless a different time frame is expressly stated.

    1. The Zoning Administrator or their individual designee may approve administrative extensions of up to twelve (12) months, provided the applicant submits a written request prior to the expiration date.

    2. Associated TIAs may be required to be updated every two (2) years, at the discretion of the City Traffic Engineer or their individual designee, if there has been no progress on the development.

B. If an applicant does not request an extension or obtain any building permits before the Site Plan approval expires, the Site Plan will become null and void. A new Site Plan application must be submitted for review and approval in order to proceed with development.

C. If any building permits have been issued, the Site Plan approval shall be automatically extended for an additional two (2) years from the issuance date of the most recent building permit.

D. The applicant shall be responsible for tracking the validity and expiration of Site Plan approvals and any associated extensions.

3.1.4.6 Minor Modifications to Approved Plans

Minor modifications to approved Site Plans, Preliminary Plats, and Final Plats may be permitted without requiring review through the Administrative Approval Process ("AAP") or further City approval, provided such modifications are consistent with the criteria set forth in this Section, as determined by the Zoning Administrator or their individual designee, and are approved by the ARC.

Minor modifications are limited to refinements that do not result in a material change to the approved development pattern or alter the underlying entitlements established by this PAD, and may include:

A. Adjustments to lot lines or lot configurations, including reconfigurations of lots, provided such adjustments to not result in an increase in the total number of Dwelling Units beyond that permitted by the applicable Village Plan and Land Use Budget Tracking Table;
B. Minor shifts in street alignments, dimensions, or design, provided such changes do not alter overall connectivity, primary access points, or roadway classifications;
C. Adjustments are required to address grading, drainage, utility coordination, or similar site-specific engineering conditions that do not substantially alter the approved development layout;
D. Minor adjustments to tract configurations, open space areas, or similar features that maintain the overall design intent and functionality of the approved plans; or
E. Other comparable refinements of a similar nature that are consistent with the approved Site Plan, Preliminary Plat, or Final Plat and the provisions of this PAD.

Minor Modifications shall not include changes that:

A. Increase the total number of Dwelling Units beyond the amount allocated in the applicable Village Plan or PAD;
B. Alter approved land uses or permitted land use categories;
C. Modify intersection access for arterial streets or higher classifications, or materially change circulation patterns;
D. Change roadway classifications or required infrastructure networks; or
E. Result in a development pattern that is inconsistent with the approved Village Plan or the provisions of this PAD.

Minor modifications approved in accordance with this Section shall be considered refinements to previously approved plans and shall not require amendment or resubmittal of prior Site Plans or Preliminary Plats that are superseded by subsequent approvals, including Final Plats.

All other modifications shall be processed in accordance with **Section 3.2.2: Administrative Approval Process ("AAP")** or other applicable procedures of this PAD.

3.1.5 Special Use Permit Submittal Process

The Special Use Permit ("SUP") process provides a structured review to ensure that proposed uses require additional evaluation are consistent with the approved plan, the General Plan, and all applicable regulations. SUP applications are reviewed and determined through the AAP by the Zoning Administrator or their individual designee. A SUP is not considered effective until formally issued by the Development Services Department and is subject to all conditions of approval.

For information regarding submittal materials, application requirements, and process steps, refer to **Appendix C: Processes**, which contains a flow chart summarizing the required documentation and application procedure.

3.1.5.1 Administrative Review and Determination

A. Applications for a SUP must be submitted and processed through the AAP. See **Section 3.2.2: Administrative Approval Process ("AAP")** for procedural requirements.
   1. The Zoning Administrator or their individual designee will review the SUP application for compliance with the plan, the General Plan, and all applicable state and federal regulations.
   2. Based on the review, the Zoning Administrator or their individual designee will issue one (1) of the following determinations: approved, approved with conditions, or denied.
   3. A SUP will only be considered issued once the final approval has been granted and the Development Services Department has documented the approved plans and any conditions or required modifications.

B. A SUP may only be approved if the Zoning Administrator or their individual designee determines that all of the following criteria have been satisfied:
   1. The proposed use is in conformance with the General Plan, the PAD, and all applicable state and federal regulations.
   2. The use supports the intent and objectives of this plan and meets any applicable use-specific Standards and Guidelines.
   3. The use is compatible with surrounding development, considering:
      a. Scale and massing;
      b. Site layout and design;
      c. Operational impacts, such as hours of operation, traffic volume, lighting, noise, odor, dust, and other externalities.
   4. Any potential significant adverse impacts associated with the proposed use have been adequately mitigated to the extent practicable.
   5. Essential public services and infrastructure, including wastewater, utilities, fire and police protection, and roadway access, are available to support the proposed use without negatively affecting service levels for existing development.

6. The applicant has provided adequate assurance for the ongoing maintenance and operation of the proposed use.

3.1.5.2 Permit Validity and Lapse

A. Permit Lapse and Review

1. If the applicant fails to comply with the approved conditions of the SUP, or if the permitted used is not initiated within three (3) years of approval or other such time period as designated in the SUP, the Zoning Administrator or their individual designee may initiate a review of the permit.
2. The review will follow the same procedural steps as the original SUP approval process and may result in the revocation or modification of the permit.
3. If the approved use is discontinued for more than one (1) year, the SUP shall be considered void, and a new application will be required to reestablish the use.
4. The applicant shall be responsible for tracking the validity and expiration of SUP approvals and any associated extensions.

B. Extensions

1. The Zoning Administrator or their individual designee may grant an extension of up to twelve (12) months, provided a written request is submitted prior to the SUP's expiration date.
2. Requests for additional extensions or substantive changes must be submitted as a new SUP application and will be subject to the full SUP process.

3.1.6 Conditional Use Permit

Conditional Use Permits ("CUPs") shall be processed in accordance with the procedures and requirements set forth in the City Code, as amended.

3.1.7 Temporary Use Permit Submittal Process

The standards and procedures outlined in Article 8.11: Special Event Temporary Use Permits (SETUPs) of the Code are replaced by the provisions of this Section. The following modifications apply to the review process for Temporary Use Permits within the plan area:

A. A PAC is not required.

B. A neighborhood meeting is not required.

C. Public hearings are not required.

For information regarding submittal materials, application requirements, and process steps, refer to **Appendix C: Processes**, which contains a flow chart summarizing the required documentation and application procedure.

3.1.7.1 Development Application Submittal for Temporary Use Permits

A. Form of Application

1. Applications for a Temporary Use Permit may proceed to administrative review only following ARC approval, in accordance with the procedures and flow charts provided in **Appendix C: Processes**.

B. Consolidated Development Applications and Review

1. Multiple development applications related to a single development proposal may be submitted and reviewed concurrently, provided each application is submitted separately with the required forms, fees, and supporting documentation, and such concurrent processing is authorized by the Zoning Administrator or their individual designee.

C. Authority to File Applications

1. Unless otherwise stated within this PAD, applications for review and approval may be submitted by:
   a. The legal owner of the property that is the subject of the application;
   b. An authorized agent acting on behalf of the Property Owner; or,
   c. Any recognized review or decision-making body.
2. If an authorized agent submits an application on behalf of the Property Owner, they must provide written documentation to the Development Services Department confirming that the Property Owner has granted permission to file the application.
3. When review or decision-making body initiates a process under this plan, it must do so objectively and without prejudice regarding the outcome.

D. Waivers

1. The Zoning Administrator or their individual designee may waive specific submittal requirements to reduce applicant burden and focus the review on information relevant to the specific application.
2. A waiver may be granted when, in the judgement of the Zoning Administrator or their individual designee, the scale, complexity, anticipated impacts, or other characteristics of the proposed development justify such an exception.

E. Additional Information

1. A decision-making body may request additional information specific to the application, beyond what is outlined in the standard application materials, if it is necessary to evaluate compliance with the requirements of this plan. However, such information may not be required as a condition of completeness.

3.1.7.1.1 Determination of Application Completeness for Temporary Use Permits

A. Upon receipt of the development application, the Zoning Administrator or their individual designee shall determine whether the application is complete and ready for processing within ten (10) business days.

B. If deemed complete, the application will be processed according to the procedures outlined in this document. An application is considered complete if it:

   1. Is submitted in the required format;
   2. Includes all mandatory information and supporting documents as specified in the **Appendix C: Processes** Temporary Use Permit Application and Checklist; and,
   3. Is accompanied by the required application fee.
   4. If a PAC is required under this PAD, it must also have been completed. The completeness review is not based on the merits of the application itself.

C. If the application is found to be incomplete, the Zoning Administrator or their individual designee will notify the applicant in writing, identifying the specific deficiencies in the submittal. The application will not proceed further until all identified issues are corrected and resubmitted.

D. If an applicant submits any false or misleading information, the application shall be considered void. A new application must be submitted along with the payment of all applicable development review fees.

3.1.7.1.2 Application Review and Approval of Temporary Use Permits

A. Once an application is deemed complete, the Zoning Administrator or their individual designee may distribute the materials to additional reviewers as necessary to complete the evaluation. Based on the results of the internal and external reviews, the Zoning Administrator or their individual designee will issue a final decision to approve, approved with conditions, or deny the application, consistent with the applicable approval criteria.

3.1.7.1.3 Temporary Use Permit Lapse

A. A Temporary Use Permit is valid only for the specific time period stated on the permit, unless otherwise authorized under this PAD.

B. A new Temporary Use Permit must be obtained for any additional time period not stated in the original permit in which the temporary use will occur.

C. Applications for Temporary Use Permits may request periodic, seasonal, or annual timeframes, depending on the nature of the use and subject to approval.

3.2 Administrative Review and Approval

3.2.1 Interpretations

The Zoning Administrator or their individual designee shall administratively review and issue clarifications and interpretations not otherwise addressed in the PAD.

3.2.2 Administrative Approval Process ("AAP")

The Administrative Approval Process ("AAP") is the procedure by which the Zoning Administrator or their individual designee evaluates and issues decisions on submittal applications. These decisions may include approval, approved with conditions, or denied, based on consistency with the PAD. All applications for Village Plans, Site Plans, and Preliminary Plats within the PAD boundaries shall undergo an AAP with the City. This process ensures that each submittal complies with the PAD and any other applicable regulations.

The purpose of the AAP is to provide a mechanism that permits the PAD, supporting planning documents, and tracking materials to remain adaptable throughout the long-term buildout of the Site while ensuring continued alignment with the PAD's overall vision and intent. Requests shall be initiated with a Living Appendix Application summarizing the materials submitted for administrative review. Where ARC review is required by this PAD for the applicable application or request, the materials shall be provided to the applicable ARC for review and approval prior to submittal to the City. The Living Appendix Application shall organize and document all development applications and supporting materials included in the AAP request. Where applicable, AAP requests may be submitted concurrently with other development applications.

Administrative approval requests may be initiated by a Property Owner, Village Developer, Parcel Developer, or authorized agent, as applicable to the property and application or request that is the subject of the AAP. Where ARC review is required by this PAD, approval by the applicable ARC shall be obtained prior to City submittal.

For information regarding submittal materials, application requirements, and process steps, refer to **Appendix C: Processes**, which contains a flow chart summarizing the required documentation and application procedure.

The AAP applies to amendments, subsequent levels of planning, and other modifications identified in this PAD, including but not limited to:

A. Minor Amendments to the PAD, as outlined in **Section 3.3.2: Minor Amendments**.
    1. This procedure shall not apply to modifications that qualify as Major Amendments. See **Section 3.3.1: Major Amendments** for additional detail.

B. Submittals of Village Plans, Site Plants, Preliminary Plats, and Final Plats.

1. Requirements for preparing Village Plans are provided in **Section 3.1.3: Villages and Village Plans**.
2. Requirements for preparing Site Plans, Preliminary Plats, and Final Plats are provided in **Section 3.1.4: Site Plans, Preliminary Plats, and Final Plats**.

C. Updates to **Appendix F: Living Appendix**, including exhibits, tracking tables, or other interpretive clarifications necessary to support implementation of the PAD.

1. Requirements for submitting updates to the Living Appendix are provided in **Section 3.1.2.1: Living Appendix**.

3.2.2.1 Process for Submitting for Administrative Approval

All requests under the AAP shall follow the procedures described in this Section. A visual outline of the process is provided in **Exhibit 3.2.2.1: Process for submitting for Administrative Approval**.

A. The applicant shall prepare submittal materials based on the type of request. Required materials may vary depending on the development application (e.g., Village Plan, Site Plan, Preliminary Plat, Final Plat, etc.) and supporting materials being submitted. See the applicable Sections of this PAD for specific submittal requirements.

1. A Property Owner, Village Developer, Parcel Developer, or authorized agent may submit a request subject to the AAP, as applicable to the property and application or request that is the subject of the AAP.
    a. Where ARC review is required by this PAD for the applicable application or request, the submittal shall include an approval letter from the applicable ARC. See **Appendix C: Processes** for additional detail.

B. Submittal materials, including a completed Living Appendix Application, applicable development application(s), and supporting materials, shall be provided to the Zoning Administrator or their individual designee for review.

1. Determination of Application Completeness
    a. Where ARC approval is required by this PAD, one such approval has been granted, the development application and supporting materials may be submitted to the Zoning Administrator or their individual designee, who shall determine whether the application is complete and eligible for City review.

ADMINISTRATIVE APPROVAL PROCESS ("AAP")

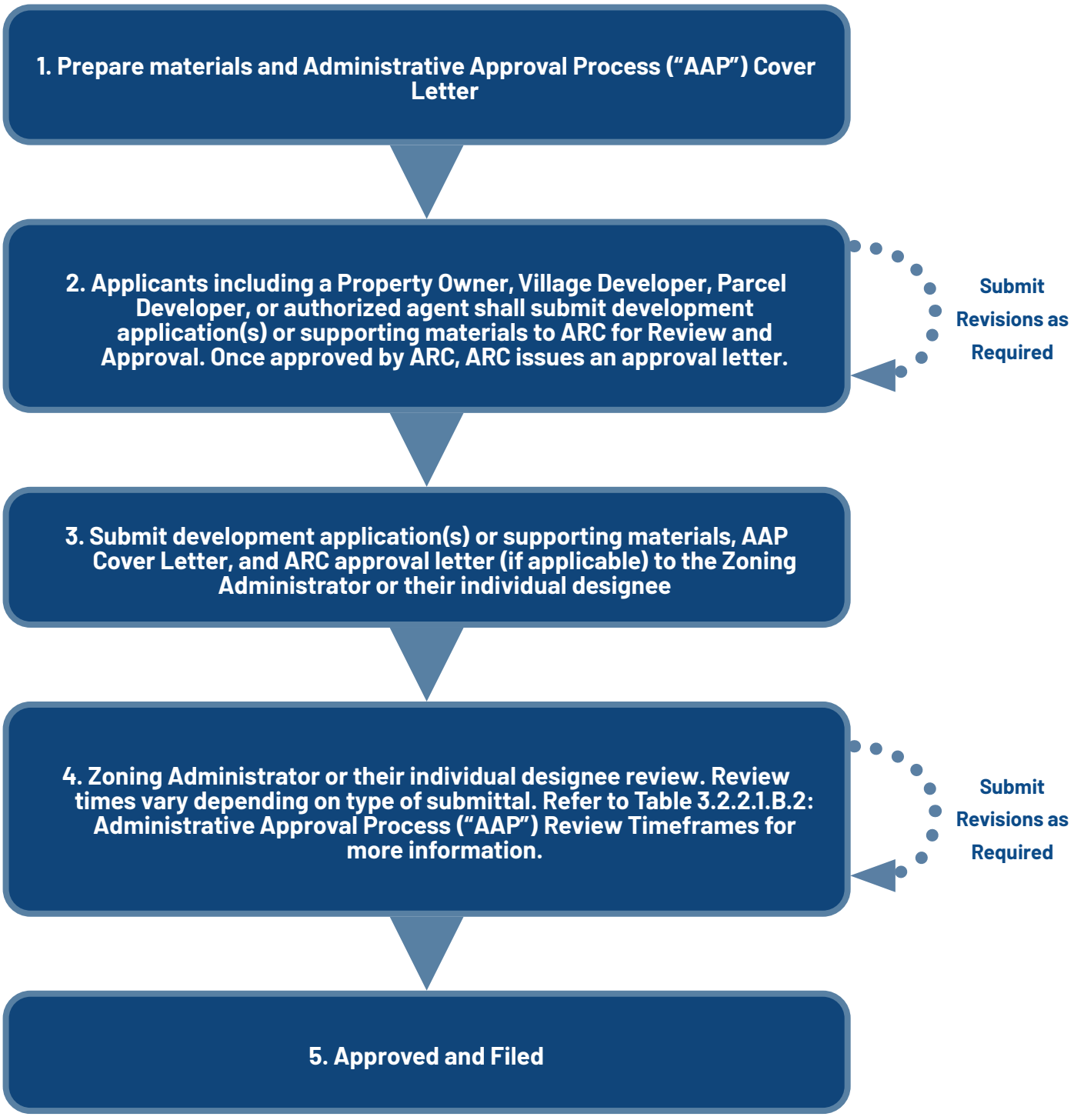


Exhibit 3.2.2.1: AAP Submittal Process

b. If deemed complete, the application shall be processed according to the procedures set forth in this PAD.
    i. A submittal is considered complete when all required development application(s) and supporting materials have been provided in the required format, including the AAP Cover Letter summarizing the materials submitted for administrative review and the applicable fee(s).
    ii. Where required by this PAD, applicable ARC approval shall be obtained before the City evaluates and application for completeness.
    iii. The determination of completeness shall not consider the merits of the request.
c. If the application is determined incomplete, the Zoning Administrator or their individual designee shall notify the applicant and identify the deficiencies. No further review shall occur until the deficiencies are corrected and resubmitted, including confirmation of applicable ARC approval where required.
d. Any application containing false or misleading information shall be considered void. A new application must then be filed, accompanied by payment of all applicable development review fees.
e. Submittals reviewed through the AAP shall include a completed Living Appendix Application, found in **Appendix C: Processes**, summarizing the development application(s) and supporting materials submitted for administrative review.

2. Administrative approval review periods shall vary based on the type of submittal. The review period begins once a complete development application or administrative request, including all required materials, has been submitted to the Zoning Administrator or their individual designee. See **Table 3.2.2.1.B.2: Administrative Approval Process ("AAP") Review Timeframes** for additional detail.
    a. Review timeframes may be extended upon mutual agreement between the applicant and the Zoning Administrator or their individual designee.

Table 3.2.2.1.B.2: Administrative Approval Process ("AAP") Review Timeframes

Application Type	Review Timeframe
Traffic Impact Analysis ("TIA") or Traffic Impact Statement ("TIS")	Follows the PAD Amendment, Major Report Review Timeframe established by the City of Buckeye
Village Plan or Village Plan Amendment	Follows the Preliminary Plat Review Timeframe established by the City of Buckeye
Site Plan	Follows the Site Plan Review Timeframe established by the City of Buckeye
Preliminary Plat	Follows the Preliminary Plat Review Timeframe established by the City of Buckeye
Final Plat	Follows the Final Plat Review Timeframe established by the City of Buckeye
Addition or revision to the Living Appendix	Follows the PAD Amendment, Minor Plan Review Timeframe established by the City of Buckeye
Other Administrative Requests	Follows the PAD Amendment, Minor Plan Review Timeframe established by the City of Buckeye

3. Application materials shall be revised and resubmitted to the Zoning Administrator or their individual designee as necessary.

C. The Zoning Administrator or their individual designee shall issue a determination of approval, approved with conditions, or denied.

1. Approved development applications and supporting materials shall be filed with the City as part of the permanent record.

2. In the case of denial, the applicant may file an appeal with the Planning and Zoning Commission in accordance with **Section 3.2.3: Appeals**.

3.2.3 Appeals

A. A decision of the Zoning Administrator or their individual designee regarding the interpretation, application, or administration of The Cascade PAD may be appealed by the applicant to the Planning and Zoning Commission within forty-five (45) business days of receipt of the decision.

B. The Planning and Zoning Commission shall conduct a limited review of the administrative decision. The review shall be focused on whether the decision of the Zoning Administrator or their individual designee:

1. Is consistent with the provisions, Standards and Guidelines, and requirements of The Cascade PAD;

2. Is consistent with the stated purpose and intent of The Cascade PAD; and

3. Reflects a reasonable application and interpretation of The Cascade PAD in consideration of the specific circumstances of the request.

C. The Planning Zoning Commission shall not reinterpret or modify the provisions of the City of Buckeye Ordinance or other City Codes, and the review shall be limited solely to the provisions and requirements of The Cascade PAD.

D. Based on this review, the Planning and Zoning Commission may:

1. Reverse the decision of the Zoning Administrator or their individual designee and grant the request;

2. Modify the stipulations or conditions of approval imposed by the Zoning Administrator or their individual designee; or

3. Affirm the decision of the Zoning Administrator or their individual designee.

E. The Planning and Zoning Commission shall consider the appeal within forty-five (45) calendar days of receipt of the notice of appeal.

F. A decision of the Planning and Zoning Commission may be appealed by the applicant to the City Council within forty-five (45) calendar days of receipt of the Planning and Zoning Commission's decision.

G. The City Council shall conduct a limited review consistent with **subsection 3.2.3.B** and **subsection 3.2.3.C**. Based on this review, the City Council may:

1. Reverse the decision of the Planning and Zoning Commission and grant the request;
2. Modify the stipulations or conditions of approval imposed by the Planning and Zoning Commission; or
3. Affirm the decision of the Planning and Zoning Commission.

3.3 Amendments

From time to time, Amendments to this PAD may be necessary. Any Property Owner identified on **Exhibit 1.1.D: The Cascade PAD Property Owners**, including any successor, transferee, or assignee of such Property Owner, may initiate a request to amend the PAD as it applies to the property under their control, consistent with the ownership structure described in **Section 1.2: Ownership and Development Administration**.

Each Property Owner may process a Major or Minor Amendment applicable to their property without the consent of other Property Owners, provided that the proposed Amendment does not materially impact other properties within the PAD. Impacts to other properties may include, but are not limited to, modifications to shared or planned infrastructure, circulation systems, drainage facilities, utilities, water or wastewater systems, or other regional or community-serving improvements.

The criteria outlined in this Section shall determine whether a proposed Amendment is classified as a Major Amendment or a Minor Amendment, as interpreted by the Zoning Administrator or their individual designee.

Depending on the nature and scope of the proposed Amendment, updates to the applicable traffic analysis may be required. Such updates may include modifications to the approved Master TIA, a Village TIA, or preparation or update of a TIS, or TS.

3.3.1 Major Amendments

For information regarding submittal materials, application requirements, and process steps, refer to **Appendix C: Processes**, which contains a flow chart summarizing the required documentation and application procedure.

A proposed change shall be classified as a "Major Amendment" if it involves any of the following:

A. A modification to the permitted land uses established in the PAD, that does not meet the conditions of **Section 3.7.4.3: Classification of New and Unlisted Uses**.

B. An increase in the total number of Dwelling Units or non-residential acreage permitted under the approved Land Use Budget beyond ten (10) percent. Refer to **Table 3.6A: Land Use Budget**.

   1. In accordance with ARS 9-462.04, a Major Amendment includes any of the following:
      a. An increase or decrease of ten (10) percent or more in the total square footage or number of units permitted for the Site;
      b. An increase or decrease of ten (10) percent or more in the maximum allowable building height;
      c. A change in the number of building stories permitted, whether an increase or decrease;
      d. A modification of setback or open space requirements, whether an increase or decrease; or
      e. An expansion or reduction of permitted uses.

3.3.1.1 Public Hearing and Notice Requirements

Major Amendments shall require public hearings before both the Planning and Zoning Commission and City Council. The applicant shall complete the following steps in accordance with Code.

A. Neighborhood Meeting

   1. A neighborhood meeting shall be conducted prior to the public hearings on a Major Amendment. The purpose of this meeting is to provide surrounding residents and adjacent property owners with information regarding the proposed amendment. See **Section 3.3.1.2: Neighborhood Meeting.**
   2. Citizen Participation Report
      a. Prior to issuance of the Planning and Zoning Commission hearing notice, the applicant shall submit a report summarizing the neighborhood meeting and documenting public participation efforts. See **Section 3.3.1.2.1: Citizen Participation Report**.

B. Public Hearing Notice

   1. The applicant shall provide mailed, published, and posted notices at least fifteen (15) days before the public hearing. Mailed notice shall include an Affidavit of Mailing confirming compliance. See **Section 3.3.1.1.1: Notice of Public Hearing**.

C. Planning and Zoning Commission Review

   1. The Planning and Zoning Commission shall hold a public hearing and make a recommendation to City Council to approve, approve with conditions, or deny the Major Amendment.

D. City Council Review and Decision

1. The City Council shall review the application, staff analysis, and public input.
2. The City Council shall determine whether the application satisfies PAD requirements and the applicable approval criteria before granting approval. See **Section 3.3.1.1.3: City Council Approval Criteria**.
3. Based on its review, the City Council may approve, approve with conditions, or deny the request. See **Section 3.3.1.1.2: City Council Decision and Findings**.
4. If approval is granted subject to conditions, the applicant shall comply with all conditions, which shall be reasonably related and proportional to the impacts of the proposed development. See **Section 3.3.1.1.4: City Council Conditions of Approval**.

3.3.1.1.1 Notice of Public Hearing

When a public hearing is required, the applicant shall provide public notice as outlined below:

A. Required Notifications

1. Public notification is required for all public hearings on a Major Amendment to the PAD.

B. Notice Content Requirements

1. Each notice shall include the date, time, and location of the scheduled public hearing;
2. A description of the property subject to the application shall be provided, identifying the street address, legal description, or a general location using the nearest cross streets;
3. A concise summary describing the nature, scope, and intent of the proposed Major Amendment;
4. A statement informing the public that interested persons may attend the hearing and provide comments;
5. Information indicating where additional details regarding the proposal can be reviewed; and
6. When the property lies within a high-noise or accident-potential zone as defined by state law, the notice shall contain a general statement acknowledging the property's location within such area.

C. Mailed Notice

1. The applicant shall provide the Zoning Administrator or their individual designee with a current list of all applicable adjacent property owners and organizations.
2. Notices shall be sent by first-class mail at least fifteen (15) days prior to the scheduled hearing. The day of mailing shall not be counted; however, the day of hearing shall be included in calculating the notice period.
3. Written notification shall be mailed by the applicant to all individuals identified in the County Assessor's records of adjacent property owners of parcels located within five hundred (500) feet of the outer boundary of the subject property. If a proposed amendment applies only to a portion of the PAD, the boundary of the impacted portion shall be used for purposes of this notification requirement.

4. The applicant shall file an Affidavit of Mailing with the Development Services Department certifying that all required notices were mailed within the prescribed timeframe.

D. Published Notice

1. The applicant shall publish a notice in a newspaper of general circulation at least fifteen (15) days and no more than sixty (60) days prior to the scheduled hearing. The day of publication shall not be counted; however, the day of hearing shall be included in calculating the notice period.
2. The applicant shall obtain an affidavit of publication from the newspaper and submit it to the Development Services Department as proof of compliance.
3. At the discretion of the Zoning Administrator or their individual designee, the City may provide supplemental notice consistent with A.R.S. §9-462.04 by one (1) or more of the following methods:
   a. Sending notice by first-class mail to all real properties shown on the most recent assessment roll that are directly affected by the proposed changes;
   b. Including notices as inserts within utility bills or other periodic mailings that contain information or promotional materials; or
   c. Publishing the proposed changes prior to the first public hearing in a newspaper of general circulation within the City, using a display advertisement covering at least one-eight (1/8) of a full page.

E. Posted Notice

1. The applicant shall place a minimum of two (2) signs on the subject property no less than fifteen (15) days prior to the scheduled public hearing. The signs shall remain in place until the hearing concludes and shall be removed within ten (10) days following the hearing date.
2. Signs shall be clearly visible from a major arterial street if the property fronts such a roadway, or from a collector street if it fronts the collector. For properties without frontage on an arterial or collectors, signs shall be positioned for visibility from the most heavily traveled adjoining street or public ROW.
3. The applicant shall ensure the signs are maintained in good condition for the duration of the posting period.

F. Constructive Notice

1. Minor errors in a notice shall not render the notice or associated proceedings invalid, provided a good-faith effort was made to satisfy the notice requirements. Minor errors may include inaccuracies in legal descriptions, typographical mistakes, or grammatical issues that do not interfere with the communication of the notice to affected parties.
2. If the adequacy of a notice is questioned during the hearing, the decision-making body shall make a formal determination as to whether substantial compliance with the notice standards has been achieved.
3. When City records document that publication, mailing, and posting have been completed in accordance with this Section, proper notice shall be presumed.

3.3.1.1.2 City Council Decision and Findings

After reviewing the application, staff analysis, input from other reviewing entities (if applicable), and any testimony or evidence presented at the public hearing, the City Council shall issue a decision to approve, approve with conditions, or deny the request based on its compliance with the applicable approval criteria. See **Section 3.3.1.1.3: City Council Approval Criteria**.

The Zoning Administrator or their individual designee shall provide written notice of the City Council's decision to the applicant, indicating whether the application was approved, approved with conditions, or denied.

3.3.1.1.3 City Council Approval Criteria

To approve a development application, the City Council must determine that the proposal complies with the requirements of this PAD and meets all applicable approval criteria specified for the corresponding application type, as detailed in the subsequent Sections of this PAD.

3.3.1.1.4 City Council Conditions of Approval

The City Council may attach conditions to an approval as necessary to mitigate or minimize potential adverse impacts on adjacent properties or to ensure the proposed development remains consistent with the intent and objectives of this PAD. Any condition imposed shall meet the following:

A. The condition must be directly related to the impacts of the proposed use or development; and
B. The condition must be roughly proportional in both nature and degree to the anticipated impacts of the proposed development.

Conditions of approval shall not be less restrictive than the requirements of this PAD, except where a variance has been granted.

3.3.1.2 Neighborhood Meeting

A neighborhood meeting is required only for a Major Amendment as described in **Section 3.3.1.1: Public Hearing and Notice Requirements.** The purpose of the meeting is to inform nearby residents and adjacent property owners of the proposed development, including details regarding land use, zoning, density, and intensity as outlined in this PAD.

A. Notice of the Neighborhood Meeting

1. The neighborhood meeting may be conducted following a determination that the application is complete and ready for processing.
2. The applicant shall distribute meeting notices using the same mailing procedure required for public hearings, as described in **Section 3.3.1.1.1: Public Hearing and Notice Requirements**.
3. The applicant shall notify the Development Services Department in writing of the meeting date, time, and location, at least fifteen (15) days prior to the meeting.
4. The applicant shall submit an affidavit confirming that all required notices were sent in accordance with **Section 3.3.1.1.1: Public Hearing and Notice Requirements**.

B. Neighborhood Meeting Coordination

1. The applicant shall be responsible for organizing, scheduling, and conducting the meeting and, if necessary, may engage an independent facilitator to lead the discussion.
2. Neighborhood meetings shall be scheduled on a weekday, Monday through Thursday, beginning no earlier than 5:30 p.m. and no later than 7:00 p.m. The meeting shall be held at a publicly accessible location within the City of Buckeye, located as near to the Site as reasonably feasible. When practicable, the meeting date should avoid conflicts with Planning and Zoning Commission or City Council meetings.
3. Attendance by Development Services Department staff is not required and shall be determined at the discretion of the Zoning Administrator or their individual designee.

C. Summary of the Neighborhood Meeting

1. Within thirty (30) days following the meeting, the applicant shall provide the Development Services Department with a written summary of the neighborhood meeting.
2. The meeting summary shall include, at a minimum:
   a. The date, time, and location of the meeting;
   b. A copy of the sign-in sheet; and
3. Documentation of public comments received and the applicant's response to those comments shall be provided in the Citizen Participation Report as described in **subsection 3.3.1.2.1.A.4**.

3.3.1.2.1 Citizen Participation Report

The applicant shall prepare and submit a Citizen Participation Report summarizing the results of the neighborhood meeting to the Planning Department. The report shall be submitted prior to issuance of the Planning and Zoning Commission hearing notice and will be incorporated into the staff report presented to the Planning and Zoning Commission and City Council.

A. Required Contents of the Citizen Participation Report
    1. List of Affected Parties
        a. Residents, adjacent property owners, and any other interested parties requesting notification in accordance with ARS §9-462.02, including:
            i. Adjacent property owners located within the public notice area established in **Section 3.3.1.1.1: Notice of City Council Hearing.**
            ii. Homeowner association representatives or registered neighborhood organizations within the public notice area.
            iii. Other interested parties who have requested inclusion on the Planning Department's notification list.
    2. Public Involvement Techniques
        a. Dates and locations of all neighborhood meetings conducted for public input.
        b. Description, dates mailed, and number of materials distributed, including letters, notices, newsletters, or other communications.
        c. A description of where the notified adjacent property owners, residents, and interested parties are located.
        d. The number of participants engaged throughout the process.
    3. Notice Validity
        a. The failure of any person or entity to receive notice shall not constitute grounds for invalidating municipal actions taken in accordance with these procedures.
    4. Summary of Public Feedback
        a. Summary of the concerns, issues, or comments raised during the participation process.
        b. Explanation of how the applicant has addressed or intends to address those concerns and issues.
        c. Identification of any concerns or issues the applicant is unable or unwilling to address and the rationale for that determination.
    5. School Coordination
        a. Coordination with the applicable school district shall occur for requests that increase residential density or otherwise result in material impacts to school facilities. Such coordination may include the provision of Certificates of Adequate School Facilities, as applicable.

3.3.2 Minor Amendments

Amendments to the PAD that do not meet the thresholds or criteria for a Major Amendment shall be classified as Minor Amendments. Minor Amendments shall be processed through the AAP for review and approval. See **Section 3.2.2: Administrative Approval Process ("AAP")** for additional information.

For information regarding submittal materials, application requirements, and process steps, refer to **Appendix C: Processes**, which contains a flow chart summarizing the required documentation and application procedure.

The Zoning Administrator or their individual designee shall determine whether the proposed Minor Amendment remains consistent with the overall purpose and intent of the PAD. As part of the AAP, stipulations or conditions may be imposed to ensure the Minor Amendment continues to align with the PAD's established goals and objectives.

A. Infrastructure Master Plans

    1. Updates or modifications to the Infrastructure Master Plans shall be treated as Minor Amendments, unless the revisions are necessitated by a Major Amendment, as defined in this Section.

3.4 Development Agreement

The Development Agreement for The Cascade will be formally established in compliance with ARS 9-500.5.

3.5 Homeowners' Association and Covenants, Conditions, and Restrictions ("CC&Rs")

Residential development within The Cascade may be governed by one or more Covenants, Conditions, and Restrictions ("CC&Rs), which will establish the applicable framework for homeowner's responsibilities and rights. One or more Homeowners' Associations ("HOAs") may be established to administer and enforce the applicable CC&Rs and to manage maintenance and standards for the property subject to each association. Additionally, the formation of several Sub-Associations may be considered to manage maintenance and standards specific to individual parcels.

3.5.1 Maintenance of Common Areas

The HOA(s) will assess monthly fees for the maintenance of applicable landscape common areas, including medians, parks, and landscape in the public ROW, as well as other applicable community facilities.

3.6 Land Use Budget

The Land Use Budget established in this PAD identifies the maximum number of Residential Dwelling Units and the minimum and maximum Non-Residential Acreage permitted across the Site. At full buildout, the Site is entitled to the maximum residential Dwelling Units and maximum non-residential acreage identified in **Table 3.6A: Land Use Budget**. **Table 3.6A: Land Use Budget** also identifies the Residential Dwelling Unit and Non-Residential Acreage allocations associated with each Property Owner area shown **on Exhibit 1.1.D: The Cascade PAD Property Owners**. These entitlements may be distributed incrementally through the approval of Village Plans, Preliminary Plats, Final Plats, and Site Plans. Refer to **Table 3.6B: Example Land Use Budget** for additional information.

In addition, the PAD shall provide a minimum of one hundred fifty (150) single-family detached lots, each having a minimum lot area of twelve thousand (12,000) square feet, as identified in **Table 3.6A: Land Use Budget**. Such lots may be located within one (1) or more Villages and one (1) or more Parcels, in any quantity or configuration otherwise permitted through the applicable Village Plan or Preliminary Plat approval process. The specific location, timing, phasing, and sequencing of these lots may be established incrementally through applicable Village Plan and Preliminary Plat approvals based on market conditions and the applicable development approvals; provided, however, that at a minimum of one hundred fifty (150) such lots shall be developed with the Site. No specific Village, Parcel, phase, or development trigger shall be required for their delivery.

Table 3.6A: Land Use Budget

Overall PAD Land Use Budget	
Maximum Residential Dwelling Units*	11,600 dwelling units
Lots with a minimum area of 12,000 SF	150 lots
Minimum Non-Residential Acreage	30 acres
Maximum Non-Residential Acreage*	115 acres
Property Owner Allocations	
Elianto Landvalorem LP Allocation	
Allocated Residential Dwelling Units*	9,400 dwelling units
Allocated Non-Residential Acreage	45 acres
CRG Thomas Road Partners LLC Allocation	
Allocated Residential Dwelling Units	0 dwelling units
Allocated Non-Residential Acreage	20 acres
Ben-Horin Family Trust/SVP 360 LLLP Allocation	
Allocated Residential Dwelling Units*	2,200 dwelling units
Allocated Non-Residential Acreage	50 acres
*Maximum values identify the maximum development capacity permitted under this PAD.	

Given the scale and phased buildout of the Site, this PAD does not pre-allocate Residential Dwelling Units or Non-Residential Acreage to specific Villages. Instead, it establishes a flexible entitlement framework supported by Master Technical Reports, including water, sewer, and traffic studies. These reports ensure that infrastructure capacity is available to serve development at each stage of approval.

Non-Residential acreage may be located anywhere within the Site and will be established through the Village Plan, Site Plan, or Preliminary Plat approval process. The PAD does not require Non-Residential Acreage to be distributed across specific Villages or Parcels. The location and configuration of Non-Residential Acreage shall be determined through applicable approval processes based on infrastructure availability, compatibility with surrounding development, and market conditions.

To support this framework, refer to **Exhibit 3.6: Conceptual Non-Residential Opportunity Areas**, which illustrates areas within the Site that are generally suited to accommodate non-residential uses based on access, visibility, and relationship to the overall community framework. The information is conceptual and intended to provide general guidance and flexibility in responding to evolving development patterns and market conditions. Non-Residential uses may be located within or outside of the areas shown. The depiction does not prescribe specific locations, boundaries, acreage, or development intensity and shall not be interpreted as a land use plan or entitlement for any specific non-residential use. Final locations and configurations shall be established through the applicable approval processes.

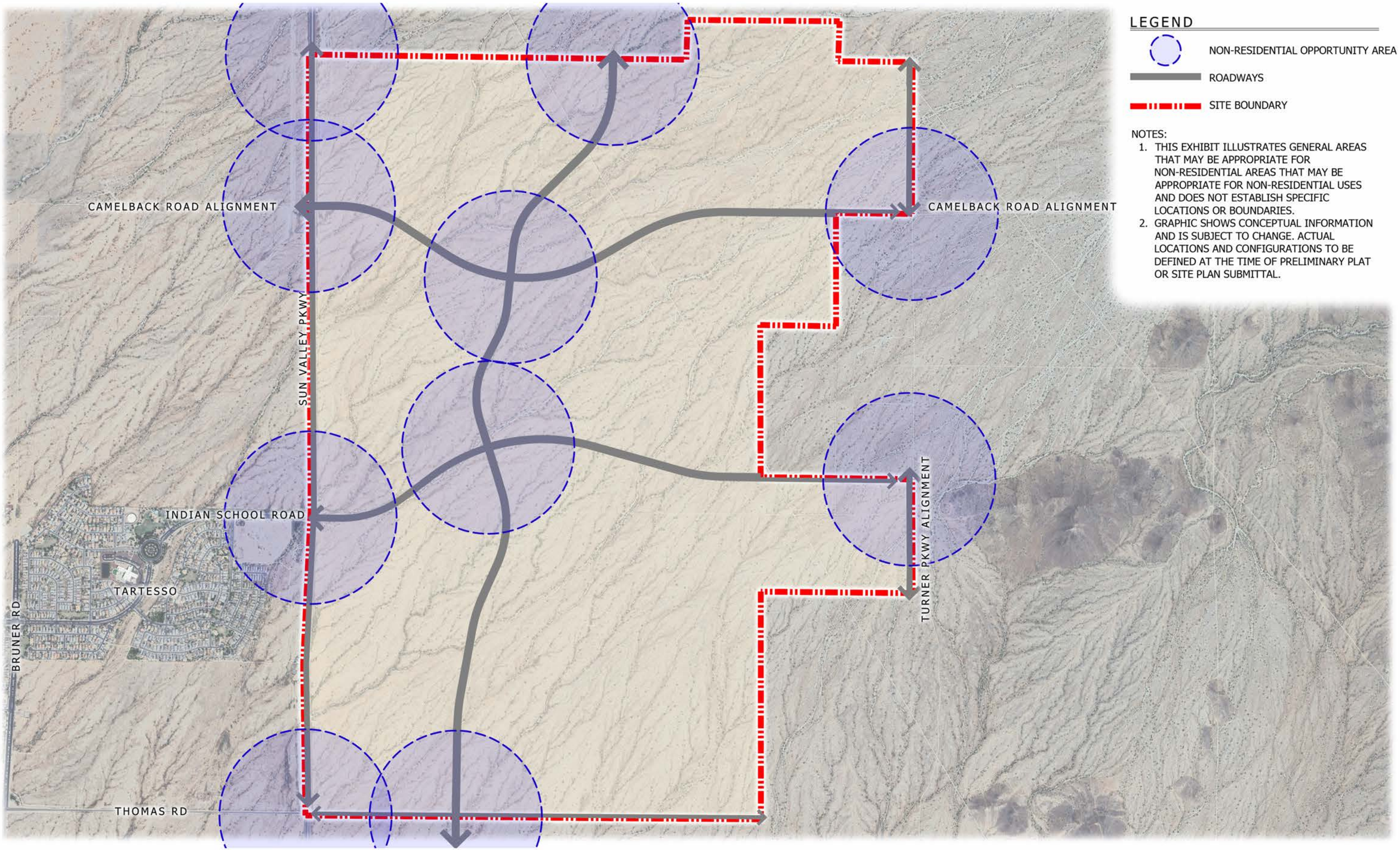


Exhibit 3.6: Conceptual Non-Residential Opportunity Areas

THE CASCADE - PAD

A Land Use Budget Tracking Table shall be maintained in **Appendix F: Living Appendix**, to monitor the allocation, use, and return of Residential Dwelling Units and Non-Residential Acreage over time. Each Property Owner shall be responsible for maintaining and submitting updates applicable to the property under its ownership or control. Upon approval of a Village Plan, the applicable Village Developer shall be responsible for maintaining and submitting updates associated with its Village Plan Area. Refer to **Table 3.6B: Example Land Use Budget Tracking** for an example of a completed Land Use Budget Tracking Table. **Appendix F – Table 2: Land Use Budget Tracking** functions as a dynamic record that does not require a formal Amendment to update. Refer also to **Section 3.1.2.1: Living Appendix** for further detail.

Table 3.6B: Example Land Use Budget Tracking

Village 1 Proposed Allocation

Parcels	Property Owner	Land Use Classification	Development District	Total Acreage	Total Allocated Open Space Area (AC)		Allocated Park Area (AC)	Dwelling Units on Lots 12,000 SF or Greater	All Other Dwelling Units	Total Allocated Dwelling Units	Allocated Non-Residential Acreage (AC)
Parcel 1.1.1	Elianto Landvalorem LP	C-R	C-R6	19.68 AC		0.00%		10 DU	104 DU	114 DU	0.00 AC
Parcel 1.1.2	Elianto Landvalorem LP			14.73 AC		0.00%		0 DU	50 DU	50 DU	0.00 AC
Parcel 1.1.3	Elianto Landvalorem LP			17.26 AC		0.00%		0 DU	68 DU	68 DU	0.00 AC
Parcel 1.1.4	Elianto Landvalorem LP			10.50 AC		0.00%		0 DU	72 DU	72 DU	0.00 AC
Parcel 1.1.5	CRG Thomas Road Partners LLC	C-C	C-C2	15.00 AC		0.00%		0 DU	0 DU	0 DU	15.00 AC
Village 1 Proposed Allocation Sub-Total				77.17 AC	0.00 AC	0.00%	0.00 AC	10 DU	294 DU	304 DU	15.00 AC

Village 2 Proposed Allocation

Parcels	Property Owner	Land Use Classification	Development District	Total Acreage	Total Allocated Open Space Area (AC)		Allocated Park Area (AC)	Dwelling Units on Lots 12,000 SF or Greater	All Other Dwelling Units	Total Allocated Dwelling Units	Allocated Non-Residential Acreage (AC)
Parcel 2.1.1	Elianto Landvalorem LP	C-MU	C-MU3	18.79 AC		0.00%		0 DU	100 DU	100 DU	3.50 AC
Parcel 2.1.2	Elianto Landvalorem LP	C-R	C-R5	8.81 AC		0.00%		0 DU	88 DU	88 DU	0.00 AC
Parcel 2.2.1	Elianto Landvalorem LP		C-R6	10.65 AC		0.00%		0 DU	52 DU	52 DU	0.00 AC
Parcel 2.2.2	Elianto Landvalorem LP		C-R5	7.65 AC		0.00%		0 DU	54 DU	54 DU	0.00 AC
Parcel 2.2.3	Elianto Landvalorem LP			8.99 AC		0.00%		0 DU	67 DU	67 DU	0.00 AC
Parcel 2.2.4	Elianto Landvalorem LP		C-R8	24.36 AC		0.00%		0 DU	73 DU	73 DU	0.00 AC
Village 2 Proposed Allocation Sub-Total				79.25 AC	0.00 AC	0.00%	0 AC	0 DU	434 DU	434 DU	3.50 AC

Village 3 Proposed Allocation

Parcels	Property Owner	Land Use Classification	Development District	Total Acreage	Total Allocated Open Space Area (AC)		Allocated Park Area (AC)	Dwelling Units on Lots 12,000 SF or Greater	All Other Dwelling Units	Total Allocated Dwelling Units	Allocated Non-Residential Acreage (AC)
Parcel 3.1.1	Elianto Landvalorem LP	C-R	C-R5	26.35 AC		0.00%		0 DU	120 DU	120 DU	0.00 AC
Parcel 3.1.2	Elianto Landvalorem LP			17.98 AC		0.00%		0 DU	82 DU	82 DU	0.00 AC
Parcel 3.1.3	Elianto Landvalorem LP			16.48 AC		0.00%		0 DU	76 DU	76 DU	0.00 AC
Parcel 3.1.4	Elianto Landvalorem LP	C-C	C-C3	8.00 AC		0.00%		0 DU	0 DU	0 DU	8.00 AC
Parcel 3.2.1	Ben-Horin Family Trust/SVP 360 LLLP	C-MU	C-MU3	36.33 AC		0.00%		0 DU	95 DU	95 DU	5.00 AC
Parcel 3.2.2	Ben-Horin Family Trust/SVP 360 LLLP	C-C	C-C3	10.00 AC		0.00%		0 DU	0 DU	0 DU	10.00 AC
Village 3 Proposed Allocation Sub-Total				68.81 AC	0.00 AC	0.00%	0 AC	0 DU	373 DU	373 DU	23.00 AC

Table 3.6B: Example Land Use Budget Tracking

Village 4 Proposed Allocation

Parcels	Property Owner	Land Use Classification	Development District	Total Acreage	Total Allocated Open Space Area (AC)		Allocated Park Area (AC)	Dwelling Units on Lots 12,000 SF or Greater	All Other Dwelling Units	Total Allocated Dwelling Units	Allocated Non-Residential Acreage (AC)
Parcel 4.1.1	Elianto Landvalorem LP	C-R	C-R6	9.90 AC		0.00%		0 DU	48 DU	48 DU	0.00 AC
Parcel 4.1.2	Elianto Landvalorem LP		C-R7	15.34 AC		0.00%		0 DU	56 DU	56 DU	0.00 AC
Parcel 4.2.1	Elianto Landvalorem LP	C-C	C-C3	5.00 AC		0.00%		0 DU	0 DU	0 DU	5.00 AC
Parcel 4.2.2	Elianto Landvalorem LP	C-R	C-R7	8.49 AC		0.00%		28 DU	0 DU	28 DU	0.00 AC
Village 4 Proposed Allocation Sub-Total				38.73 AC	0.00 AC	0.00%	0 AC	28 DU	104 DU	132 DU	5.00 AC

Village 5 Proposed Allocation

Parcels	Property Owner	Land Use Classification	Development District	Total Acreage	Total Allocated Open Space Area (AC)		Allocated Park Area (AC)	Dwelling Units on Lots 12,000 SF or Greater	All Other Dwelling Units	Total Allocated Dwelling Units	Allocated Non-Residential Acreage (AC)
Parcel 5.1.1	Elianto Landvalorem LP	C-R	C-R6	14.62 AC		0.00%		0 DU	78 DU	78 DU	0.00 AC
Parcel 5.1.2	Elianto Landvalorem LP		C-R7	15.37 AC		0.00%		0 DU	56 DU	56 DU	0.00 AC
Parcel 5.2.1	Elianto Landvalorem LP		C-R8	19.68 AC		0.00%		0 DU	42 DU	42 DU	8.50 AC
Parcel 5.2.2	Elianto Landvalorem LP	C-C	C-C1	20.00 AC		0.00%		0 DU	0 DU	0 DU	20.00 AC
Parcel 5.2.3	Elianto Landvalorem LP	C-R	C-R6	14.48 AC		0.00%		0 DU	59 DU	59 DU	0.00 AC
Village 5 Proposed Allocation Sub-Total				84.15 AC	0.00 AC	0.00%	0 AC	0 DU	235 DU	235 DU	28.50 AC

Village 6 Proposed Allocation

Parcels	Property Owner	Land Use Classification	Development District	Total Acreage	Total Allocated Open Space Area (AC)		Allocated Park Area (AC)	Dwelling Units on Lots 12,000 SF or Greater	All Other Dwelling Units	Total Allocated Dwelling Units	Allocated Non-Residential Acreage (AC)
Parcel 6.1.1	Elianto Landvalorem LP	C-R	C-R6	35.62 AC		0.00%		0 DU	118 DU	118 DU	0.00 AC
Parcel 6.1.2	Elianto Landvalorem LP			10.64 AC		0.00%		0 DU	54 DU	54 DU	0.00 AC
Parcel 6.1.3	Elianto Landvalorem LP			15.23 AC		0.00%		0 DU	99 DU	99 DU	0.00 AC
Parcel 6.2.1	Elianto Landvalorem LP		C-R5	25.62 AC		0.00%		0 DU	155 DU	155 DU	0.00 AC
Parcel 6.2.2	Elianto Landvalorem LP			14.88 AC		0.00%		0 DU	83 DU	83 DU	0.00 AC
Parcel 6.3.1	Ben-Horin Family Trust/SVP 360 LLLP		C-R7	29.44 AC		0.00%		0 DU	98 DU	98 DU	0.00 AC
Parcel 6.3.2	Ben-Horin Family Trust/SVP 360 LLLP	C-MU	C-CMU1	45.87 AC		0.00%		0 DU	102 DU	102 DU	15.00 AC
Parcel 6.4.1	Ben-Horin Family Trust/SVP 360 LLLP	C-R	C-R7	20.81 AC		0.00%		0 DU	66 DU	66 DU	0.00 AC
Parcel 6.4.2	Ben-Horin Family Trust/SVP 360 LLLP		C-R6	14.19 AC		0.00%		0 DU	74 DU	74 DU	0.00 AC
Parcel 6.4.3	Ben-Horin Family Trust/SVP 360 LLLP			16.48 AC		0.00%		0 DU	88 DU	88 DU	0.00 AC
Village 6 Proposed Allocation Sub-Total				228.78 AC	0.00 AC	0.00%	0 AC	0 DU	937 DU	937 DU	15.00 AC

Table 3.6B: Example Land Use Budget Tracking

Total Proposed Allocation

Village	Property Owner	Land Use Classification	Development District	Total Acreage	Total Allocated Open Space Area (AC)		Allocated Park Area (AC)	Dwelling Units on Lots 12,000 SF or Greater	All Other Dwelling Units	Total Allocated Dwelling Units	Allocated Non-Residential Acreage (AC)
Village 1				77.17 AC	0 AC	0.00%	0.00 AC	10 DU	294 DU	304 DU	15.00 AC
Village 2				79.25 AC	0 AC	0.00%	0.00 AC	0 DU	434 DU	434 DU	3.50 AC
Village 3				68.81 AC	0 AC	0.00%	0.00 AC	0 DU	373 DU	373 DU	23.00 AC
Village 4				38.73 AC	0 AC	0.00%	0.00 AC	28 DU	104 DU	132 DU	5.00 AC
Village 5				84.15 AC	0 AC	0.00%	0.00 AC	0 DU	235 DU	235 DU	28.50 AC
Village 6				228.78 AC	0 AC	0.00%	0.00 AC	0 DU	937 DU	937 DU	15.00 AC
Total Proposed Allocation Sub-Total				576.89 AC	0 AC	0.00%	0.00 AC	38 DU	2,377 DU	2,415 DU	90 AC

Total Allocation Remaining2

Property Owner	Maximum Dwelling Units Permitted	Allocated Dwelling Units on Lots 12,000 SF or Greater	Total Allocated Dwelling Units	Unallocated Dwelling Units	Maximum Non-Residential Acreage Permitted	Allocated Non-Residential Acreage Permitted	Unallocated Non-Residential Acreage Permitted
Elianto Landvalorem LP	9,400 DU	38 DU	1,892 DU	7,508 DU	45.00 AC	45.00 AC	0.00 AC
Ben-Horin Family Trust/SVP 360 LLLP	2,200 DU	0 DU	523 DU	1,677 DU	50.00 AC	30.00 AC	20.00 AC
CRG Thomas Road Partners LLC	0 DU	0 DU	0 DU	0 DU	20.00 AC	15.00 AC	5.00 AC
Total Allocations	11,600 DU	38 DU	2,415 DU	9,185 DU	115.00 AC	90.00 AC	25.00 AC

1. Total proposed allocation not to exceed total permitted Dwelling Units or total permitted Non-Residential Acreage identified in **Table 3.6A: Land Use Budget**.

2. Remaining allocation after existing and proposed allocation subtracted from approved Village totals.

3. If a Property Owner does not utilize the full Residential Dwelling Unit allocation or Non-Residential Acreage allocation associated with the full buildout of the property under their control, the unutilized portion may be returned to the Overall PAD Land Use Budget for reallocation elsewhere within the Site. Refer to **Section 3.6: Land Use Budget**.

The Land Use Budget Tracking Table serves the following purposes:

A. Tracks the allocation and use of the residential Dwelling Units and Non-Residential Acreage across the Site.

B. Ensures coordinated allocation of residential Dwelling Units and Non-Residential Acreage across all Villages.

C. Enables the sharing of residential Dwelling Units and Non-Residential Acreage across the Site to optimize land use and prevent undevelopable remnants.

D. Aligns final development allocations with utility capacity and infrastructure planning, as demonstrated in the Master Technical Reports.

E. Provides a transparent record of land use allocations to be updated and submitted at each entitlement stage.

F. Requires that any unused residential Dwelling Units or Non-Residential Acreage allocated through an Village Plan but not utilized by an approved Site Plan or Final Plat revert to the overall PAD Land Use Budget and become available for future allocation elsewhere within the Site.

G. Residential Dwelling Units and Non-Residential Acreage returned to the overall PAD Land Use Budget may be allocated elsewhere within the Site through the applicable Village Plan, Site Plan, Preliminary Plat, or Final Plat approval process. All such allocations shall remain subject to applicable infrastructure capacity, the Land Use Budget established by this PAD, and all other applicable provisions of this PAD.

H. Maintains **Appendix F – Table 2: Land Use Budget Tracking** as the consolidated record of Residential Dwelling Unit and Non-Residential Acreage allocations, utilization, returns, and remaining availability across the Site.

3.6.1 Updating the Land Use Budget Tracking Table

Appendix F – Table 2: Land Use Budget Tracking shall be updated at each of the following stages of approval in accordance with **Section 3.1.2.1: Living Appendix**:

A. Village Plan Approval

1. Residential Dwelling Units and Non-Residential Acreage may be assigned to a Village Plan Area at Village Plan approval, supported by the applicable Master Technical Reports.

B. Site Plan / Preliminary Plat Approval

1. Residential Dwelling Units and Non-Residential Acreage shall be allocated to specific Parcels within the applicable Village Plan Area through Site Plan or Preliminary Plat approval.
2. Upon Site Plan approval, any Residential Dwelling Units or Non-Residential Acreage previously allocated to the applicable Parcel but not utilized by the approved Site Plan shall revert to the overall PAD Land Use Budget and become available for future allocation elsewhere within the Site.

C. Final Plat Approval

1. **Appendix F – Table 2: Land Use Budget Tracking** shall document final residential Dwelling Unit counts at the time of Final Plat approval.
2. Any Residential Dwelling Units previously allocated but not reflected within an approved Final Plat shall revert to the overall PAD Land Use Budget and become available for future allocation elsewhere within the Site. Dwelling Units associated with recorded platted lots shall not be reallocated unless and until such lots are modified through an approved replat.

D. Coordination with Master Technical Reports

1. All allocations shall demonstrate consistency with infrastructure capacity and service availability as documented in the most current Master Technical Reports (e.g., water, sewer, drainage, traffic) applicable to the Village Plan or PAD.

E. Allocation of Residential Dwelling Units and Non-Residential Acreage

1. **Appendix F – Table 2: Land Use Budget Tracking** shall reflect the cumulative allocation of residential Dwelling Units and Non-Residential Acreage across the Site.
2. Property Owners, Village Developers, and Parcel Developers requesting allocations shall utilize the most current version of **Appendix F – Table 2: Land Use Budget Tracking**.
3. Allocations shall identify existing, proposed, and remaining Residential Dwelling Units, Non-Residential Acreage, and open space areas. Site Plan and Preliminary/Final Plat submittals may result in fewer units or acreage than allocated but shall not exceed the approved allocation except through an applicable approval that demonstrates sufficient Residential Dwelling Units or Non-Residential Acreage remain available within the overall PAD Land Use Budget.
4. To prevent the creation of undevelopable Parcels, cumulative allocations of Residential Dwelling Units and/or Non-Residential Acreage shall not exhaust the Site wide supply before all Parcels are addressed.

5. All Parcels shall be identified by Village, Phase, and Parcel.
    a. Example: "Parcel 1.1.5" identifies Parcel 5 within Phase 1 of Village 1.
6. Parcel Developers shall provide the City with the current Land Use Budget Tracking Table at the time of:
    a. PAC, if applicable;
    b. Site Plan submittal;
    c. Preliminary Plat submittal;
    d. Final Plat submittal; and
    e. Certificate of Occupancy.
7. Requests to modify allocations shall be submitted as part of the applicable development application or approval process and shall be reflected in the updated Land Use Budget Tracking table submitted to the City.

F. Each Property Owner and Village Developer, as applicable, shall be responsible for maintaining and submitting updates to **Appendix F – Table 2: Land Use Budget Tracking** for the property under its ownership or control or within its Village Plan Area, pursuant to the process in **Section 3.1.2.1: Living Appendix**. Such updates shall be incorporated into the consolidated Land Use Budget Tracking Table.

G. Reconciliation of Allocations
    1. Reconciliation of utilized and unutilized Residential Dwelling Units and Non-Residential Acreage shall occur:
        a. At the time of Site Plan or Final Plat approval, as applicable;
        b. At the time of any Village Plan application or Village Plan amendment; or
        c. At the completion of development within a Village Plan Area.

H. Updates to **Appendix F – Table 2: Land Use Budget Tracking** do not constitute a formal Amendment to this PAD.

I. Approval of the updated Land Use Budget Tracking Table is required prior to issuance of a Certificate of Occupancy.

3.7 Land Use and Zoning

3.7.1 Land Use

The designated land use for the Site is categorized as a Master Planned Community ("MPC"), as illustrated in **Exhibit 3.7.1: Existing Land Use Map**.

3.7.1.1 Land Use Classifications

This PAD establishes specific Land Use Classifications for the community that enhance and override the base MPC land uses outlined in the General Plan. These Land Use Classifications are detailed in **Table 3.7.1.1: Land Use Classifications**. Each Land Use Classification is conceptually identified at the Village Plan level and officially incorporated upon the approval of Site Plans or Preliminary Plats, as proposed by the Village Developer or Parcel Developer.

Table 3.7.1.1: Land Use Classifications

Land Use Classifications	Land Use Description
C-R	Cascade Residential
C-MU	Cascade Mixed-Use
C-C	Cascade Commercial
C-BP	Cascade Business Park

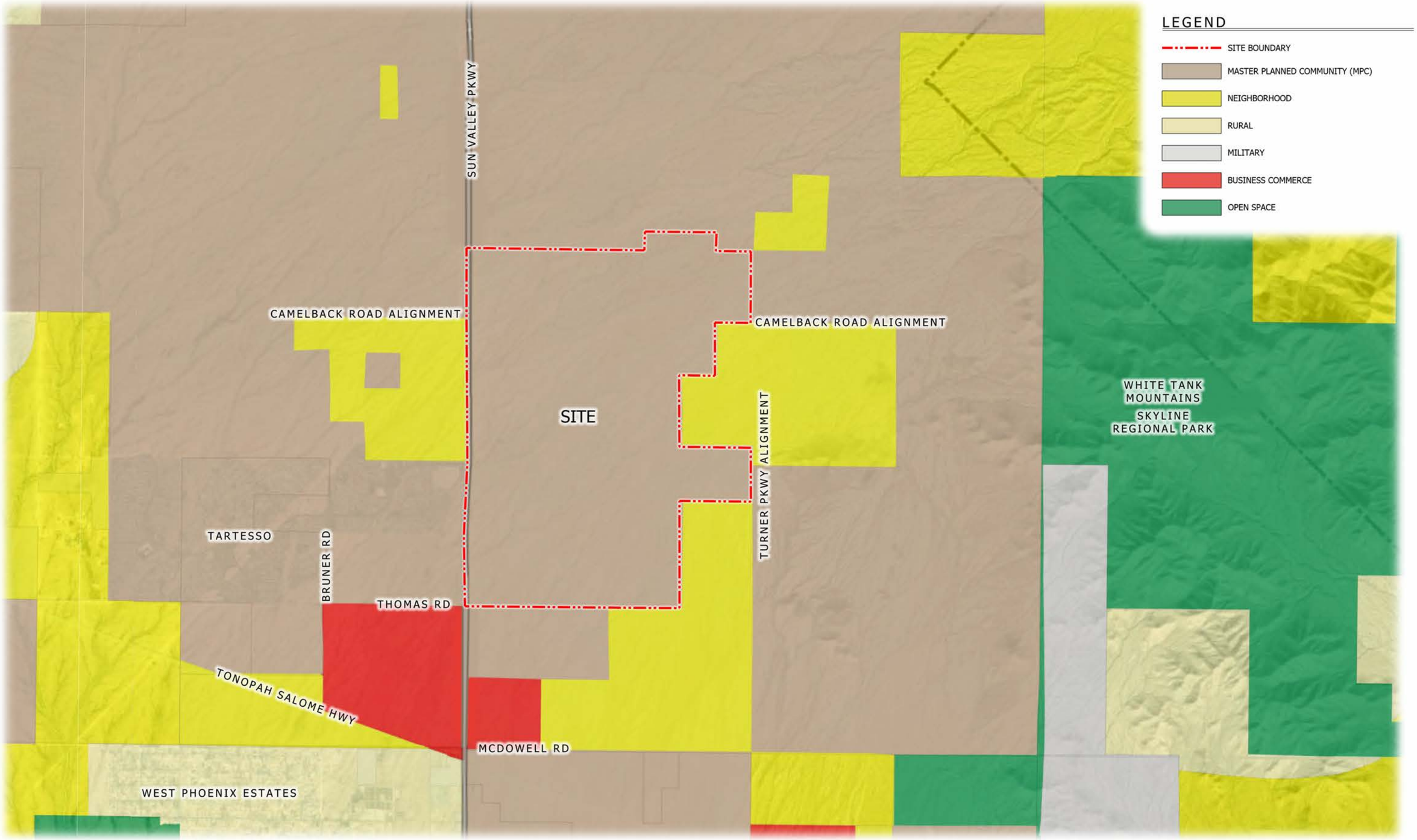


Exhibit 3.7.1: Existing Land Use Map

THE CASCADE - PAD

3.7.1.2 Land Use Density and Intensity Plan

Land Use Density and Intensity categories are delineated in **Exhibit 3.7.1.2: Land Use Density and Intensity Plan**. Correspondingly, **Table 3.7.1.2: Land Use Density and Intensity Categories** specifies the Land Use Classifications permitted for each Land Use Density and Intensity category.

Table 3.7.1.2: Land Use Density and Intensity Categories

	Land Use Classifications			
	C-R	**C-MU**	**C-C**	**C-BP**
Permitted Within Category 1	P		P[1]	
Permitted Within Category 2	P	P	P	
Permitted Within Category 3	P	P	P	P

P = Permitted

1. Excluding Development District C-C1

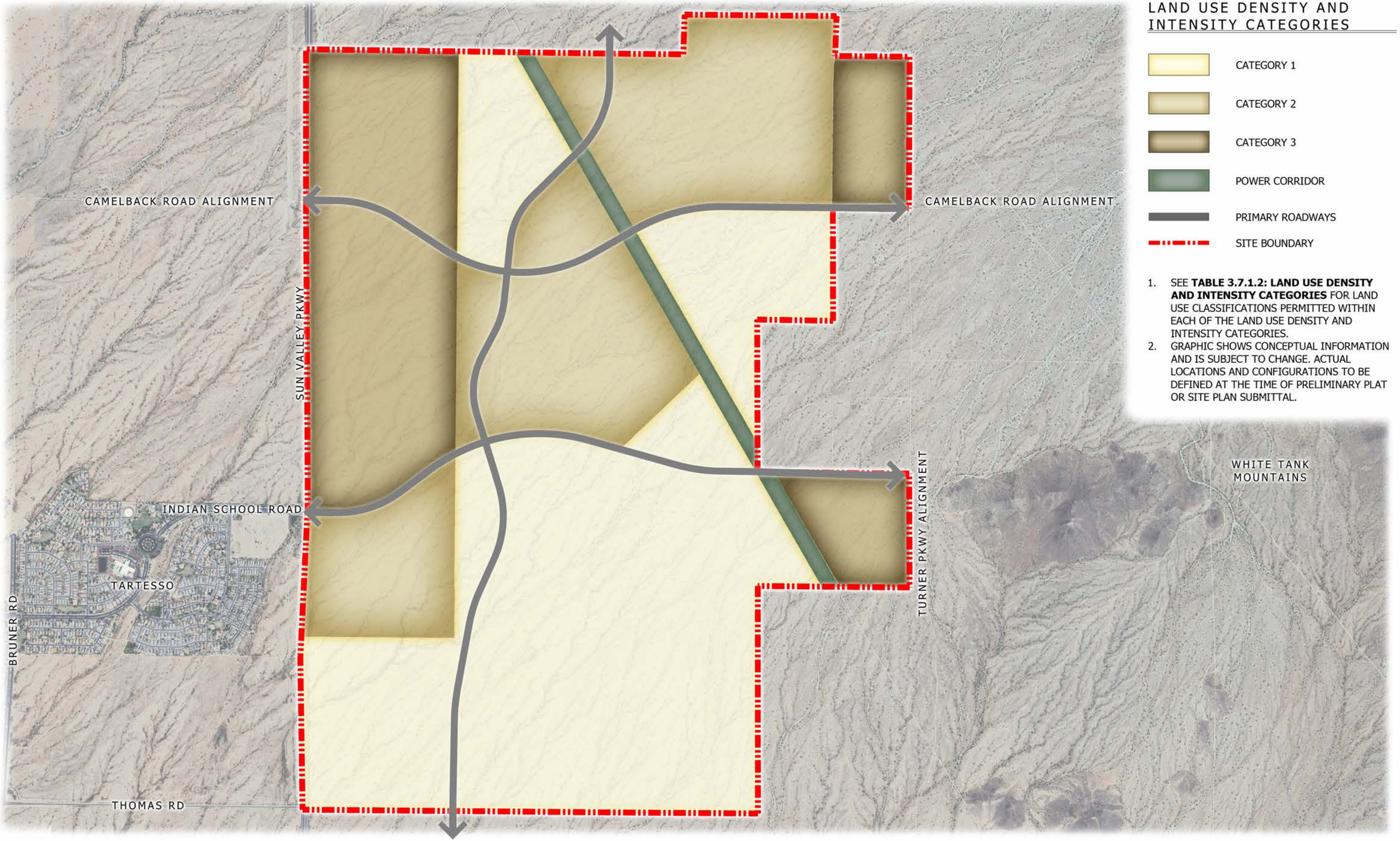


Exhibit 3.7.1.2: Land Use Density and Intensity Plan

THE CASCADE - PAD

3.7.2 Permitted Development Districts within Land Use Classifications

This Section details how permitted Development Districts may be applied under each Land Use Classification during the Site Plan, Preliminary Plat, or Final Plat processes to achieve open space objectives. The Development Districts are designed to facilitate flexibility in lot sizes and accommodate the integration of non-residential uses where appropriate. Together with the Land Use Density and Intensity Plan, this framework allows for the balanced allocation of residential density and non-residential intensity across the community.

Table 3.7.2A: Permitted Development Districts with Land Use Classifications define the relationship between Land Use Classifications and the Development Districts. The table serves as a guide for determining the permitted Development Districts within each Land Use Classification and provides a clear link between the intended character of each Development District and the range of compatible uses envisioned under this PAD. **Table 3.7.2B: Permitted Development Types within Development Districts** establishes the relationship between the Land Use Density and Intensity Categories, Land Use Classifications, Development Districts, and applicable Development Types. For a more detailed explanation of Development Districts, refer to **Section 3.7.3: Development Districts**.

Table 3.7.2A: Permitted Development Districts with Land Use Classifications

Land Use Classifications	Land Use Description	Permitted Development Districts
C-R	Cascade Residential	C-R8, C-R7, C-R6, C-R5, C-R4, C-R3, C-R2, C-R1
C-M	Cascade Mixed-Use	C-R5, C-R4, C-R3, C-R2, C-R1, C-MU3, C-MU 2, C-MU1, C-C3, C-C2, C-C1, C-O
C-C	Cascade Commercial	C-C3, C-C2, C-C1, C-O
C-BP	Cascade Business Park	C-O, C-MU3, C-MU 2, C-MU1

Table 3.7.2B: Permitted Development Types within Development Districts		
Development District	**Development District Description**	**Permitted Development Types**
C-R8	Cascade Low Density Residential Between 0 to 3 DU/AC	DT-5, DT-4, DT-3
C-R7	Cascade Low Density Residential Between 0 to 4 DU/AC	DT-5, DT-4, DT-3, DT-2
C-R6	Cascade Low Density Residential Between 2 to 10 DU/AC	DT-4, DT-3, DT-2, DT-2A
C-R5	Cascade Medium Density Residential Between 2 to 16 DU/AC	DT-3, DT-2, DT-1, DT-Cluster, DT-Hammerhead, DT-1A, DT-2A
C-R4	Cascade Medium Density Residential 3 DU/AC and Above	DT-3, DT-2, DT-1, DT-Cluster, DT-Hammerhead, DT-1A, DT-2A, DT-THF, DT-THR
C-R3	Cascade High Density Residential Horizontal Multi-Family Between 8 to 16 DU/AC	DT-HMF
C-R2	Cascade High Density Residential Multi-Family Between 10 to 36 DU/AC	DT-HMF, DT-VMF
C-R1	Cascade High Density Residential Vertical Multi-Family 26 DU/AC and Above	DT-VMF
C-MU3	Cascade Mixed-Use Low District Supports a blend of commercial, employment, office and residential uses, with densities between 8 to 16 DU/AC.	DT-MUL
C-MU2	Cascade Mixed-Use Medium District Supports a blend of commercial, employment, office and residential uses, with densities between 14 and 31 DU/AC.	DT-MUM
C-MU1	Cascade Mixed-Use High District Supports a blend of commercial, office, employment, and residential uses within a density of 28 DU/AC and Above.	DT-MUH
C-O	Cascade Professional Office Supports offices and supporting commercial uses within a Village.	DT-BP
C-C3	Cascade Neighborhood Commercial Supports neighborhood-level goods, services or office spaces within a Village.	DT-NC
C-C2	Cascade General Commercial Supports community level goods, services or office spaces designed to meet the needs of the Cascade Planned Community	DT-GC
C-C1	Cascade Regional Commercial Supports large-scale retail, services, or office spaces catering to a broader regional audience	DT-RC

3.7.3 Development Districts

The Development Districts function as a customized sub-zoning framework that refines and regulates development within the Site under the PAD zoning designation, as further described in **Section 3.7.5: Zoning**. These Development Districts establish the regulatory structure for implementing the land use and development with intent of this PAD and supplement, where applicable, the standards of Code. The Development Districts are identified in **Table 3.7.3: Development Districts**.

Each Development District shall be applied through the approval of a Site Plan or Preliminary Plat, as proposed by the Village Developer or Parcel Developer, reviewed by City staff, and approved through the AAP.

The Development Districts organize residential, mixed-use, and non-residential areas within the community to enable flexibility in lot configuration, density and building form. This framework supports a variety of development patterns and facilitates coordinated implementation of the PAD's overall vision.

A. Residential Development Districts
    1. Residential Development Districts permit a full range of densities and product types, from traditional large-lot single-family neighborhoods to compact cluster and high-density multi-family developments.

B. Mixed-Use and Non-Residential Development Districts
    1. Mixed-Use and Non-Residential Development Districts accommodate a range of commercial, employment, and residential opportunities that contribute to a vibrant, adaptable, and connected community fabric.
    2. Within Mixed-Use Development Districts, individual Site Plans are not required to include multiple uses within a single phase or parcel. The mixed-use character of the Development District will be achieved cumulatively over time through coordinated development across multiple parcels and phases.

Each Development District may include one (1) or more Development Types, as further defined in **Section 3.7.6.1: Development Types**, which establish the built-form and design parameters that guide how individual parcels are planned and developed within each District.

Table 3.7.3: Development Districts	
Development District	**Development District Description**
C-R8	Cascade Low Density Residential Between 0 to 3 DU/AC
C-R7	Cascade Low Density Residential Between 0 to 4 DU/AC
C-R6	Cascade Low Density Residential Between 2 to 10 DU/AC
C-R5	Cascade Medium Density Residential Between 2 to 16 DU/AC
C-R4	Cascade Medium Density Residential 3 DU/AC and Above
C-R3	Cascade High Density Residential Horizontal Multi-Family Between 8 to 16 DU/AC
C-R2	Cascade High Density Residential Multi-Family Between 10 to 36 DU/AC
C-R1	Cascade High Density Residential Vertical Multi-Family 26 DU/AC and Above
C-MU3	Cascade Mixed-Use Low District Supports a blend of commercial, employment, office and residential uses, with densities between 8 to 16 DU/AC.
C-MU2	Cascade Mixed-Use Medium District Supports a blend of commercial, employment, office and residential uses, with densities between 14 and 31 DU/AC.
C-MU1	Cascade Mixed-Use High District Supports a blend of commercial, office, employment, and residential uses within a density of 28 DU/AC and Above.
C-O	Cascade Professional Office Supports offices and supporting commercial uses within a Village.
C-C3	Cascade Neighborhood Commercial Supports neighborhood-level goods, services or office spaces within a Village
C-C2	Cascade General Commercial Supports community level goods, services or office spaces designed to meet the needs of the Cascade Planned Community
C-C1	Cascade Regional Commercial Supports large-scale retail, services, or office spaces catering to a broader regional audience

3.7.4 Permitted Uses

This Section defines the uses permitted, not permitted, permitted subject to a Special Use Permit, or permitted subject to a Temporary Use Permit within each Development District as defined by the relevant zoning classifications. For comprehensive information and specific regulations that govern these Development Districts, refer to **Section 3.7.3: Development Districts** and **Table 3.7.3: Development Districts**.

3.7.4.1 Residential Permitted Uses

Uses within each residential Development District are specified in **Table 3.7.4.1: Residential Permitted Uses**. Additional details regarding Development Districts can be found in **Section 3.7.3: Development Districts**.

Table 3.7.4.1: Residential Permitted Uses

Use Type	Development Districts							
	Low Density Residential			Medium Density Residential		High Density Residential		
	C-R8	C-R7	C-R6	C-R5	C-R4	C-R3	C-R2	C-R1
Residential Uses								
Residential Uses - Household Living								
Accessory structure	P	P	P	P	P	P	P	P
Detached garage	P	P	P	P	P	P	P	P
Dwelling, Alternative Construction	S	S	S	S	S	S	S	S
Dwelling, manufactured home	NP	NP	NP	NP	NP	NP	NP	NP
Dwelling, mobile home	NP	NP	NP	NP	NP	NP	NP	NP
Dwelling, multi-family	NP	NP	NP	NP	P	P	P	P
Dwelling, single-family attached	NP	NP	P	P	P	P	P	P
Dwelling, single-family detached	P	P	P	P	P	P	P	NP
Dwelling, single-family for rent	P	P	P	P	P	P	P	NP
Dwelling, zero lot line	NP	NP	NP	P	P	P	P	NP
Mobile or manufactured home subdivision	NP	NP	NP	NP	NP	NP	NP	NP
Mobile or manufactured home park	NP	NP	NP	NP	NP	NP	NP	NP
Model home	P	P	P	P	P	P	P	P
Private Equestrian Activities	P	P	NP	NP	NP	NP	NP	NP
Roof mounted solar panels [1]	P	P	P	P	P	P	P	P
Sales Center	P	P	P	P	P	P	P	P
Residential Uses - Group Living (Refer to Section 10.3.1 from Code for buffering distances if applicable)								
Assisted living, commercial	NP	NP	NP	NP	NP	NP	NP	NP
Assisted living, residential	S	S	S	S	S	S	S	S
Group home [3]	S	S	S	NP	NP	NP	NP	NP
Group recovery home [3]	S	S	S	NP	NP	NP	NP	NP

Table 3.7.4.1: Residential Permitted Uses Continued

Use Type	Development Districts							
	Low Density Residential			Medium Density Residential		High Density Residential		
	C-R8	C-R7	C-R6	C-R5	C-R4	C-R3	C-R2	C-R1
Nursing home	S	S	S	NP	NP	NP	NP	NP
Shelter care facility	S	S	S	NP	NP	NP	NP	NP
Shelter care facility, homeless	NP	NP	NP	NP	NP	NP	NP	NP
Public/Institutional Uses								
Public/Institutional Uses - Child Care Facility								
Day care, residential	S	S	S	S	S	S	S	S
Public/Institutional Uses - Community Service								
Public safety facility	S	S	S	S	S	S	S	S
Social service facility	NP	NP	NP	NP	NP	NP	S	S
Public/Institutional Uses - Health Care Facility								
Medical, dental, or health office or clinic	NP	NP	NP	NP	NP	NP	S	S
Public/Institutional Uses - Wireless								
Alternative Tower Structure	P	P	P	P	P	P	P	P
Tower (including any facility with a tower)	S	S	S	S	S	S	S	S
Public/Institutional Uses - Utility								
Utility facility, minor	P	P	P	P	P	P	P	P
Recreation, Education, and Assembly Uses								
Recreation, Education, and Assembly Uses - Assembly								
Assembly hall, private	NP	NP	NP	NP	NP	NP	S	S
Assembly hall, public	S	S	S	S	S	S	S	S
Community recreation center	P	P	P	P	P	P	P	P
Country club, private membership	P	P	P	P	P	P	P	P
Fraternal or social club, nonprofit	S	S	S	S	S	S	S	S
Homeowners association meeting facilities	P	P	P	P	P	P	P	P
Religious assembly - churches, synagogues, temples, chapels, or similar places of worship related facilities	P	P	P	P	P	P	P	P
Recreation, Education, and Assembly Uses - Cultural Facilities								
Library, public	P	P	P	P	P	P	P	P
Recreation, Education, and Assembly Uses - Education								
Private elementary or middle school	P	P	P	P	P	P	P	P
Private high school	P	P	P	P	P	P	P	P
Public or charter elementary school or middle school	NP	NP	NP	NP	NP	NP	NP	NP
Public or charter high school	NP	NP	NP	NP	NP	NP	NP	NP

Table 3.7.4.1: Residential Permitted Uses Continued

Use Type	Development Districts							
	Low Density Residential			Medium Density Residential		High Density Residential		
	C-R8	C-R7	C-R6	C-R5	C-R4	C-R3	C-R2	C-R1
Recreation, Education, and Assembly Uses - Parks and Open Space								
Arboretum or botanical garden	S	S	P	P	P	P	P	P
Community playfields and parks	P	P	P	P	P	P	P	P
Parks and nature preserves, not-for-profit	P	P	P	P	P	P	P	P
Private Recreational Facility	P	P	P	P	P	P	P	P
Recreation, Education, and Assembly Uses - Recreation and Entertainment, Indoor								
Art gallery or museum, private	S	S	S	S	S	S	S	S
Fitness and recreational sports center	S	S	S	S	S	S	S	S
Recreation, Education, and Assembly Uses - Recreation and Entertainment, Outdoor								
Golf course/ driving range, lighted	C	C	C	C	C	C	C	C
Golf course, unlighted	P	P	P	P	P	P	P	P
Commercial Uses								
Commercial Uses - Visitor Accommodation								
Bed and breakfast	S	S	S	S	S	S	S	S
Short term rental	P	P	P	P	P	P	P	P
Temporary Uses								
Antennas, temporary	P	P	P	P	P	P	P	P
Batch Plant, temporary	NP	NP	NP	NP	NP	NP	NP	NP
Cell on Wheels ("COW"), temporary	T	T	T	T	T	T	T	T
Expansion or replacement facilities, temporary	P	P	P	P	P	P	P	P
Hot air balloons, temporary	NP	NP	NP	NP	NP	NP	NP	NP
Other temporary uses	P	P	P	P	P	P	P	P
Portable restrooms, temporary	P	P	P	P	P	P	P	P
Roadside stand, temporary	NP	NP	NP	NP	NP	NP	NP	NP
Sales office, temporary	P	P	P	P	P	P	P	P
Yard sale, temporary	P	P	P	P	P	P	P	P
Notes:								

1. The above Residential Permitted Uses shall replace the City of Buckeye Development Code 3.1-1: Table of Allowed Uses within this PAD.

2. Applies to all use categories.

3. Subject to applicable fair housing laws and the use-specific standards in **subsection 3.7.4.4.45** and **subsection 3.7.4.4.46**.

P - Permitted Use

NP - Not Permitted

S - Special Use

C- Conditional Use

T- Temporary Use

3.7.4.2 Mixed-Use and Non-Residential Permitted Uses

Uses within each non-residential and mixed-use Development District are specified in **Table 3.7.4.2: Mixed-Use and Non-Residential Permitted Uses**. Additional details regarding Development Districts can be found in **Section 3.7.3: Development Districts** and **Table 3.7.3: Development Districts**.

Table 3.7.4.2: Mixed-Use and Non-Residential Permitted Uses

Use Type	Development District						
	Mixed Use Low	Mixed Use Medium	Mixed Use High	Professional Office	Neighborhood Commercial	General Commercial	Regional Commercial
	C-MU3	C-MU2	C-MU1	C-O	C-C3	C-C2	C-C1
Residential Uses							
Residential Uses - Household Living							
Accessory structure	P	P	P	NP	NP	NP	NP
Detached garage	P	P	P	NP	NP	NP	NP
Dwelling, Alternative Construction	S	S	S	NP	NP	NP	NP
Dwelling, manufactured home	NP	NP	NP	NP	NP	NP	NP
Dwelling, mobile home	NP	NP	NP	NP	NP	NP	NP
Dwelling, multi-family	P	P	P	NP	NP	NP	NP
Dwelling, single-family attached	P	P	P	NP	NP	NP	NP
Dwelling, single-family detached	NP	NP	NP	NP	NP	NP	NP
Dwelling, single-family for rent	P	P	P	NP	NP	NP	NP
Dwelling, zero lot line	NP	NP	NP	NP	NP	NP	NP
Mobile or manufactured home subdivision	NP	NP	NP	NP	NP	NP	NP
Mobile or manufactured home park	NP	NP	NP	NP	NP	NP	NP
Model home	P	P	P	NP	NP	NP	NP
Model unit	P	P	P	NP	NP	NP	NP
Private Equestrian Activities	NP	NP	NP	NP	NP	NP	NP
Roof mounted solar panels[1]	P	P	P	P	P	P	P
Sales Center	P	P	P	P	P	P	P
Residential Uses - Group Living (Refer to Section 10.3.1 from Code for buffering distances if applicable)							
Assisted living, commercial	S	S	S	NP	P	P	P
Assisted living, residential	S	S	S	NP	NP	NP	NP
Group home	S	S	S	S	NP	NP	NP
Group recovery home	S	S	S	S	NP	NP	NP
Nursing home	S	S	S	NP	P	P	P
Shelter care facility	S	S	S	NP	NP	NP	NP
Shelter care facility, homeless	NP	NP	NP	NP	P	P	P

Table 3.7.4.2: Mixed-Use and Non-Residential Permitted Uses Continued

Use Type	Development District						
	Mixed Use Low	Mixed Use Medium	Mixed Use High	Professional Office	Neighborhood Commercial	General Commercial	Regional Commercial
	C-MU3	C-MU2	C-MU1	C-O	C-C3	C-C2	C-C1
Public/Institutional Uses							
Public/Institutional Uses - Child Care Facility							
Day care, commercial	P	P	P	P	P	P	P
Day care, residential	S	S	S	NP	NP	NP	NP
Public/Institutional Uses - Community Service							
Cemetery	NP	NP	NP	NP	NP	S	NP
Crematorium or funeral parlor	NP	NP	NP	NP	NP	S	NP
Government administration and civic buildings	S	S	S	P	P	P	P
Government maintenance and operations yards/ buildings	NP	NP	NP	NP	NP	NP	NP
Public safety facility	S	S	P	P	P	P	P
Social service facility	S	S	S	P	P	P	P
Public/Institutional Uses - Health Care Facility							
Ambulance service facility	NP	NP	C	C	C	C	C
Commercial long-term care facility or memory care facility	NP	P	P	NP	P	P	P
Emergency medical care facility	P	P	P	P	P	P	P
Hospital	NP	S	P	S	S	S	P
Medical, dental, or health office or clinic	P	P	P	P	P	P	P
Post-Acute Care Facility	P	P	P	P	P	P	P
Public/Institutional Uses - Wireless Facilities							
Alternative Tower Structure	P	P	P	P	P	P	P
Broadcasting or recording studio (no tower)	NP	NP	NP	P	P	P	P
Satellite earth station	NP	NP	NP	S	S	S	S
Tower (including any facility with a tower)	NP	S	S	S	S	S	S
Transmitting station (no tower)	NP	NP	NP	P	P	P	P
Public/Institutional Uses - Transportation Facility							
Airport	NP	NP	NP	NP	NP	NP	NP
Bus Terminal	NP	NP	NP	NP	NP	NP	NP
Drone Port	S	S	S	S	S	S	S
Heliport	NP	NP	NP	NP	NP	NP	S
Public/Institutional Uses - Utility							
Battery Energy Storage System (BESS)	NP	NP	NP	NP	S	S	S
Solar generation station	NP	NP	NP	NP	NP	S	S

Table 3.7.4.2: Mixed-Use and Non-Residential Permitted Uses Continued

Use Type	Development District						
	Mixed Use Low	Mixed Use Medium	Mixed Use High	Professional Office	Neighborhood Commercial	General Commercial	Regional Commercial
	C-MU3	C-MU2	C-MU1	C-O	C-C3	C-C2	C-C1
Utility facility, major	NP	NP	NP	C	C	C	C
Utility facility, minor	P	P	P	P	P	P	P
Recreation, Education, and Assembly Uses							
Recreation, Education, and Assembly Uses - Assembly							
Assembly hall, private	S	S	S	P	P	P	P
Assembly hall, public	S	S	S	P	P	P	P
Auditorium, private	NP	S	S	P	P	P	P
Community recreation center	P	P	P	P	P	P	P
Country club, private membership	S	S	S	S	S	S	S
Event Venue	P	P	P	P	P	P	P
Fraternal or social club, nonprofit	NP	S	S	P	P	P	P
Religious assembly - churches, synagogues, temples, chapels, or similar places of worship related facilities	P	P	P	P	P	P	P
Recreation, Education, and Assembly Uses - Cultural Facility							
Art gallery or museum, public	NP	P	P	P	P	P	P
Cultural institutions	P	P	P	P	P	P	P
Library, public	P	P	P	P	P	P	P
Recreation, Education, and Assembly Uses - Education							
College or university	P	P	P	P	P	P	P
Private elementary or middle school	P	P	P	P	S	S	S
Private high school	P	P	P	P	S	S	S
Public or charter elementary school or middle school	P	P	P	P	P	P	P
Public or charter high school	P	P	P	P	P	P	P
Public/ private schools, educational institutions, business, technical, or vocational excluding colleges/ universities	P	P	P	P	P	P	P
Recreation, Education, and Assembly Uses - Parks and Open Space							
Arboretum or botanical garden	P	P	P	P	P	P	P
Campground	NP	NP	NP	NP	NP	NP	NP
Community playfields and parks	P	P	P	P	P	P	P
Parks and nature preserves, not-for-profit	P	P	P	P	P	P	P
Private Recreational Facility	S	S	S	S	S	S	S

Table 3.7.4.2: Mixed-Use and Non-Residential Permitted Uses Continued

Use Type	Development District						
	Mixed Use Low	Mixed Use Medium	Mixed Use High	Professional Office	Neighborhood Commercial	General Commercial	Regional Commercial
	C-MU3	C-MU2	C-MU1	C-O	C-C3	C-C2	C-C1
Recreation, Education, and Assembly Uses - Recreation and Entertainment, Indoor							
Art gallery or museum, private	P	P	P	P	P	P	P
Convention centers and exhibition halls	P	P	P	P	P	P	P
Dancing, theatrical, or music studio, indoor	P	P	P	P	P	P	P
Fitness and recreational sports center	P	S	P	P	P	P	P
General indoor recreation, commercial	S	S	P	P	P	P	P
Indoor recreation, entertainment including bowling alleys, game rooms, video arcades, ice and roller skating rinks, shooting ranges, pool and dance halls, bingo halls, and similar uses, excluding adult uses and taverns, bars, and lounges.	P	P	P	P	P	P	P
Live entertainment, indoor	P	P	P	P	P	P	P
Major entertainment facility, indoor	S	S	P	P	P	P	P
Movie theater	NP	S	S	P	P	P	P
Recreation and social clubs, indoor	P	P	P	P	P	P	P
Theatre, indoor	P	P	P	P	P	P	P
Wedding and reception center, indoor	P	P	P	P	P	P	P
Recreation, Education, and Assembly Uses - Recreation and Entertainment, Outdoor							
Arena	NP	NP	NP	S	S	P	P
Dancing, theatrical, or music studio, outdoor	P	P	P	P	P	P	P
General outdoor recreation, commercial	C	C	C	C	C	C	C
Golf course, unlighted	NP	NP	NP	NP	P	P	P
Golf course/ driving range, lighted	NP	NP	NP	NP	C	C	C
Health and exercise center	P	P	P	P	P	P	P
Live entertainment, outoor	P	P	P	S	S	P	P
Major entertainment facility, outdoor	NP	NP	NP	NP	C	C	C
Race track (auto, dog, and horse)	NP	NP	NP	NP	NP	NP	NP
Recreation and social clubs, outdoor	S	S	S	P	P	P	P
RV campground	NP	NP	NP	NP	NP	NP	NP
RV park	NP	NP	NP	NP	S	S	S
Seasonal art festival	P	P	P	P	P	P	P
Shooting range, outdoor	NP	NP	NP	NP	NP	NP	NP
Stadium	NP	NP	NP	NP	NP	NP	NP

Table 3.7.4.2: Mixed-Use and Non-Residential Permitted Uses Continued

Use Type	Development District						
	Mixed Use Low	Mixed Use Medium	Mixed Use High	Professional Office	Neighborhood Commercial	General Commercial	Regional Commercial
	C-MU3	C-MU2	C-MU1	C-O	C-C3	C-C2	C-C1
Tennis, racquet clubs, and similar uses	NP	NP	P	P	P	P	P
Pickleball and miniature golf	P	P	P	P	P	P	P
Wedding and reception center, outdoor	P	P	P	P	P	P	P
Zoo	NP	NP	NP	NP	NP	S	NP
Commercial Uses							
Commercial Uses - Agriculture and Ranching							
Agriculture	NP	NP	NP	NP	NP	NP	NP
Commercial Ranch	NP	NP	NP	NP	NP	NP	NP
Dairy	NP	NP	NP	NP	NP	NP	NP
Meat processing	NP	NP	NP	NP	NP	NP	NP
Residential ranch	NP	NP	NP	NP	NP	NP	NP
Commercial Uses - Animal Sales and Services							
Animal hospital	NP	S	S	P	P	P	P
Animal pet shop, retail	S	S	P	P	P	P	P
Animal training school	NP	NP	NP	P	P	P	P
Kennel, indoor only	NP	S	S	P	P	P	P
Kennel indoor/outdoor	NP	NP	NP	C	C	C	C
Veterinary hospital	S	S	P	P	P	P	P
Veterinary offices and clinics, excluding animal boarding	S	S	S	P	P	P	P
Commercial Uses - Financial Service							
Automatic teller machine (ATM)	P	P	P	P	P	P	P
Banks and financial institution, with drive-thru	S	S	S	P	P	P	P
Banks and financial institution, without drive-thru	S	S	S	P	P	P	P
Check cashing facilities	NP	NP	NP	S	S	S	S
Commercial Uses - Food and Beverage Service							
Bar, lounge, tavern, restaurants, or establishment that sells alcohol beverages for consumption on premise	P	P	P	P	P	P	P
Catering service	P	P	P	P	P	P	P
Drive-in restaurant	S	NP	NP	P	P	P	P
Farmers market	P	P	P	P	P	P	P
Food sales, wholesale	NP	NP	NP	P	P	P	P
Food truck court	P	P	P	P	P	P	P

Table 3.7.4.2: Mixed-Use and Non-Residential Permitted Uses Continued

Use Type	Development District						
	Mixed Use Low	Mixed Use Medium	Mixed Use High	Professional Office	Neighborhood Commercial	General Commercial	Regional Commercial
	C-MU3	C-MU2	C-MU1	C-O	C-C3	C-C2	C-C1
Nightclub	NP	NP	NP	NP	S	S	S
Outdoor dining area	P	P	P	P	P	P	P
Restaurant, with drive-thru	P	P	P	P	P	P	P
Restaurants and cafeterias	P	P	P	P	P	P	P
Commercial Uses - Office							
Call Center	P	P	P	P	P	P	P
Data Center	NP	NP	NP	C	C	C	C
Maker space	P	P	P	P	P	P	P
Mini-storage, indoor	NP	NP	NP	S	S	P	S
Office, administrative, business or professional	S	S	P	P	P	P	P
Research Laboratory	NP	NP	NP	P	P	P	P
Commercial Uses - Personal Services							
Animal shelter	P	P	P	P	NP	P	P
Appliance repair	NP	NP	NP	P	P	P	P
Boarding and training kennels, indoor	S	S	S	S	P	P	P
Boarding and training kennels, indoor/outdoor	C	C	C	C	C	C	C
Dry cleaning and laundry service	P	P	P	P	P	P	P
Employment agencies, excluding day labor hiring centers	P	P	P	P	P	P	P
General personal services	P	P	P	P	P	P	P
Instructional services or trade school	S	S	S	P	P	P	P
Locksmith	P	P	P	P	P	P	P
Massage establishment	P	P	P	P	P	P	P
Messenger delivery service	P	P	P	P	P	P	P
Pest control service	S	S	S	P	S	P	S
Pet grooming shop	P	P	P	P	P	P	P
Photographic developing and printing	P	P	P	P	P	P	P
Photographic studio	P	P	P	P	P	P	P
Recording studio	P	P	P	P	P	P	P
Tanning salon, nail salon, barber shop, beauty parlor, and similar uses	P	P	P	P	P	P	P
Ticket and travel agency	P	P	P	P	P	P	P
Watch and clock repair shop	P	P	P	P	P	P	P

Table 3.7.4.2: Mixed-Use and Non-Residential Permitted Uses Continued

Use Type	Development District						
	Mixed Use Low	Mixed Use Medium	Mixed Use High	Professional Office	Neighborhood Commercial	General Commercial	Regional Commercial
	C-MU3	C-MU2	C-MU1	C-O	C-C3	C-C2	C-C1
Commercial Uses - Retail (Sales)							
Appliance, furniture, and household equipment sales and rentals	P	P	P	P	P	P	P
Antiques, crafts, and collectible sales	P	P	P	P	P	P	P
Alcoholic beverages, retail sale	P	P	P	P	P	P	P
Bait and tackle shops	P	P	P	P	P	P	P
Book, stationary, and greeting card store	P	P	P	P	P	P	P
Cabinet and carpentry shop	S	S	S	S	S	S	S
Candy and ice cream store	P	P	P	P	P	P	P
Carpet and floor covering store	P	P	P	P	P	P	P
Convenience store with gas sales	S	S	P	P	P	P	P
Copy center	P	P	P	P	P	P	P
Custom dressmaking, furrier, millinery, or tailor shop	p	P	P	P	P	P	P
Equipment sales, rental, and storage yard	S	S	S	S	S	S	S
Feed store	NP	NP	NP	S	NP	P	S
Florist	P	P	P	P	P	P	P
General retail	P	P	P	P	P	P	P
Gift, novelty, and souvenir shop	P	P	P	P	P	P	P
Hardware store with outdoor storage	S	S	S	P	P	P	P
Hobby, stamp, and coin shop	P	P	P	P	P	P	P
Home improvement store	P	P	P	S	P	P	P
Large retail	NP	S	S	S	P	P	P
Micro-Brewery/ Distillery	P	P	P	P	P	P	P
Monument sales and engraving shop	P	P	P	P	P	P	P
Newsstand	P	P	P	P	P	P	P
Nursery and plant sales, retail	P	P	P	P	P	P	P
Nursery and plant sales, wholesale	NP	NP	NP	S	NP	S	NP
Office supply and machine sales and service	P	P	P	P	P	P	P
Open-air market or flea market	NP	NP	NP	NP	NP	NP	NP
Pet shop	P	P	P	P	P	P	P
Plant sales	NP	NP	NP	NP	NP	NP	NP
Plumbing, heating, and air-conditioning sales and services	P	P	P	P	P	P	P
Radio and television sales and service	P	P	P	P	P	P	P
Resale store/ consignment	P	P	P	P	P	P	P

Table 3.7.4.2: Mixed-Use and Non-Residential Permitted Uses Continued

Use Type	Development District						
	Mixed Use Low	Mixed Use Medium	Mixed Use High	Professional Office	Neighborhood Commercial	General Commercial	Regional Commercial
	C-MU3	C-MU2	C-MU1	C-O	C-C3	C-C2	C-C1
Retail sales of merchandise, indoors	P	P	P	P	P	P	P
Sexually oriented business	NP	NP	NP	NP	NP	NP	NP
Shoe sales and service	P	P	P	P	P	P	P
Tobacco oriented retailer	S	S	S	P	P	P	P
Upholstery shop	P	P	P	P	P	P	P
Water and ice store	P	P	P	P	P	P	P
Commercial Uses - Visitor Accommodation							
Bed and breakfast	P	P	P	NP	P	P	P
Hotel or motel	P	P	P	S	P	P	P
Resort	S	S	S	S	S	P	P
Short term rental	P	P	P	NP	NP	NP	NP
Marijuana Uses							
Marijuana Uses - Sales and Cultivation							
Dual License Marijuana Establishment	NP	NP	NP	NP	NP	NP	NP
Medical Marijuana Dispensary	NP	NP	NP	NP	NP	NP	NP
Medical Marijuana Dispensary - Offsite Cultivation Location	NP	NP	NP	NP	NP	NP	NP
Vehicle Sales and Service Uses							
Vehicle Sales and Service Uses - Vehicles and Equipment							
Auto auction	NP	NP	NP	S	NP	S	S
Auto body repair and painting facilities	NP	NP	NP	S	NP	S	NP
Auto parts and accessory store	P	P	P	P	P	P	P
Auto sound system installation, Auto glass tinting and repair, and similar uses with noise control	P	P	P	P	P	P	P
Boat, RV sales and rental	NP	NP	NP	P	S	P	P
Boat, RV storage	NP	NP	NP	P	S	P	P
Boat, RV repair	NP	NP	NP	S	NP	S	NP
Car wash	NP	NP	NP	S	P	P	P
Emissions testing facility	NP	NP	NP	S	NP	S	NP
Gasoline sales	NP	P	P	NP	P	P	NP
Park and ride facility	P	P	P	P	P	P	P
Parking structure	S	P	P	P	P	P	P
School bus parking and maintenance	NP	NP	NP	NP	NP	NP	NP
Semi-truck service and repair	NP	NP	NP	NP	NP	NP	NP
Tire sales, repair and mounting	P	P	P	P	S	P	P

Table 3.7.4.2: Mixed-Use and Non-Residential Permitted Uses Continued

Use Type	Development District						
	Mixed Use Low	Mixed Use Medium	Mixed Use High	Professional Office	Neighborhood Commercial	General Commercial	Regional Commercial
	C-MU3	C-MU2	C-MU1	C-O	C-C3	C-C2	C-C1
Truck repair and overhaul	NP	NP	NP	NP	NP	NP	NP
Truck stop	NP	NP	NP	NP	NP	NP	NP
Vehicle sales and rental	NP	NP	NP	P	S	P	P
Vehicle service and repair, major	NP	NP	NP	P	NP	P	NP
Vehicle service and repair, minor	NP	S	S	P	P	P	P
Temporary Uses							
Antennas, temporary	P	P	P	P	P	P	P
Batch plant, temporary	T	T	T	T	T	T	T
Cell on Wheels ("COW"), temporary	T	T	T	T	T	T	T
Construction trailer, temporary	P	P	P	P	P	P	P
Expansion or replacement facilities, temporary	P	P	P	P	P	P	P
Food trucks (mobile food vendor), temporary	P	P	P	P	P	P	P
Hot air balloons, temporary	NP	NP	NP	NP	NP	NP	NP
Office space/ equipment storage, temporary	P	P	P	P	P	P	P
Other temporary uses	P	P	P	P	P	P	P
Portable restrooms, temporary	P	P	P	P	P	P	P
Retail sales, temporary	P	P	P	P	P	P	P
Roadside stand, temporary	NP	NP	NP	NP	NP	NP	NP
Sales office, temporary	P	P	P	P	P	P	P
Yard sale, temporary	P	P	P	NP	NP	NP	NP

NOTE: The above Non-Residential Permitted Uses shall replace the City of Buckeye Development Code 3.1-1: Table of Allowed Uses within this PAD.

1. Applies to all use categories.

P - Permitted Use

NP - Not Permitted

S - Special Use

C- Conditional Use

T- Temporary Use

3.7.4.2.1 Noise Standards for Mixed-Use and Non-Residential Permitted Uses

The following Standards and Guidelines apply to all mixed-use and non-residential uses permitted within the PAD.

A. Maximum Sound Levels
    1. Noise generated by any mixed-use and non-residential use, including amplified sound, mechanical equipment, or other activities, shall not exceed the following limits when measured at any property line:
        a. 65 dBA between the hours of 6:00 a.m. and 10:00 p.m.
        b. 55 dBA between the hours of 10:00 p.m. and 6:00 a.m.

B. Measurement Methodology
    1. Sound levels shall be measured using a calibrated sound level meter set to the A-weighted scale (dBA) and "slow" response, taken at or along the property boundary.

C. Noise Mitigation
    1. Where noise-generating uses are determined to exceed these limits, additional measures such as soundproofing, acoustic barriers, or operational restrictions may be required to achieve compliance.

D. Temporary Uses
    1. The noise standards set forth in this Section shall not apply to Temporary Uses approved pursuant to **Section 3.1.6: Temporary Use Permit Submittal Process**.

3.7.4.3 Classification of New and Unlisted Uses

When application involves a use category or use type that is not explicitly listed in **Table 3.7.4.1: Residential Permitted Uses** or **Table 3.7.4.2: Mixed-Use and Non-Residential Permitted Uses**, yet aligns with the intent of a permitted use, the following procedure must be undertaken:

A. The Zoning Administrator or their individual designee shall determine the appropriate use category and/or type for any use not specifically listed in **Table 3.7.4.1: Residential Permitted Uses** or **Table 3.7.4.2: Mixed-Use and Non-Residential Permitted Uses.** This determination will consider the potential impacts of the proposed use, including:
    1. Nature of the use and any associated dwelling activities;
    2. Sales and processing activities;
    3. Type and quantity of products stored;
    4. Storage conditions (enclosed or open);
    5. Anticipated employment levels;
    6. Transportation needs;

7. Expected generation of noise, odor, fumes, dust, toxic materials, and vibration; and,
8. Demand for public utilities, such as water and sanitary sewer.

B. Any appeal against the decision made by the Zoning Administrator or their individual designee may be submitted to the Planning Commission. The appeal must follow the procedures outlined in **Section 3.2.3: Appeals**.

3.7.4.4 Use-Specific Standards

Permitted Uses subject to Use-Specific Standards may be further conditioned as part of the approval process for an SUP or Temporary Use Permit to address site-specific operational characteristics, including but not limited to hours of operation, intensity, circulation, and potential impacts on surrounding properties.

3.7.4.4.1 Alternative Tower Structure

A. Alternative tower structures shall be designed to resemble natural or architectural features and blend with the surrounding environment.
B. All antennas, equipment, and mounting hardware shall be fully concealed within or integrated into the structure.
C. Alternative tower structures shall be designed to be compatible with surrounding land uses and development patterns.

3.7.4.4.2 Animal Hospital

A. The use shall be designed and operated to minimize noise, odor, and lighting impacts on adjacent residential properties.
B. Any outdoor animal boarding, exercise, or service areas shall be located and designed to minimize impacts on adjacent properties.
C. Outdoor areas and service functions shall be screened from public rights-of-way and adjacent residential uses.

3.7.4.4.3 Animal Pet Shop, Retail

A. Animal pet shops shall be conducted entirely within an enclosed building.
B. The use shall be designed and operated to minimize noise, odor, and lighting impacts on surrounding properties.
C. Service, storage, and waste areas shall be screened from public rights-of-way and adjacent uses.

3.7.4.4.4 Antennas, Temporary.

A. Antennas shall be integrated into buildings or structures and designed to minimize visibility from public rights-of-way and adjacent properties. Antennas shall be mounted to the side or rear of structures where feasible and shall not extend above the roofline unless incorporated into an approved screening element.

B. Antennas and associated equipment shall be screened or otherwise concealed through building architecture, parapets, or other design features.

3.7.4.4.5 Arboretum or Botanical Garden

Retail sales shall be limited to gift shops operating as an approved accessory use.

3.7.4.4.6 Arena

A. The site shall be designed to accommodate large event traffic, including clearly defined ingress and egress points and on-site circulation that prevents queuing onto adjacent public streets.

B. The site shall provide designated areas for parking, queuing, loading, and service functions sufficient to accommodate peak event activity.

C. Operations associated with events, including amplified sound, crowd management, and scheduling, shall be conducted in a manner that minimizes impacts on surrounding properties.

3.7.4.4.7 Art Gallery or Museum, Private

A. Hours of operation and event activities may be limited through the Special Use Permit process to ensure compatibility with surrounding residential uses.

B. The scale and intensity of the use, including occupancy and frequency of events, shall be consistent with the character of the surrounding neighborhood.

C. Any accessory activities, including events, classes, or gatherings, shall be incidental to the primary gallery or museum use and shall not create adverse impacts on adjacent properties.

3.7.4.4.8 Assembly Hall, Private; Assembly Hall, Public; Fraternal or Social Clubs, Nonprofit

A. Any modification to an approved assembly use that results in an increase in intensity shall require approval of a new SUP.

B. For the purposes of this Section, an increase in intensity shall include:

   1. An increase in vehicular trips generated; or

   2. An increase in impervious surface area of five (5) percent or more.

3.7.4.4.9 Assembly Uses in Residential Development Districts

Recreation, Education, and Assembly Uses located within residential Development Districts shall be designed and located to minimize impacts on surrounding neighborhoods. To the extent practicable:

A. Primary access shall be provided from arterial or collector streets;

B. Uses with higher levels of activity, including those generating increased traffic, outdoor activity, extended hours of operation, or other similar operational characteristics shall be located along the perimeter of residential areas or adjacent to non-residential uses; and

C. Site design shall minimize traffic, noise, and lighting impacts on adjacent residential properties.

3.7.4.4.10 Assisted Living, Commercial

A. Assisted living facilities shall be permitted and administered in accordance with applicable state and federal law, including A.R.S. §§ 9-462.09 and 9-462.15 and the Fair Housing Act .

B. The facility shall provide on-site areas for resident drop-off, service, and emergency vehicle access that do not interfere with internal circulation or adjacent roadways.

C. The site shall accommodate resident, employee, and visitor activity, including designated areas for loading, deliveries, and service functions associated with the use.

D. Operations shall be conducted in a manner that minimizes impacts related to traffic, noise, and service activity on surrounding properties.

E. Any accessory medical, dining, or support services shall be clearly incidental to the primary assisted living use and integrated into the overall site and building design.

3.7.4.4.11 Assisted Living, Residential

A. Residential assisted living homes shall be permitted and administered in accordance with applicable state and federal law, including A.R.S. §§ 9-462.09 and 9-462.15 and the Fair Housing Act. A residential assisted living home serving ten (10) or fewer residents shall not be subject to a Special Use Permit or other discretionary land use approval based solely on its classification as an assisted living use or the number of residents served. B. The use shall be operated in a manner consistent with the character of a residential neighborhood

B. The use shall be operated in a manner consistent with the character of a residential neighborhood.

C. The scale and intensity of the use shall remain consistent with a residential setting, including occupancy and staffing levels.

D. A residential assisted living facility shall not be located within one thousand two hundred (1,200) feet, measured in a straight line from property line to property line, of another residential assisted living facility, group home, or group recovery home.

E. The separation requirements shall not apply to residential assisted living homes, group homes, or group recovery homes separated by arterial roads.

F. The applicable use designation, approval requirement, separation requirement, or development standard shall be subject to reasonable accommodation where required by law.

3.7.4.4.12 Auditorium, Private

A. Events shall be conducted in a manner that does not result in off-site queuing, parking, or crowd congregation on adjacent properties or public streets.

B. The frequency and scale of events shall be appropriate to the site and surrounding context and shall not result in ongoing operational impacts on nearby properties.

C. Post-event activity, including crowd dispersal and site management, shall be controlled to minimize noise and disturbances to surrounding uses.

3.7.4.4.13 Banks and Financial Institutions, With Drive-Through

A. Drive-through lanes shall not be located between the primary building entrance and a public street.

B. Drive-through lanes shall not cross primary pedestrian walkways serving building entrances.

C. A maximum of three (3) drive-through service lanes shall be permitted per establishment , excluding one (1) dedicated ATM lane.

D. Drive-through service windows, speaker boxes, and ATM lanes shall not be oriented toward a public street or adjacent residential uses.

3.7.4.4.14 Banks and Financial Institutions, Without Drive-Through

A. Building entrances and pedestrian access shall be oriented to provide safe and direct connections to on-site walkways and public sidewalks.

B. Exterior automated teller machines (ATMs) shall be integrated into the building façade and shall not be oriented toward a public street.

C. ATMs shall not obstruct pedestrian circulation or required walkways.

3.7.4.4.15 Batch Plant, Temporary.

A. A Temporary Batch Plant may operate only for the duration of the associated construction activity.

B. Deliveries of materials produced at the facility shall be limited to construction activities occurring within the development and shall not be distributed to off-site locations.

C. Upon cessation of operations, all equipment, materials, structures, and temporary improvements shall be removed from the site, and the site shall be returned to a clean and stabilized condition.

D. Separate permits may be required from the City's Building Division, Public Works Department, or Fire Department.

E. Additional conditions may be imposed through the Temporary Use Permit process as determined by the Zoning Administrator or their designee.

3.7.4.4.16 Battery Energy Storage System ("BESS")

A. BESS facilities shall be separated from residential uses by a minimum of one hundred fifty (150) feet, measured from the BESS property line to the nearest residential structure, platted lot setback line, or residentially zoned property line, as applicable.

B. BESS facilities shall be screened from public view and adjacent properties. Screening shall consist of solid walls, fencing, and/or landscaping. Where visible from public rights-of-way, a minimum eight (8) foot solid wall shall be required, unless otherwise approved through Site Plan based on surrounding context.

C. Battery enclosures and associated equipment shall not exceed fifteen (15) feet in height, unless otherwise approved through Site Plan based on screening and visibility considerations.

D. All access drives, fire lanes, and service areas shall be designed to accommodate emergency and maintenance access. Parking and drive aisles shall be paved.

E. Landscape shall be provided along the perimeter of the site. Interior landscaping within screened areas shall not be required.

3.7.4.4.17 Bed and Breakfast

A. The bed and breakfast shall maintain on-site occupancy by the owner or a resident manager, consistent with the definition of the use.

B. The use shall be limited to a bed and breakfast with no more than eight (8) guest rooms within a single building and shall not expand into multiple buildings or a larger lodging operation.

C. The use shall not be utilized for weddings, receptions, or other event activities that are not incidental to overnight lodging unless specifically evaluated as part of the use approval.

D. The operation of the bed and breakfast shall remain consistent with a residential-scale lodging use and shall not operate in a manner characteristic of a hotel or commercial event venue.

3.7.4.4.18 Boarding and Training Kennels, Indoor

A. All boarding and training activities shall occur entirely within an enclosed building. No outdoor kennels, runs, or exercise areas shall be permitted.

B. The use shall be limited to boarding conducted in conjunction with structured training services and shall not function as a primary kennel or high-volume animal boarding facility.

C. Training activities shall be conducted in a manner that does not create off-site noise or disturbance.

3.7.4.4.19 Cabinet and Carpentry Shop

A. All fabrication, assembly, and finishing activities shall occur entirely within an enclosed building. No outdoor cutting, sanding, or fabrication operations shall be permitted.

B. No outdoor storage of materials or equipment shall be permitted.

C. Retail sales shall be incidental to the primary fabrication use and shall not operate as a standalone retail business.

3.7.4.4.20 Car Wash

A. Stand-alone car wash facilities shall be located at a minimum of two thousand six hundred forty (2,640) feet from an existing car wash.

B. The required separation distance shall be measured in a straight line from the exterior wall of the proposed stand-alone car wash to the nearest property line of an existing car wash.

3.7.4.4.21 Cell on Wheels ("COW")

A. Permitted Duration
    1. During construction of a permanent wireless facility for a period not to exceed one (1) year;
    2. For special events, subject to approval of a Temporary Use Permit, for a period not to exceed thirty (30) days unless otherwise approved; or
    3. During an emergency or disaster, for the duration determined necessary by the City.

B. Setbacks
    1. COWs shall be set back from all residential lot lines a minimum distance equal to the fully extended height of the COW.

C. Power and Noise
    1. Generators or other power sources shall not exceed an average noise level of sixty (60) decibels, measured at any residential property line;
    2. Connection to on-site utility services shall require a Building Permit.

3.7.4.4.22 Cemetery

A. Cemeteries shall have a minimum net area of forty (40) acres.

B. Funeral homes and crematoriums may be permitted as accessory uses to a cemetery.

C. Structures and buildings shall be set back a minimum of one hundred (100) feet from arterial streets and fifty (50) feet from non-arterial streets.

D. No grave site shall be located within twenty-five (25) feet of a future street right-of-way.

3.7.4.4.23 Check Cashing Facilities.

A. Check-cashing facilities shall not be located within one thousand (1,000) feet of another check-cashing facility. Distances shall be measured in a straight line from property line to property line.

B. Check-cashing facilities shall not be located within five hundred (500) feet of any public or private school, park, or licensed day care facility. Distances shall be measured in a straight line from property line to property line.

C. The use shall not include drive-through facilities.

D. Exterior service windows shall not be permitted.

3.7.4.4.24 Convenience Store with Gas Sales

A. The convenience store building shall include a primary entrance oriented toward the street or primary site frontage.

B. Fuel dispensing areas shall not be located within fifty (50) feet of any residential property line.

C. Air, water, and vacuum stations shall not be located between the primary building entrance and the street and shall not interfere with on-site circulation.

3.7.4.4.25 Country Club, Private Membership

The site shall contain a minimum of three (3) acres and be developed as a unified project. Accessory uses, including dining, recreational facilities, and club amenities, shall be integrated within the overall development and shall not be established as separate principal uses or on separate lots.

3.7.4.4.26 Crematorium or Funeral Parlor

A. The use shall not be located within three hundred (300) feet of any residential property line.
B. Any emission or exhaust associated with cremation equipment shall comply with all applicable federal, state, and local regulations and shall not create visible impacts on surrounding properties.

3.7.4.4.27 Day Care, Commercial

Day care services are permitted as a primary use within appropriate Development Districts, provided the facility is designed and operated to support safe and efficient pick-up and drop-off activity and to minimize noise, traffic, and outdoor activity impacts on surrounding properties. Outdoor play areas shall be located and designed to be compatible with adjacent uses.

3.7.4.4.28 Day Care, Residential

Residential day care facilities shall be limited in scale consistent with the definition and shall not alter the residential character of the surrounding neighborhood. The use shall be designed and operated to minimize noise, traffic, and outdoor activity impacts on adjacent properties, including the placement and design of any outdoor activity areas

3.7.4.4.29 Drive-In Restaurant

A. Customer service stalls and ordering stations shall not be located between the primary building and a public street.
B. Service stalls shall be clearly defined and shall not occupy required parking spaces.
C. Speaker systems shall be oriented away from adjacent residential uses.
D. The use shall not result in continuous noise impacts on surrounding properties.

3.7.4.4.30 Drone Port

A. The location and design of the facility shall demonstrate safe operation of unmanned aerial vehicles, including takeoff and landing areas that do not create hazards to surrounding properties or public rights-of-way.
B. The use shall not be located in a manner that creates adverse impacts on adjacent residential uses.
C. The scale and intensity of operations shall be appropriate to the site and surrounding context.
D. The facility shall comply with all applicable federal, state, and local regulations governing unmanned aerial vehicle operations.

3.7.4.4.31 Dwelling, Alternative Construction

A. The dwelling shall be constructed on a permanent foundation and connected to standard utility services.

B. The dwelling shall comply with all applicable building and safety codes and shall be approved through the City's building permit process.

C. The dwelling shall be designed and constructed for long-term residential occupancy and shall not function as a temporary or relocatable structure.

D. The dwelling shall be consistent in scale and appearance with surrounding residential development.

3.7.4.4.32 Equipment Sales, Rental, and Storage Yard

A. Outdoor storage, display, and operations shall be fully screened from adjacent public rights-of-way and residential uses through a combination of walls, berms, and/or landscape.

B. All activities shall be conducted entirely within a controlled and defined yard area and shall not encroach into required setbacks or circulation areas.

C. Operations shall be limited to the sale, lease, and rental of equipment and shall not include heavy repair, dismantling, fabrication, or similar industrial activities.

D. Storage of inoperable, wrecked, or salvaged equipment is prohibited.

E. The use shall be designed and operated to prevent off-site impacts, including but not limited to noise, dust, lighting spillover, and visual clutter.

F. Loading, unloading, and staging activities shall occur within the interior of the site and shall not be visible from adjacent streets or residential areas.

G. Where adjacent to residential uses, additional setbacks and/or buffering may be required to ensure compatibility, as determined through the development review process.

3.7.4.4.33 Farmers Market

A. Location

   1. Vendor areas should be located within pedestrian-oriented areas where feasible, provided a minimum continuous unobstructed pedestrian pathway of five (5) feet is maintained.

   2. When located within parking areas, vendor spaces shall not occupy required parking needed to meet minimum parking requirements. Vendor displays shall not encroach upon driveways, fire lanes, accessible routes, or required landscaped areas, and shall not interfere with site circulation.

B. Parking Requirements

   1. When a Farmer's Market occurs more than two (2) times within any seven (7) day period, parking shall be provided to accommodate the temporary use.

   2. For Farmer Markets occurring two (2) or fewer times within a seven (7) day period on an improved site, no additional parking shall be required, provided that the existing parking meets the minimum required parking for the primary use

3.7.4.4.34 Feed Store

A. Feed stores shall operate as retail establishments for the sale of agricultural and animal-related supplies. Any outdoor display or storage shall be limited in extent and maintained in an orderly manner such that it does not create visual, dust, or operational impacts on surrounding properties.

3.7.4.4.35 Fitness and Recreational Sports Center

A. The facility shall be developed and operated as a single, integrated recreational use and shall not be subdivided or function as multiple independent recreational or commercial uses.

B. Accessory uses, including food service or retail, shall be subordinate to the primary recreational use and shall not operate independently.

C. The site plan shall clearly identify all recreational components, including indoor and outdoor facilities, at the time of approval.

3.7.4.4.36 Food Trucks (Mobile Food Vendor), Temporary

A. Mobile food vending, including push carts and food trucks, shall be located, developed, and operated in compliance with the standards of this Plan and the following:

B. Location

1. Mobile food vending may be located on sidewalks, provided a minimum continuous unobstructed pedestrian pathway of five (5) feet is maintained.
2. When located within parking areas, mobile food vending shall only occupy parking spaces that are not required to meet the minimum parking requirement for the site. At least ninety (90) percent of the required parking shall be maintained at all times.
3. Mobile food vending may occur on vacant lots, provided the site has established vehicular access and a dust-proof or otherwise stabilized surface. Alternative surfacing materials may be permitted where appropriate.

C. Any furnishings or shade devices, including tables, chairs, and umbrellas, shall not encroach upon driveways, fire lanes, accessible pedestrian routes, or required circulation areas, and shall not obstruct vehicle sight distance.

3.7.4.4.37 General Indoor Recreation, Commercial

A. All recreation and entertainment activities shall occur entirely within an enclosed building. No outdoor components, queuing, or activity areas associated with the use shall be permitted unless separately reviewed and approved.

B. The use shall be limited to indoor recreation and amusement activities. Commercial uses that are not recreational in nature, including but not limited to retail sales or general assembly/event uses, shall not be introduced unless clearly incidental and evaluated as part of the use approval.

C. Food and beverage service, including alcohol where permitted, shall be subordinate to the indoor recreation use and shall not operate as a standalone bar, nightclub, or restaurant open independently of the primary use.

D. The applicant shall demonstrate that all activities, including amplified sound, mechanical equipment, and participant activity, are contained within the building such that they do not create off-site noise or vibration impacts.

E. Indoor shooting ranges, where included, shall be specifically identified at the time of application and shall comply with all applicable federal, state, and local regulations. The inclusion of a shooting range shall be considered part of the use approval and shall not be assumed as permitted without review.

F. The applicant shall identify the specific types of indoor recreation activities proposed (e.g., bowling, arcade, sport courts). Approval shall be limited to those activities evaluated, and the introduction of materially different recreation types shall require additional review.

3.7.4.4.38 Government Administration and Civic Buildings

A. Government administration and civic buildings shall be permitted throughout the PAD; however, sites adjacent to residential uses or designated residential areas shall be evaluated at the time of review for compatibility related to building scale, hours of public access, and intensity of activity.

B. Facilities that include high-volume public service, extended hours, or components such as courts, public safety services, or similar higher-intensity functions shall be specifically identified and evaluated for appropriate placement within the PAD.

3.7.4.4.39 Government Maintenance and Operations Yards/Buildings

A. Government maintenance and operations yards shall be located in areas of the PAD that are appropriate for operational and service functions. Placement adjacent to residential uses or designated residential areas shall require additional review and justification as part of the application.

B. The applicant shall demonstrate that the location of the yard minimizes potential impacts to residential areas and other sensitive land uses, including schools, parks, and civic open space.

C. Facilities with outdoor storage, vehicle staging, or maintenance activities shall be located and oriented to limit visibility and exposure to public streets and adjacent non-industrial uses.

D. The size and intensity of the yard shall be appropriate to its location within the PAD. Larger-scale or more intensive operations shall be directed toward areas planned for employment or industrial-type uses.

3.7.4.4.40 Group Home

A. Group homes shall be permitted and administered in accordance with applicable state and federal law, including A.R.S. §§ 9-462.09 and 9-462.15 and the Fair Housing Act.

B. A group home shall not be located on a lot within one thousand two hundred (1,200) feet, measured by a straight line in any direction, from another group home, residential assisted living home, or group recovery home as measured from property line to property line.

C. The separation requirements shall not apply to residential assisted living homes, group homes, or group recovery homes separated by arterial roads.

D. The applicable use designation, approval requirement, separation requirement, or development standard shall be subject to reasonable accommodation where required by law.

3.7.4.4.41 Group Recovery Home

A. Group recovery homes shall be permitted and administered in accordance with applicable state and federal law, including A.R.S. §§ 9-462.09 and 9-462.15 and the Fair Housing Act.

B. A group recovery home shall not be located on a lot within one thousand two hundred (1,200) feet, measured by a straight line in any direction, from another group recovery home, residential assisted living home, or group home as measured from property line to property line.

C. The separation requirements shall not apply to residential assisted living homes, group homes, or group recovery homes separated by arterial roads.

D. The applicable use designation, approval requirement, separation requirement, or development standard shall be subject to reasonable accommodation where required by law.

3.7.4.4.42 Hardware Store with Outdoor Storage

A. Outdoor storage and display shall remain incidental to the primary retail use and shall not function as a storage yard or contractor yard.

B. Outdoor storage shall be limited to merchandise available for retail sale and customarily associated with hardware or home improvement stores. Storage of equipment, vehicles, or materials not intended for on-site retail sale is prohibited.

C. Outdoor storage shall not be expanded or intensified beyond its approved scale, including conversion to bulk storage or increased stacking that changes the character of the use.

3.7.4.4.43 Home Improvement Store

A. The use shall operate as a retail establishment. Wholesale distribution, contractor yards, or fulfillment center-type operations shall not be permitted.

B. Outdoor storage and display shall be limited to retail merchandise and shall not function as bulk storage, staging, or laydown areas for construction materials or equipment.

C. The use shall not include dedicated areas for contractor storage, fleet parking, equipment rental yards, or similar activities that shift the use from retail to operational or service-based functions, unless specifically evaluated as part of the use approval.

D. Loading, material handling, and outdoor activity shall remain consistent with a retail use and shall not intensify to a level characteristic of distribution, warehousing, or industrial uses.

3.7.4.4.44 Hospital

A. Heliports and associated flight activity shall be specifically reviewed as part of the use approval. The inclusion of a heliport shall not be assumed as permitted without such review.

B. Emergency departments, ambulance intake areas, and other high-activity operational components shall be evaluated for placement as part of the use approval.

C. Accessory medical and support uses shall be limited to those serving the hospital function and shall not operate as unrelated standalone commercial uses.

D. Increases in bed capacity or the addition of major operational components that materially intensify the use shall require additional review.

3.7.4.4.45 Hot Air Balloons, Temporary

A. Launch, landing, and tethering locations shall be evaluated for compatibility with surrounding uses, including proximity to residential areas, roadways, and overhead infrastructure.

B. Balloon staging, inflation, and ground operations shall be confined to the area approved as part of the Temporary Use Permit.

C. Operation or display of a hot air balloon requires clearance from Luke Air Force Base prior to the issuance of a Temporary Use Permit.

3.7.4.4.46 Hotel or Motel

A. Occupancy shall be limited to transient lodging. The use shall not function as apartments, dwelling units, or other long-term residential uses.

B. Accessory uses, including restaurants, bars, and event or conference facilities, may serve the general public; however, such uses shall remain subordinate to the primary lodging function and shall not become the dominant use of the site.

3.7.4.4.47 Instructional Services or Trade School

A. The use shall be limited to instructional activities. Manufacturing, fabrication, or production activities not directly associated with on-site training shall not be permitted.

B. Training involving equipment or machinery shall be limited to that which is customary for instructional purposes and shall not result in operational characteristics similar to industrial or contractor-type uses.

3.7.4.4.48 Kennel, Indoor Only

A. All animals shall be housed within an enclosed building. No outdoor kennels, runs, or exercise areas shall be permitted.

B. The use shall be limited to the keeping and care of animals.

C. Animal noise shall be contained within the building and shall not create off-site impacts.

3.7.4.4.49 Large Retail

A. For retail establishments with a single tenant space of fifty thousand (50,000) square feet or greater:

B. Buildings shall provide a minimum of two (2) customer entrances with direct pedestrian connections to public sidewalks and on-site circulation systems.

C. A coordinated system of pedestrian walkways shall connect building entrances to parking areas and adjacent public rights-of-way, where applicable.

D. Site design shall provide for safe and efficient internal circulation, including customer access, service access, and loading areas, while minimizing conflicts between vehicles and pedestrians.

E. Large format retail development shall be integrated into the overall site design, including circulation patterns and any associated pad or outparcel development.

3.7.4.4.50 Live Entertainment, Outdoor

A. Outdoor live entertainment shall not be located adjacent to residential uses unless specifically evaluated and approved as part of the use approval.

B. Outdoor live entertainment activities shall be limited to hours established at the time of use approval.

C. The frequency of outdoor live entertainment events shall be established as part of the use approval. Ongoing or regularly scheduled events shall be evaluated to ensure the use does not function as a primary outdoor event venue.

D. The use of amplified sound shall be specifically identified and evaluated as part of the use approval. Approval shall be limited to the sound levels and operational characteristics reviewed.

E. Outdoor live entertainment shall be incidental to a primary use unless specifically approved as a principal use.

3.7.4.4.51 Major Entertainment Facility, Indoor

The facility shall be located and oriented to minimize visibility and direct interface with adjacent public streets and non-commercial uses. Primary entrances, queuing areas, and high-activity frontages shall not be oriented toward residential areas. The scale and massing of the facility shall be evaluated in relation to adjacent development to ensure the building does not create a dominant or incompatible presence.

3.7.4.4.52 Mini-Storage, Indoor

A. Indoor mini-storage facilities shall be located at a minimum of two thousand six hundred forty (2,640) feet from an existing mini-storage facility.

B. The required separation distance shall be measured in a straight line from the exterior wall of the proposed mini-storage facility to the nearest property line of an existing mini-storage facility.

C. The maximum lot frontage for a mini-storage facility located on an arterial street shall be three hundred (300) feet.

D. Drive aisles shall have a minimum width of thirty-two (32) feet between buildings and adjacent to all building walls with storage access.

E. A security plan shall be provided detailing how the facility will be monitored on a 24-hour basis, including procedures for responding to concerns from adjacent properties.

F. Buildings shall be designed to be compatible with surrounding development:

1. Where adjacent to residential uses, building design shall incorporate roof forms, materials, and colors consistent with residential character;
2. Where adjacent to commercial or industrial uses, building design may reflect those contexts; and
3. Where adjacent to both, residential compatibility shall be controlled.

G. Public access to units adjacent to residential zoning districts shall be limited to the hours of 6:00 a.m. to 10:00 p.m.

H. Setbacks adjacent to residential zoning districts shall be landscaped consistent with this PAD.

I. The storage of hazardous materials shall comply with applicable regulations.

3.7.4.4.53 Movie Theater

A. The use shall be limited to the indoor exhibition of motion pictures and shall not include live entertainment, performances, or similar activities unless specifically approved.

B. The primary building entrance and customer access areas shall be oriented toward primary streets or pedestrian areas and shall not be located on secondary or service frontages.

3.7.4.4.54 Nightclub

A. The nightclub shall not be located adjacent to residential uses.

B. Primary entrances and queuing areas shall be oriented to minimize crowding and congregation impacts on public streets.

C. Outdoor areas shall not be permitted unless specifically approved as part of the use.

D. The use shall be limited to the operational characteristics of a nightclub and shall not expand into larger entertainment or event venue operations beyond what is approved.

3.7.4.4.55 Nursery and Plant Sales, Wholesale

A. The use shall be limited to wholesale production and sales of plant materials. Retail sales shall remain incidental to the primary wholesale operation and shall not function as a retail nursery or garden center.

B. Outdoor growing, storage, and display areas shall be integral to the operation; however, the use shall not include bulk material storage, contractor yards, or storage of equipment not directly related to plant production.

C. The use shall be located and oriented to minimize visibility of outdoor storage and growing areas from public streets and adjacent non-industrial uses.

3.7.4.4.56 Nursing Home

A. The use shall be limited to a licensed nursing care facility providing long-term care and shall not include hospital-level services unless specifically approved.

B. The facility shall not expand into a larger medical campus or include unrelated medical or institutional uses beyond those serving residents.

C. The scale and operation of the facility shall remain consistent with a residential care environment and shall not create an institutional or campus-style development pattern beyond what is approved.

3.7.4.4.57 Office, Administrative, Business or Professional

A. The use shall be limited to office-based activities and shall not include retail sales, medical services, or other uses not consistent with the definition.

B. Large-scale office users, including call centers or similar high-employee-density operations, shall be evaluated for location and operational intensity to ensure compatibility with surrounding uses.

3.7.4.4.58 Pest Control Service

A. The use shall be limited to pest control services and shall not include outdoor storage of materials, equipment, or service vehicles unless specifically approved as part of the use.

B. Storage and handling of pesticides, herbicides, or other regulated materials shall occur within enclosed buildings.

C. The use shall not operate as a contractor yard or include bulk storage, mixing, or distribution of chemicals beyond what is typical for a pest control service operation.

3.7.4.4.59 Private Elementary or Middle School

A. Private elementary and middle schools shall not be located within shopping centers, multi-tenant commercial developments, or similar integrated commercial complexes.

B. Private elementary and middle schools shall not be located at intersections of two arterial or higher classification streets.

3.7.4.4.60 Private High School

A. Private high schools shall not be located within shopping centers, multi-tenant commercial developments, or similar integrated commercial complexes.

B. Private high schools shall not be located at intersections of two arterial or higher classification streets.

3.7.4.4.61 Private Recreation Facility

A. The facility shall be limited to use by members, residents, or invited guests and shall not operate as a public commercial recreation use.

B. The facility shall not be located within shopping centers, multi-tenant commercial developments, or similar commercial complexes.

C. The use shall not include event hosting, rentals, or activities that function as a banquet, event venue, or commercial entertainment use unless specifically approved.

3.7.4.4.62 Public Safety Facility

A. Public safety facilities shall be permitted throughout the PAD; however, facilities with 24-hour operations, emergency response functions, or frequent vehicle dispatch shall be evaluated for location relative to residential uses.

B. Emergency vehicle access, circulation, and staging areas shall be located to minimize impacts to adjacent residential uses.

C. The scale and intensity of the facility shall be appropriate to its location within the PAD, with larger or higher-activity facilities directed toward areas planned for employment or non-residential uses.

3.7.4.4.63 Recreation and Social Clubs, Outdoor

A. The use shall be limited to private membership-based recreational and social activities and shall not operate as a public commercial recreation or entertainment use.

B. The facility shall not be used for weddings, banquets, or similar event activities that function as an event venue unless specifically approved.

C. Food and beverage service, including alcohol, shall be incidental to the private club use and shall not function as a bar, nightclub, or similar use.

3.7.4.4.64 Resort

A. The resort shall be developed as an integrated project with lodging and recreational amenities, and shall not consist solely of hotel or lodging uses without the associated recreational or wellness components.

B. Recreational amenities, including outdoor facilities, shall be located and oriented to minimize impacts to adjacent residential uses.

C. Conference, event, and assembly areas shall remain accessory to the resort and shall not operate as independent event or entertainment venues.

D. The scale and configuration of the resort shall be evaluated to ensure a cohesive development pattern and shall not be developed in a piecemeal manner that separates lodging from primary resort amenities.

3.7.4.4.65 RV Park

A. Recreational vehicles, trailers, or similar units shall not be displayed or offered for sale within the park.

B. All internal roadways shall be constructed of hard-surfaced materials.

C. The park shall provide facilities for the proper disposal of wastewater, solid waste, and related materials.

D. Each recreational vehicle space shall contain a minimum of one thousand five hundred (1,500) square feet, excluding roadways and common areas.

3.7.4.4.66 Satellite Earth Station

A. Satellite earth stations shall comply with **Section 3.7.4.4.80: Wireless Facilities**, in addition to the following standards:

1. All equipment shall be screened from public view and adjacent properties through building placement, walls, or landscaping.
2. Satellite earth stations shall not be located between a principal building and a public street.
3. Satellite dishes and related equipment shall not exceed the height of the principal structure unless otherwise approved through Site Plan.

3.7.4.4.67 Shelter Care Facility

A. The facility shall be operated in accordance with all applicable Arizona Revised Statutes and state licensing requirements.

B. The scale and intensity of the facility, including staffing and resident capacity, shall be consistent with a residential environment.

C. Outdoor activity areas shall be located and operated to minimize impacts to adjacent residential uses.

D. The facility shall not include outdoor waiting, intake, or service areas unless specifically approved.

3.7.4.4.68 Short Term Rental

A. Short term rentals shall comply with all applicable HOA or applicable ARC requirements, including registration, occupancy limits, and operational restrictions.

B. The use shall be limited to residential occupancy and shall not be used for events, parties, or non-residential commercial activities.

3.7.4.4.69 Social Service Facility

A. The applicant shall identify the specific services provided and the expected level of client activity. Approval shall be based on the operational characteristics reviewed.

B. Facilities with high client volumes, walk-in services, or outdoor waiting areas shall be evaluated for location relative to residential uses.

C. Outdoor waiting, queuing, or service areas shall not be permitted unless specifically approved.

D. The use shall not include overnight accommodation or residential components unless otherwise permitted and specifically approved.

3.7.4.4.70 Solar Generation Station

A. Ground-mounted solar panels and related equipment shall not be located within required landscape setbacks along arterial or collector street frontages.

B. A glare study or similar technical analysis shall be provided and shall demonstrate that the facility will not create a hazardous glare condition for adjacent public rights-of-way, residential areas, or airport or aviation operations.

C. The facility shall be located and designed so that service, maintenance, and emergency access areas do not require access through adjacent residential neighborhoods.

3.7.4.4.71 Temporary Accessory Outdoor Display and Sales

A. Temporary Accessory outdoor display and sales are permitted as an accessory to an established retail business operating within a permanent structure on the site, subject to the following:

B. Displays shall be located on improved surfaces and shall not occur within landscaped areas.

C. A minimum continuous unobstructed pedestrian pathway of five (5) feet shall be maintained along all sidewalks and walkways.

D. Display areas located within parking areas shall only occupy parking spaces that are not required to meet the minimum parking requirement for the site. At least ninety (90) percent of the required parking shall be maintained at all time. Displayed merchandise shall not interfere with site circulation, encroach upon drive aisles, fire lanes, or accessible routes, or obstruct vehicle sightlines.

E. Outdoor display and sales shall be directly associated with the primary retail use on the site and shall not operate independently.

F. The height and arrangement of displayed merchandise shall be maintained to ensure visibility and safety for vehicles and pedestrians.

G. The duration of temporary outdoor sales shall be limited and may be further regulated through the applicable permit processes.

H. Displayed merchandise shall be limited in height and arrangement to maintain visibility and safety on the site.

I. These Standards do not apply to activities otherwise regulated under separate provisions of this Plan, including Temporary Sales and Vendor Activities or similar temporary uses.

3.7.4.4.72 Temporary Sales and Vendor Activities

A. Temporary sales and vendor activities, including but not limited to Roadside Stands, pop-up retail, kiosks, and similar temporary uses, shall comply with the following:

B. Location

1. May be located on public or private sidewalks, parks, or other pedestrian-oriented areas.
2. May be located on public or private sidewalks, parks, or other pedestrian-oriented areas.
3. A minimum continuous unobstructed pedestrian pathway of five (5) feet shall be maintained at all times.
4. Activities located within public rights-of-way shall comply with applicable permitting requirements.

C. May be located within parking areas of an existing commercial use, provided that only parking spaces in excess of ninety (90) percent of the minimum required parking for the site are utilized.

D. May be located on vacant lots or parcels, provided the site has established vehicular access and a dust-proof or otherwise stabilized surface.

E. Fixtures and Displays

1. Furnishings and display elements, including tables, chairs, umbrellas, and merchandise, shall not encroach upon driveways, fire lanes, accessible pedestrian routes, or required circulation areas.
2. Displays and furnishings shall be arranged to maintain visibility and shall not create hazards for vehicles or pedestrians

F. Parking Requirements

1. When occurring more than two (2) times within any seven (7) day period, parking shall be provided to accommodate the temporary use.

2. For activities occurring two (2) or fewer times within a seven (7) day period on an improved site, no additional parking shall be required, provided that the existing parking meets the minimum required parking for the primary use

3.7.4.4.73 Temporary Uses, General

A. The following general requirements apply to all Temporary Uses within the Site:

B. A Temporary Use Permit shall be obtained prior to the operation of any Temporary Use.

C. All vendors and operators shall maintain all required licenses in accordance with applicable regulations.

D. Temporary uses, including associated structures, utilities, and displays, shall comply with applicable building, fire, traffic, and zoning requirements and shall not obstruct vehicular sight distance or create hazards for vehicles or pedestrians.

E. Temporary uses shall occur on an improved surface. Alternative surfacing materials may be permitted where appropriate.

F. Temporary uses shall provide adequate on-site parking and shall maintain unobstructed pedestrian and vehicular access.

G. All temporary structures, equipment, and materials shall be removed or secured when the Temporary Use is not in operation.

3.7.4.4.74 Tobacco Oriented Retailer

A. Tobacco-oriented retailers shall be located a minimum of one thousand (1,000) feet from the following uses:

1. Another tobacco-oriented retailer;
2. Public, private, or charter schools;
3. Parks or playgrounds; and
4. Licensed day care facilities.

B. The required separation distance shall be measured in a straight line from the exterior wall of the tobacco-oriented retailer to the nearest property line of the listed uses.

3.7.4.4.75 Tower (including any facility with a tower)

Towers shall comply with **Section 3.7.4.4.80: Wireless Facilities**, in addition to the following standards:

A. Towers shall be set back from residential lot lines a minimum distance equal to one and one-half (1.5) times the height of the tower.

B. The maximum height of a tower shall not exceed one hundred seventy-five (175) feet.

C. Towers shall be designed to accommodate multiple users to minimize the need for additional tower structures.

D. Towers shall incorporate concealment techniques, including monopole or alternative tower designs, to the extent practicable to reduce visual impacts.

3.7.4.4.76 Transmitting Station (No Tower)

A. All equipment shall be located within an enclosed structure or screened from public view.

B. Facilities shall be designed to minimize visual and operational impacts on surrounding properties.

3.7.4.4.77 Veterinary Hospital

A. The extent of animal boarding and holding areas shall be evaluated as part of the use approval to ensure the use remains incidental to veterinary services and does not function as a primary boarding or kennel facility.

B. Outdoor animal areas, including runs or exercise areas, shall be specifically evaluated for location and potential impacts to adjacent uses.

3.7.4.4.78 Veterinary Offices and Clinics, Excluding Animal Boarding

The location and design of the facility shall be evaluated to ensure compatibility with adjacent uses.

3.7.4.4.79 Vehicle Sales and Service Uses

The following uses shall comply with the standards in this Section: Auto Auction; Auto Body Repair and Painting Facilities; Boat and RV Sales and Rental; Boat and RV Storage; Boat and RV Repair; Emissions Testing Facility; Parking Structure; Tire Sales, Repair and Mounting; Vehicle Sales and Rental; and Vehicle Service and Repair, Minor.

A. Only goods and services customarily associated with the primary use shall be stored, sold, or displayed on-site.

B. All activities, operations, and sales shall occur within an enclosed structure, except for:

   1. Dispensing of fuel, electric vehicle charging, water, or air;
   2. Minor emergency services; and
   3. Vehicle repairs conducted within areas screened from public view.

C. Service bay openings shall not face public rights-of-way and shall be oriented to minimize visibility from adjacent properties.

D. No used or discarded automotive parts, equipment, or disabled, junked, or wrecked vehicles shall be stored in required parking areas or in any open area outside the primary structure.

E. Display areas, storage areas, and customer parking areas shall be clearly defined and separated from one another.

F. Building walls located within thirty (30) feet of a residential Development District shall not include openings, except for non-operable windows.

3.7.4.4.80 Wireless Facilities

A. Wireless facilities shall be designed and located to minimize visual impacts and ensure compatibility with surrounding development.
B. Wireless facilities shall incorporate concealment techniques, including integration into buildings, structures, or Alternative Tower Structure designs, to the maximum extent practicable.
C. Ground-mounted equipment shall be screened from public view through walls, landscape, or placement within structures.
D. Wireless facilities shall comply with the setback requirements of the applicable Development District.
E. Wireless facilities shall comply with the height standards of the applicable Development District unless otherwise specified in this PAD.
F. Wireless facilities shall not be artificially lighted unless required by applicable regulations.
G. Wireless facilities shall be designed to provide appropriate access for maintenance and emergency purposes.

3.7.4.4.81 Zoo

A. The zoo shall be located on a site with a minimum area sufficient to accommodate animal enclosures, visitor facilities, and support operations, and in no case less than twenty (20) acres.
B. Animal enclosures and outdoor activity areas shall not be located within two hundred (200) feet of any residential property line.
C. Primary access points and visitor-serving areas shall not be oriented toward adjacent residential uses.
D. The facility shall be designed and operated such that animal enclosures, service areas, and support functions do not create off-site impacts to adjacent properties.

3.7.5 Zoning

The existing zoning designation for the Site is Planned Community ("PC"), as established by the City Code and illustrated on **Exhibit 3.7.5A: Existing Zoning Map.**

The zoning designation for the Site under this PAD is Planned Area Development ("PAD"), as shown on **Exhibit 3.7.5B: Proposed Zoning Map**.

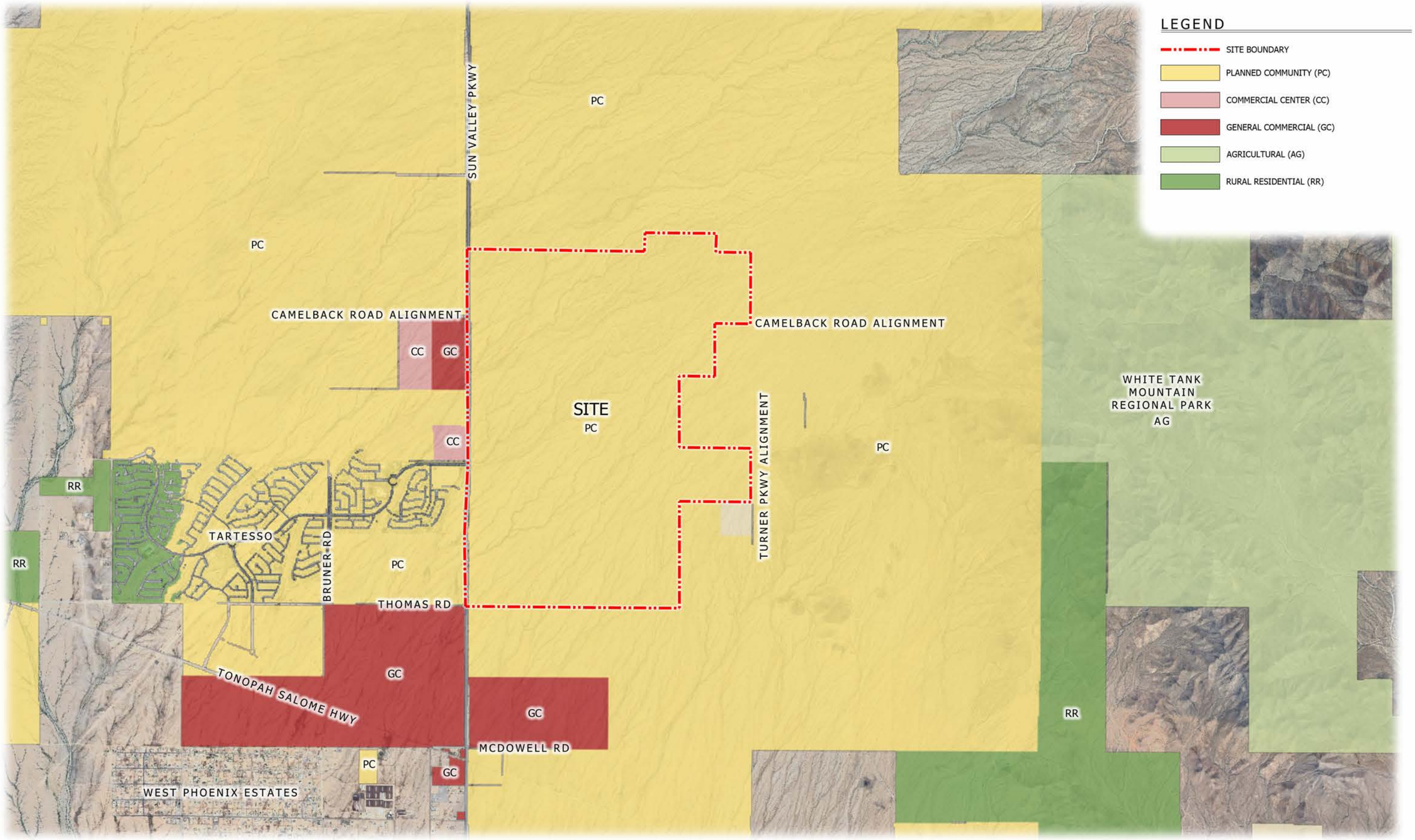


Exhibit 3.7.5A: Existing Zoning Map

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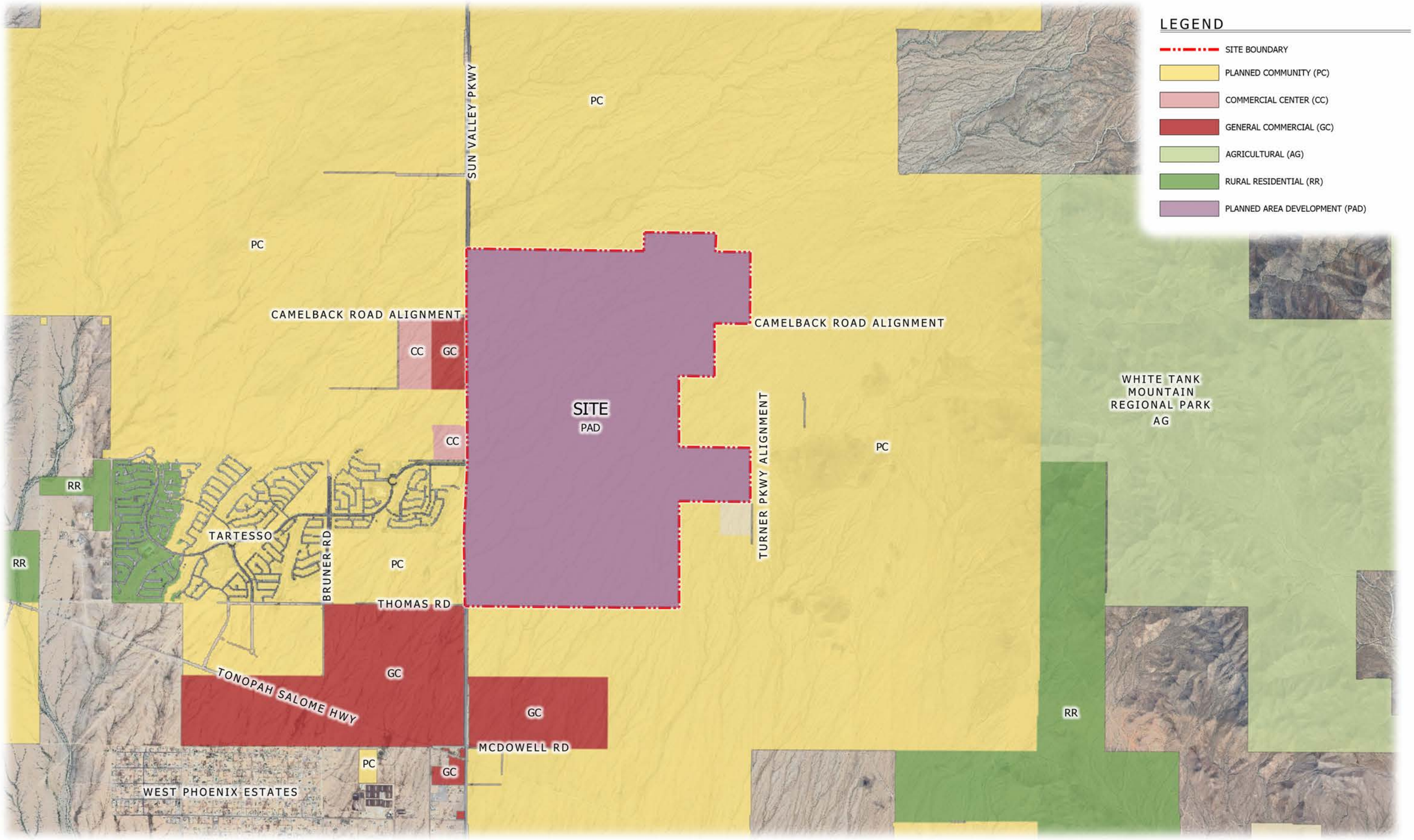


Exhibit 3.7.5B: Proposed Zoning Map

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3.7.6 Development Standards by Development Types

The Development Districts established in **Section 3.7.3: Development Districts** and Development Types identified in **Section 3.7.6.1: Development Types** form the regulatory framework for the Standards and Guidelines that follow. Thes provisions supplement and, where applicable, supersede the base zoning requirements of the Code and are applied through the Site Plan and Preliminary Plat approval processes.

3.7.6.1 Development Types

To further refine the planning and relationships between different kinds of development within the Development Districts, Development Types are established to define the specific Standards and Guidelines, such as minimum lot sizes, setbacks, building heights, and other dimensional criteria, that shape the built form and character of the community.

Development Types provide an additional layer of flexibility within each District, ensuring that a variety of housing, mixed-use, and non-residential forms can be accommodated as the community evolves. These Standards and Guidelines are applied at the Site Plan and Preliminary Plat stages to ensure consistent implementation of the PAD's intent.

Each Development District identified in **Table 3.7.3: Development Districts** may include one (1) or more Development Type, depending on the intended mix of uses, density, and design intent. Development Types define the range of permitted uses and built forms within each Development District and guide how individual parcels are planned and developed over time.

Each Development Type listed within **Table 3.7.6.1: Development Types** corresponds to the applicable Standards and Guidelines and cross-references the specific Development Standards tables for Residential, Mixed-Use, and Non-Residential areas. The applicable Development Standards for each Development Type are provided in **Section 3.7.6.2: Development Standards**.

Table 3.7.6.1: Development Types serves as a guide for determining which set of Development Standards applies to each Development Type throughout the Site.

Table 3.7.6.1: Development Types	
Development Types	**Development Type Description**
DT-5	15,000 SF and Larger Single-Family Detached
DT-4	10,000 - 14,999 SF Single-Family Detached
DT-3	6,000 - 9,999 SF Single-Family Detached
DT-2	3,000 - 5,999 SF Single-Family Detached
DT-1	Up to 2,999 SF Single-Family Detached
DT-Cluster	Cluster Single-Family Detached
DT-Hammerhead	Hammerhead Single-Family Detached
DT-2A	2,500 - 6,999 SF Single-Family Attached
DT-1A	Up to 2,999 SF Single-Family Attached
DT-THF	Townhome Front Load Single-Family Attached
DT-THR	Townhome Rear Load Single-Family Attached
DT-HMF	Horizontal Multi-Family
DT-VMF	Vertical Multi-Family
DT-MUL	Mixed-Use Low
DT-MUM	Mixed-Use Medium
DT-MUH	Mixed-Use High
DT-NC	Neighborhood Commercial
DT-GC	General Commercial
DT-RC	Regional Commercial
DT-O	Professional Office

3.7.6.1.1 Development Type Descriptions

The Development Type descriptions below summarize the general character and planning intent of the Development Types identified in **Table 3.7.6.1: Development Types**.

A. Single-Family Detached Development Types

1. Single-Family Detached Development Types are intended to support detached residential neighborhoods that may vary in lot size, density, and configuration.
2. These Development Types support a range of neighborhood character and housing options while maintaining a conventional detached residential form.

B. Cluster and Hammerhead Development Types

1. Cluster and Hammerhead Development Types are intended to provide alternative detached residential formats that allow homes to be arranged around shared access drives, modified frontage conditions, or compact lotting patterns.

2. These Development Types support detached residential neighborhoods with greater flexibility in lot orientation, access, and streetscape design while maintaining compatibility with surrounding single-family development.

C. Single-Family Attached and Townhome Development Types

1. Single-Family Attached and Townhome Development Types are intended to provide compact residential formats that include attached or townhome-style dwelling units in a neighborhood setting.
2. These Development Types support housing variety, walkable neighborhood design, and transitions between detached residential neighborhoods, multi-family areas, mixed-use nodes, and non-residential uses.

D. Multi-Family Development Types

1. Multi-Family Development Types are intended to provide residential formats that accommodate multiple dwelling units within a coordinated site or building configuration.
2. These Development Types may include horizontal or vertical multi-family formats and support a range of housing options with integrated access, parking, open space, and amenity areas.

E. Mixed-Use Development Types

1. Mixed-Use Development Types are intended to provide strategically located activity nodes that integrate residential, commercial, employment, service, and neighborhood-serving uses in a coordinated format.
2. These Development Types may accommodate vertical mixed-use, horizontal mixed-use, live-work units, residential over retail, commercial below residential, and similar configurations that activate key corridors and intersections.
3. Mixed-Use Low, Medium, and High categories allow approved intensity to be arranged in a manner that supports walkability, activity, and compatibility with surrounding development

F. Commercial and Office Development Types

1. Commercial and Office Development Types are intended to provide non-residential areas that accommodate goods, services, employment, office, medical, administrative, and similar uses.
2. These Development Types may serve neighborhood, community, regional, or employment-supporting functions depending on location, access, visibility, and surrounding development context.
3. Commercial and Office Development Types are intended to support convenient access to services and employment opportunities while maintaining compatibility with adjacent residential, mixed-use, and open space areas.

3.7.6.2 Development Standards

To accommodate the diverse economic and social needs or both current and future residents, the Site features a broad spectrum of housing types and non-residential uses, as outlined in the **Section 3.7.6.2.1: Residential Development Standards**, **Section 3.7.6.2.2: Mixed-Use Development Standards**, and **Section 3.7.6.2.3: Non-Residential Development Standards.** These Standards and Guidelines are crafted to ensure that all development remains aligned with the community's evolving needs, while adhering to design and infrastructure Standards and Guidelines.

In addition, all access points and ROW within the development must adhere to the City Engineering Design Standards, except where modifications are explicitly specified in this PAD. For comprehensive details on these modifications, please consult the following Sections:

A. **Section 3.7.6.2.1: Residential Development Standards**, which delineate the Standards and Guidelines applicable to residential development.
B. **Section 3.7.6.2.2: Mixed-Use Development Standards** covers the Standards and Guidelines governing mixed-use developments.
C. **Section 3.7.6.2.3: Non-Residential Development Standards** outline the Standards and Guidelines for non-residential development.
D. **Section 3.11: General Design Standards and Guidelines** provides general Standards and Guidelines for site planning and layout across development.
    1. Refer to **Section 3.11.1.4.2: Small Lot Coordination** for requirements applicable to lots less than forty (40) feet in width.
E. **Section 3.12: Architecture Design Standards and Guidelines** specifies the Standards and Guidelines for architectural styles, features, colors, and materials.
F. **Section 3.13: Open Space and Parks Standards and Guidelines**, details Standards and Guidelines for all open spaces and parks.
G. **Section 3.16: Landscape Standards and Guidelines** cover all planting and landscape Standards and Guidelines.
H. **Section 3.17: Walls, Fences, and Screening Standards and Guidelines**, specifies Standards and Guidelines for wall, fence, and screening requirements.

3.7.6.2.1 Residential Development Standards

The Site permits a diverse range of residential Development Types, from traditional single-family homes to both horizontal and vertical multi-family development. For detailed planning and development criteria for all permitted residential Development Types, refer to the following exhibits:

A. **Exhibit 3.7.6.2.1-A: Residential Development Standards - Single-Family Detached**;
B. **Exhibit 3.7.6.2.1-B: Residential Development Standards - Single-Family Detached – Cluster and Hammerhead**;
C. **Exhibit 3.7.6.2.1-C: Residential Development Standards – Singled-Family Attached**;
D. **Exhibit 3.7.6.2.1-D: Residential Development Standards - Single-Family Attached – Townhomes**; and,
E. **Exhibit 3.7.6.2.1-E: Residential Development Standards - Horizontal and Vertical Multi-Family**.

These exhibits provide comprehensive Standards and Guidelines that outline the criteria for planning and development within the Site.

For minimum setback requirements for Accessory Structures, refer to the applicable Residential Development Standards. Accessory Dwelling Units ("ADUs") must comply with ARS 9-461.18, in addition to adhering to the detailed requirements set forth in the HOA CC&Rs and any relevant Design Guidelines issued by the Village Developer. Additional Standards and Guidelines applicable to Accessory Structures, including limitations on overall coverage, are provided within the applicable Residential Development Standards exhibits.

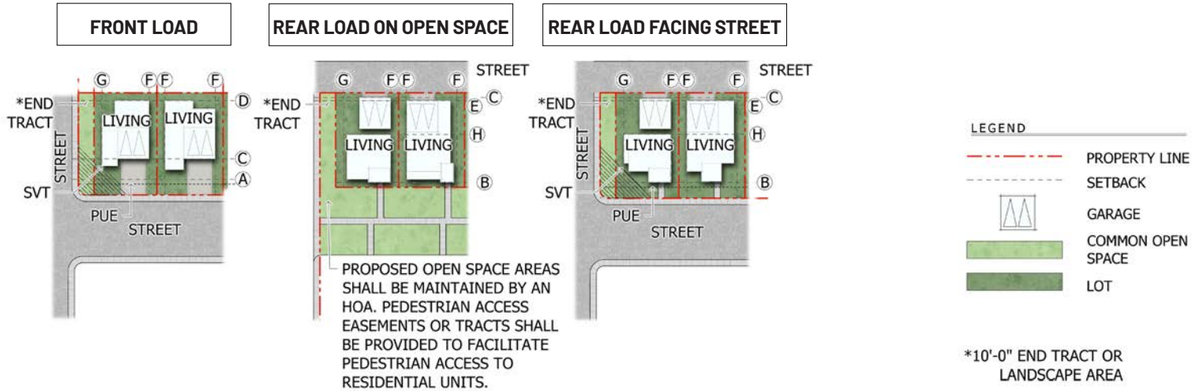
Single-Family Detached

Development Type [1]:	DT-1	DT-2	DT-3	DT-4	DT-5
Lot Area:	Up to 2,999 SF	3,000-5,999 SF	6,000-9,999 SF	10,000-14,999 SF	15,000 and Larger
Minimum Lot Width:	20'	30'	50'	70'	85'
Maximum Building Height [5]:	50'	45'	38'	38'	38'
Minimum Building Spacing [2]:	10'	10'	10'	10'	15'
Maximum Lot Coverage [7]:	Per building setbacks				
Minimum Building Setbacks					
A. Front Setbacks (Front Loaded) [3,4,5]:					
From living space	0'	10'	10'	10'	15'
B. Front Setbacks (Rear Loaded) [4,5]:					
From property line adjacent to common tracts	0'	5'	5'	5'	5'
From street, tract (private street), or right-of-way	0'	10'	10'	10'	10'
C. Garage Setbacks [3,4,5]:					
Front facing garage setback from property line or back of sidewalk with driveway parking to the face of garage door	20'	20'	20'	20'	20'
Front facing garage setback from property line without driveway parking	3'	3'	3'	3'	3'
Side entry garage from property line	N/A	10'	10'	10'	10'
D. Rear Setbacks - Front Loaded [3,5]:	5'	10'	10'	15'	15'
E. Rear Setbacks - Rear Loaded [3,4]:	3'	5'	3'	3'	3'
F. Interior Side Setbacks [3,5]:	0'	5'	5'	5'	5'/ 15' Aggregate
G. Street Side Setback [5]:					
From living to end tract	0'	5'	5'	10'	10'
From porch to end tract	0'	0'	0'	0'	0'
H. Detached garage separation from principal structure	8'	8'	8'	8'	8'
Accessory Structures [3,5,9]:					
Maximum building height [8]	N/A	32'	32'	32'	32'
From principal structure	N/A	6'	6'	6'	6'
From property line [4]	N/A	5'	5'	5'	5'
Front setback to living [4]	N/A	N/A	N/A	15'	15'
Front setback to living if detached side entry garage [4]	N/A	N/A	N/A	10'	15'

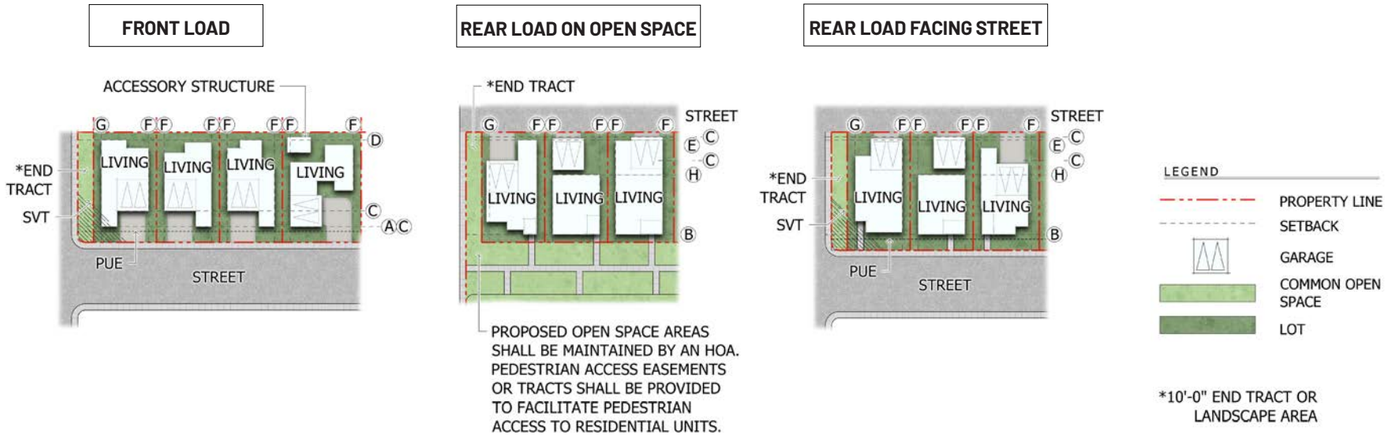
1. Refer to exhibits on this page for illustrative diagram.
2. Measured from principle structure to principle structure.
3. Setbacks are measured from the property line unless otherwise noted.
4. All building footprints shall be located outside of any Public Utility Easement ("PUE").
5. See **Section 3.12.2.4 Architectural Projections** for permitted projections.
6. Must not exceed the height of the principle structure.
7. Maximum lot coverage is based on required setbacks and is not expressed as a percentage of lot area.
8. See **Table 3.16.2.1.1: Landscape Buffers** for buffer requirements adjacent to residential and non-residential uses.
9. The total combined building area of all accessory structures located within required setback areas shall not exceed twenty-five (25) percent of the required setback area. In addition, the total combined building area of all accessory structures shall not exceed fifty (50) percent of the primary structure footprint (first floor).

Illustrative Product Diagrams

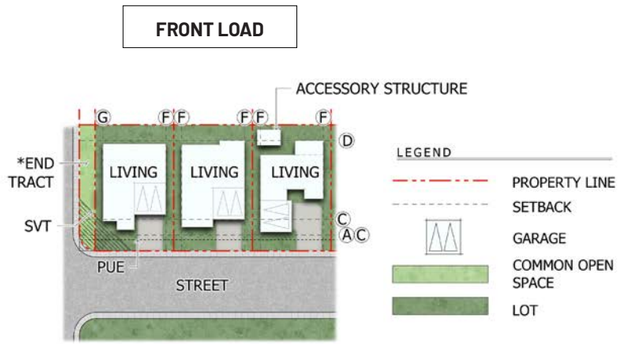
DT-1



DT-2



DT-3



DT-4 - DT-5

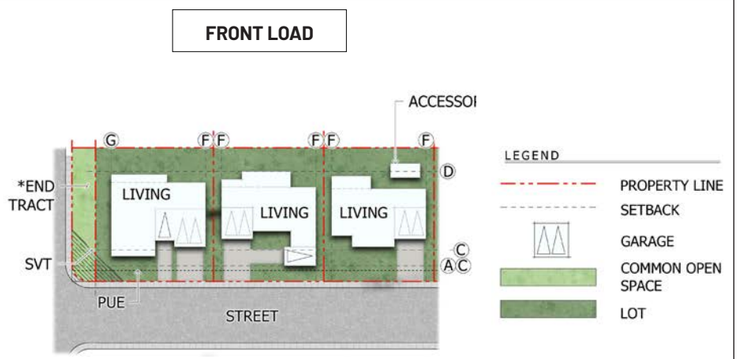


Exhibit 3.7.6.2.1-A: Residential Development Standards - Single-Family Detached

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Single-Family Detached - Cluster and Hammerhead

Development Type [1]:	DT-Cluster	DT-Hammerhead
Minimum Lot Area:	2,000 SF	2,000 SF
Minimum Lot Width:	20'	20'
Maximum Building Height [5]:	38'	38'
Minimum Building Spacing [2]:	10'	10'
Maximum Lot Coverage [6]:	Per building setbacks	
Minimum Building Setbacks		
A. Front Setbacks [3, 5]:		
To living space	5'	5'
To alley or motorcourt	3'	3'
B. Front Setbacks to Porch [3, 5]:	2'	2'
C. Garage Setbacks [3, 5]:		
Front facing garage setback from curb, gutter, or non-drivable surface, without driveway parking	3'	3'
D. Rear Setback (Front Loaded) [3, 4, 5]:	5'	5'
E. Rear Setback (Rear Loaded) [3, 5]:	3'	3'
F. Interior Side Setback [4, 5]:	0'	0'
G. Street Side Setback [4, 5]:	10'	10'
H. Detached garage separation from principle structure building [5]	8'	8'

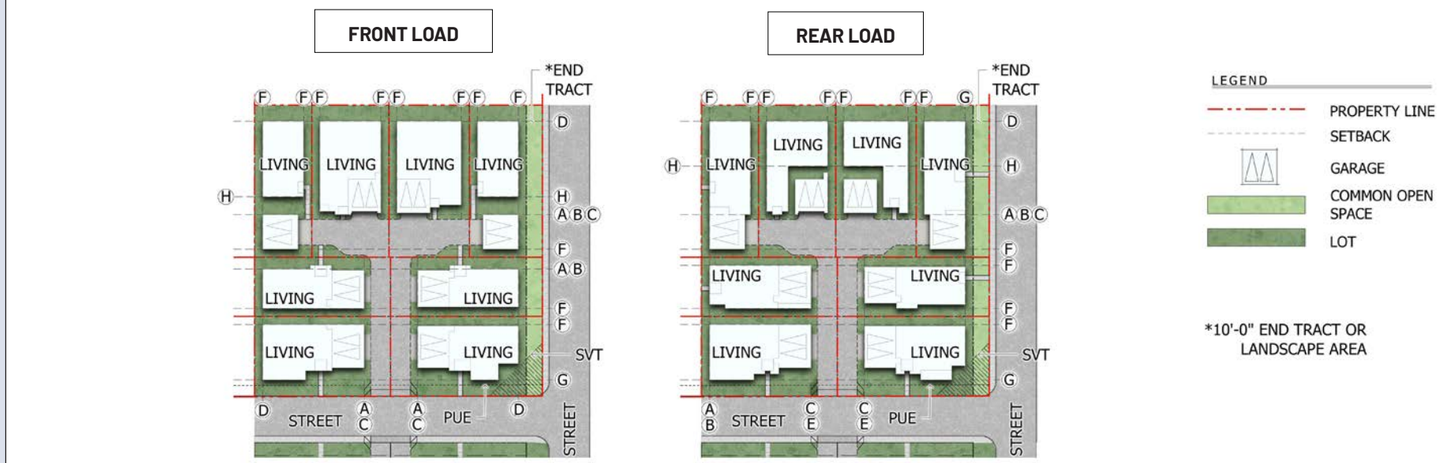
1. Refer to exhibits on this page for illustrative diagram.
2. Measured from principle structure to principle structure.
3. Setbacks are measured from the property line unless otherwise noted.
4. All building footprints shall be located outside of any Public Utility Easement ("PUE").
5. See **Section 3.12.2.4 Architectural Projections** for permitted projections.
6. Maximum lot coverage is based on required setbacks and is not expressed as a percentage of lot area.
7. See **Table 3.16.2.1.1: Landscape Buffers** for buffer requirements adjacent to residential and non-residential uses.

Illustrative Product Diagrams

DT-Cluster



DT-Hammerhead



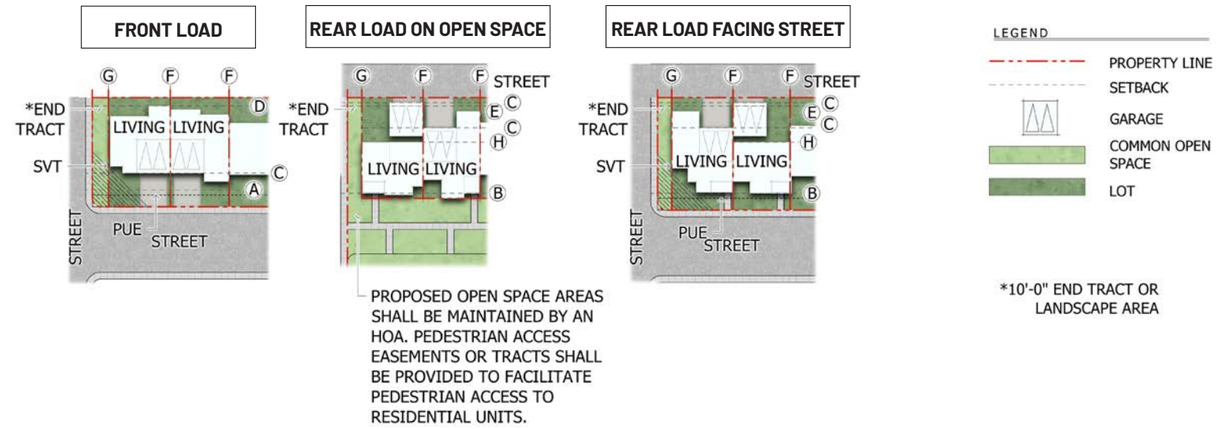
Single-Family Attached

Development Type [1]:	DT-1A	DT-2A
Lot Area:	Up to 2,999 SF	2,500-6,999
Minimum Lot Width:	16'	30'
Maximum Building Height [5]:	80'	45'
Minimum Building Spacing [2]:	10'	10'
Maximum Lot Coverage [7]:	Per building setbacks	
Minimum Building Setbacks		
A. Front Setbacks (Front Loaded) [3, 4, 5]:		
From living space	0'	5'
B. Front Setbacks (Rear Loaded) [3, 4, 5]:		
From property line adjacent to common tracts	0'	0'
From street tract or right-of-way	0'	5'
C. Garage Setbacks [3, 4, 5]:		
Front facing garage setback from property line with driveway parking to the face of garage door	20'	20'
Front facing garage setback from property line without driveway parking	3'	3'
D. Rear Setbacks - Front Loaded [3, 5]:	5'	10'
E. Rear Setbacks - Rear Loaded [3, 4, 5]:	3'	3'
F. Interior Side Setbacks [3, 5]:	0'	0'
G. Street Side Setback [5]:		
From living to end tract	0'	0'
H. Detached garage separation from principle structure [5]	8'	8'
Accessory Structures [3, 5, 9]:		
Maximum building height [6]	32'	32'
From principal structure	6'	6'
From property line [4]	5'	5'

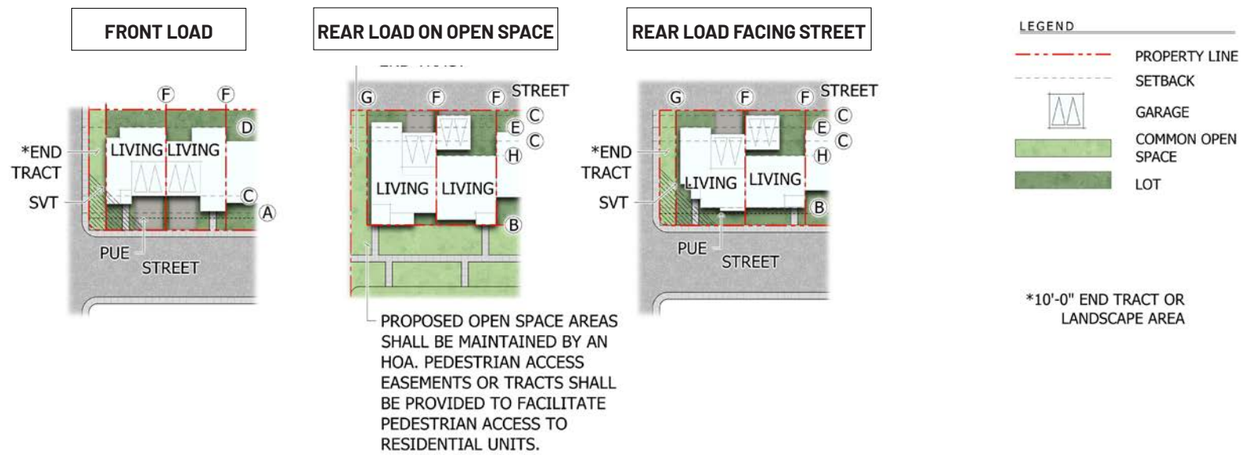
1. Refer to exhibits on this page for illustrative diagram.
2. Measured from principle structure to principle structure.
3. Setbacks are measured from the property line unless otherwise noted.
4. All building footprints shall be located outside of any Public Utility Easement ("PUE").
5. See **Section 3.12.2.4 Architectural Projections** for permitted projections.
6. Must not exceed the height of the principal structure.
7. Maximum lot coverage is based on required setbacks and is not expressed as a percentage of lot area.
8. See **Table 3.16.2.1.1: Landscape Buffers** for buffer requirements adjacent to residential and non-residential uses.
9. The total combined building area of all accessory structures located within required setback areas shall not exceed twenty-five (25) percent of the required setback area. In addition, the total combined building area of all accessory structures shall not exceed fifty (50) percent of the primary structure footprint (first floor).

Illustrative Product Diagrams

DT-1A



DT-2A



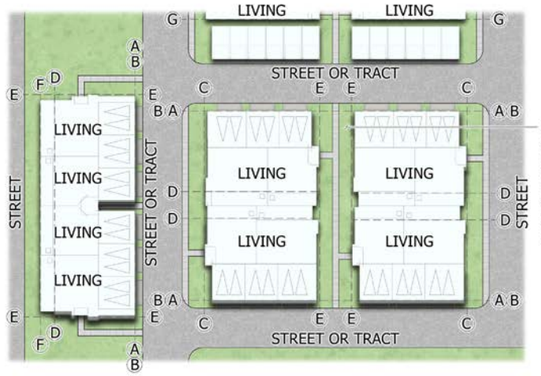
Single-Family Attached - Townhomes

Development Type [1]:	DT-THF	DT-THR
Minimum Lot Area:	43,560 SF	43,560 SF
Minimum Lot Width:	16'	16'
Maximum Building Height [4]:	80'	80'
Maximum Lot Coverage [5]:	Per building setbacks	
Minimum Building Setbacks		
A. Front Setbacks [2,3,4]:		
From living	5'	5'
From front to front on open space	N/A	10'
B. Garage Setbacks [2,3,4]:		
Front facing garage setback from property line with driveway parking to the face of garage door	20'	20'
Front facing garage setback from property line without driveway parking	3'	3'
C. Street Side Setback [3,4]:	5'	5'
D. Rear Yard Setback (Front Loaded) [3,4]:	8'	N/A
D. Rear Yard Setback (Rear Loaded) [3,4]:	N/A	5'
E. Interior Side Setback [3,4]:	0'	0'
Between end units of buildings	10'	10'
F. Rear Yard Setback (From Street) [3,4]:	10'	N/A
G. Detached garage separation from primary building [3,4]	8'	8'

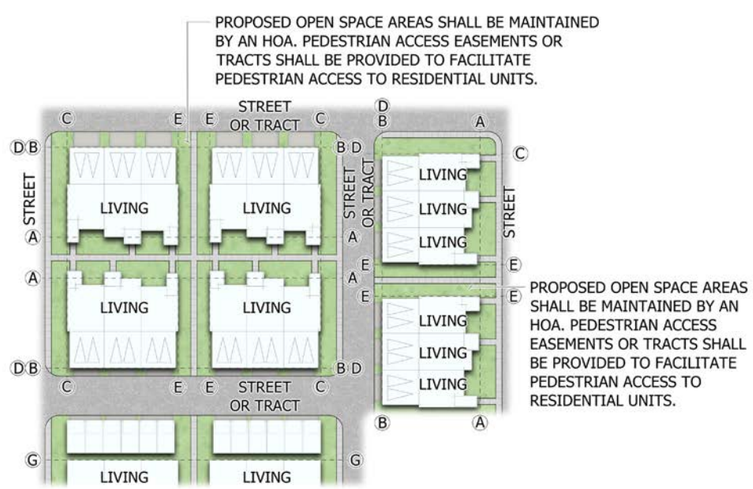
1. Refer to exhibits on this page for illustrative diagram.
2. Setbacks are measured from the property line unless otherwise noted.
3. All building footprints shall be located outside of any Public Utility Easement ("PUE").
4. See **Section 3.12.2.4 Architectural Projections** for permitted projections.
5. Maximum lot coverage is based on required setbacks and is not expressed as a percentage of lot area.
6. See **Table 3.16.2.1.1: Landscape Buffers** for buffer requirements adjacent to residential and non-residential uses.

Illustrative Product Diagrams

DT-THF



DT-THR



Horizontal Multi-Family

Development Type [1]:	DT-HMF
Minimum Lot Area:	43,560 SF
Minimum Lot Width:	No minimum
Maximum Building Height:	48'
Maximum Lot Coverage:	85%
Minimum Building Setbacks	
A. Perimeter Street Landscape Setback [4]:	
Local	10'
Collector	15'
Arterial	20'
B. Perimeter Side Setback:	5'
C. Perimeter Rear Setback:	8'
D. Front Setback to Parking [2, 4]:	10'
E. Side Setback to Parking [2, 4]:	10'
F. Rear Setback to Parking [3, 4]:	10'
G. Minimum Separation Between Building:	8'
Attached walls	0'

1. Refer to exhibits on this page for illustrative diagram.
2. Setbacks are measured from the back of curb.
3. Setbacks are measured from back of curb to wall.
4. All building footprints shall be located outside of any Public Utility Easement ("PUE").
5. See **Table 3.16.2.1.1: Landscape Buffers** for buffer requirements adjacent to residential and non-residential uses.

Illustrative Product Diagrams

DT-HMF



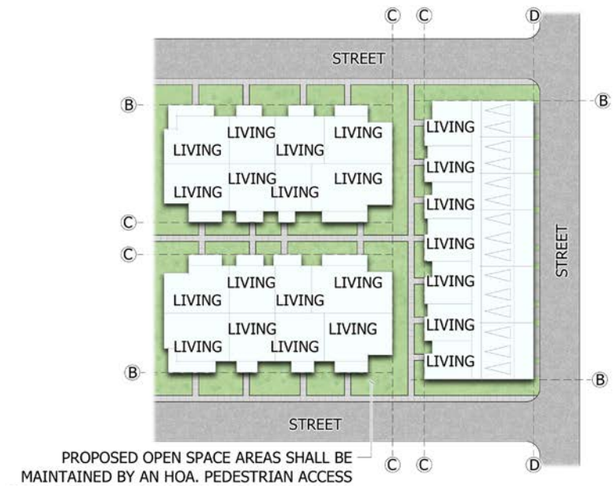
Vertical Multi-Family

Development Type [1]:	DT-VMF
Minimum Lot Area:	43,560 SF
Minimum Lot Width:	No minimum
Maximum Building Height:	150'
Maximum Lot Coverage:	95%
Minimum Building Setbacks	
A. Perimeter Landscape Setbacks [2, 3]:	
Up to two (2) stories	10'
Greater than two (2) stories	
Local / Collector	15'
Arterial	20'
B. Internal Setbacks [2, 3]:	
To street parking	10'
For attached walls	0'
C. Minimum Separation between Building:	10'
D. Garage Setback:	1' from garage door to street

1. Refer to exhibits on this page for illustrative diagram.
2. Setback applies to front, rear, and sides.
3. All building footprints shall be located outside of any Public Utility Easement ("PUE").
4. See **Table 3.16.2.1.1: Landscape Buffers** for buffer requirements adjacent to residential and non-residential uses.

Illustrative Product Diagrams

DT-VMF



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.

Exhibit 3.7.6.2.1-E: Residential Development Standards - Horizontal and Vertical Multi-Family

THE CASCADE - PAD

3.7.6.2.2 Mixed-Use Development Standards

The Site permits diverse Development Types within the Mixed-Use Development Districts, accommodating a range of densities and intensities for both residential and non-residential uses. For detailed Standards and Guidelines governing the planning and development of all permitted mixed-use residential Development Types, refer to **Exhibit 3.7.6.2.2: Development Standards - Mixed-Use**.

Mixed-Use			
Development Type:	**DT-MUL**	**DT-MUM**	**DT-MUH**
Minimum Lot Area:	Per building area, parking requirements, and required setbacks	Per building area, parking requirements, and required setbacks	Per building area, parking requirements, and required setbacks
Minimum Lot Width:	100′	100′	75′
Maximum Building Height:	45′	80′	300′ [2]
Maximum Lot Coverage:	Not limited	Not limited	Not limited
Minimum Building Setbacks			
A. Front Setback:			
From Property Line	10′	5′	0′
B. Side Setback:	10′	5′	0′
C. Street Side Setbacks:			
From Property Line	10′	5′	0′
D. Rear Setbacks:			
From Property Line	10′	5′	0′
E. Building Separation:			
Primary	10′	10′	10′
Accessory	10′	10′	10′

1. See **Table 3.16.2.1.1: Landscape Buffers** for buffer requirements adjacent to residential and non-residential uses.

2. Any building exceeding one hundred (100) feet in height shall require a Special Use Permit and may only be considered if the building does not interfere with Buckeye Municipal Airport flight paths or flight patterns and is approved by Luke Air Force Base.

3.7.6.2.3 Non-Residential Development Standards

The Site permits a variety of non-residential Development Types within the office and commercial Development Districts. For comprehensive Standards and Guidelines governing the planning and development of these non-residential Development Types, refer to **Exhibit 3.7.6.2.3: Non-Residential Development Standards – Commercial**.

Commercial

Development Type [1]:	DT-NC	DT-GC	DT-RC	DT-BP
Minimum Lot Area:	Per building area, parking requirements, and required setbacks	Per building area, parking requirements, and required setbacks	Per building area, parking requirements, and required setbacks	Per building area, parking requirements, and required setbacks
Maximum Lot Coverage:	Per setback requirements	Per setback requirements	Per setback requirements	80%
Minimum Lot Width:	100′	150′	150′	100′
Maximum Building Height:	38′	45′	90′	45′
Minimum Building Setbacks				
A. Front Setback [2]:				
From Property Line	10′	10′	20′	0′
B. Side Setback [2]:	10′	10′	10′	10′
C. Street Side Setbacks:				
From Property Line	10′	10′	20′	10′
D. Rear Setbacks [2]:				
From Property Line	10′	10′	20′	0′
E. Building Separation:	10′	10′	10′	10′

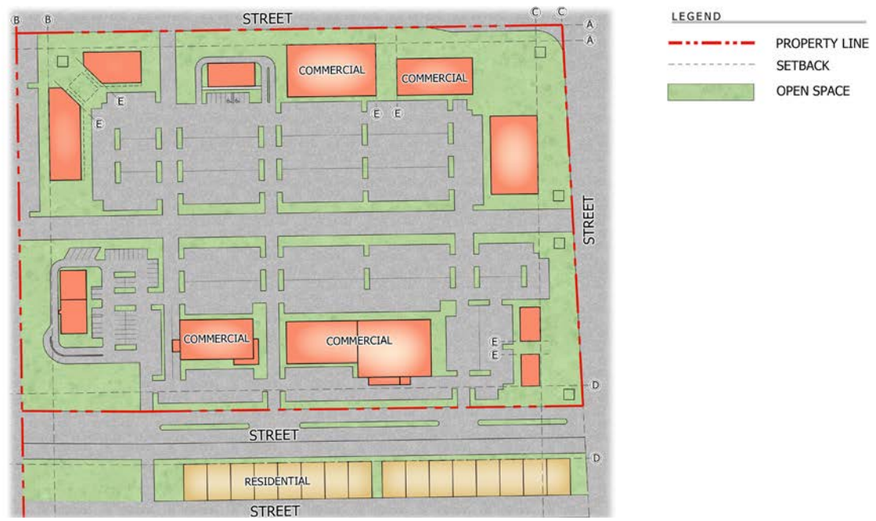
1. Refer to exhibits on this page for illustrative diagram.
2. Sebacks are measured from the property line unless otherwise noted.
3. See **Table 3.16.2.1.1: Landscape Buffers** for buffer requirements adjacent to residential and non-residential uses.

Illustrative Product Diagrams

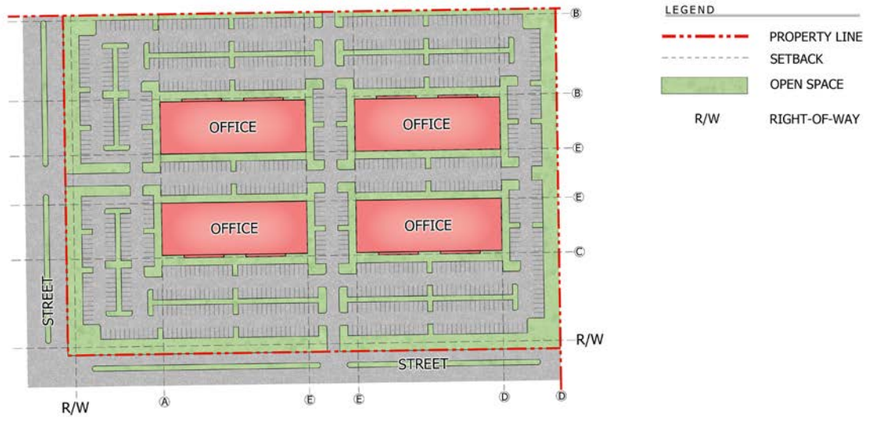
DT-NC



DT-GC, DT-RC



DT-BP



3.8 Infrastructure Master Plans

Comprehensive reports detailing the PAD's infrastructure requirements have been developed to provide a comprehensive overview of the community-wide infrastructure strategy. These documents play a crucial role in supporting development that conforms to the Land Use Budget, as detailed in **Table 3.6: Land Use Budget**. This Section summarizes the extensive analysis for each of the Master Plans; complete and detailed contents are available in the full Infrastructure Master Plan documents, which should be referred to for complete and detailed information. As various phases of development within the PAD advance towards construction, a "Basis of Design Report" must be developed for each Village Plan Area, as applicable. This essential report elaborates on infrastructure improvements planned for each phase, providing detailed design criteria and the necessary calculations for infrastructure sizing and description. The Basis of Design Report shall adhere to the Standards and Guidelines detailed in the Infrastructure Master Plans. For additional information on the requirements for submitting Village Plans and associated technical reports, refer to **Section 3.1.3.1: Components of the Village Plan** and **Section 3.1.3.2: Master Technical Reports with Village Plans.**

The Infrastructure Master Plans were prepared to support development across the entirety of the PAD, including areas under multiple ownership. If a Property Owner, identified in **Exhibit 1.1.D: The Cascade PAD Property Owners**, proposes an amendment or development that deviates from or impacts the assumptions, design criteria, phasing, capacity, or infrastructure sizing established in the Infrastructure Master Plans, the Property Owner shall be responsible for preparing any necessary updates or supplemental analyses to the applicable Infrastructure Master Plans. Such updates shall demonstrate that the proposed changes maintain or improve the intended function, capacity, and performance of the overall infrastructure systems serving the PAD. Updates may include, but are not limited to, revisions to the water, wastewater, drainage, transportation, Traffic Impact Analysis ("TIA"), Traffic Impact Study ("TIS"), Traffic Study ("TS"), or other supporting infrastructure or utility studies (the "Technical Reports"), as applicable.

Because development within the PAD may occur out of sequence and under varying ownership, no Property Owner shall rely on future infrastructure improvements or utility extensions to be constructed by another Property Owner unless otherwise provided through an approved agreement, reimbursement mechanism, or phasing plan accepted by the City. If a Property Owner or its authorized Village Developer initiates development that requires infrastructure, utility extensions, tie-ins, oversizing, or other improvements not yet provided through prior development, the applicable Property Owner shall be responsible for designing and constructing the applicable improvements necessary to serve the proposed development, as determined through the applicable Village Plan, Site Plan, Preliminary Plat, Final Plat, improvement plan, or associated technical reports.

3.8.1 Master Water Plan

The Master Water Plan specifies the general locations and sizing of the primary water infrastructure needed to support the PAD. It outlines conceptual locations and estimated capacities for a phased water system, which are determined based on the projected number of Residential Dwelling Units, Non-Residential Acreage, and various land uses within the PAD. Detailed design specifications and exact placements of water system improvements will be defined during the planning of each Village Plan Area. Detailed information specific to each Village Plan Area will be documented in the Technical Reports accompanying each Village Plan submission. For more detailed information, refer to the Master Water Plan.

3.8.2 Master Reclaimed Water Plan

Reclaimed water is not currently planned or available for use within the Site, and therefore no Master Reclaimed Water Plan has been developed at this time. If an existing reclaimed water facility is expanded, or a new facility is constructed in the future and service to the community is deemed financially feasible, reclaimed water may be incorporated for irrigation of parks and open spaces in the future. In such case, the necessary infrastructure, such as reclaimed water pipelines, pump stations, or recharge facilities, may be constructed or expanded to support service delivery. The timing and location of any reclaimed water infrastructure would be determined in coordination with the City as future development phases proceed.

3.8.3 Wastewater Infrastructure Master Plan

The Wastewater Infrastructure Master Plan specifies the necessary locations and sizing for major wastewater infrastructure required by the PAD. It encompasses plans for possible construction or expansion of wastewater treatment facilities, main sewer pipelines, and lift stations as needed. The scheduling and positioning of these facilities are determined according to the advancement of specific development phases. Each Village Plan submission will include detailed Technical Reports related to the wastewater requirements of the applicable Village Plan Area. For more detailed information, refer to the Wastewater Infrastructure Master Plan.

3.8.4 Non-Potable Water Infrastructure Master Plan

The Non-Potable Water Infrastructure Master Plan identifies critical locations and capacities for non-potable water systems, including storage facilities, booster stations, and distribution networks. The implementation and precise placement of these infrastructures will be determined by the development progress of each Village Plan Area. Detailed specifications will be provided in the Technical Reports accompanying each Village Plan submission. For more detailed information, refer to the Non-Potable Water Infrastructure Master Plan.

3.8.5 Master Drainage Plan

The Master Drainage Plan is designed to ensure that development within the PAD provides one hundred (100) year flood protection for habitable structures, while preserving the current downstream drainage conditions without significant alterations. The Master Drainage Plan details drainage constraints and includes a hydrologic and hydraulic analysis of the Site's drainage system, describing the management strategies for stormwater runoff. Comprehensive analysis and further details specific to each Village Plan Area will be documented in the Technical Reports accompanying each Village Plan submission. For more detailed information, refer to the Master Drainage Plan.

3.8.6 Master Transportation Plan

The Master Transportation Plan and Master TIA outline the necessary roadway network to support the development densities and intensities specified in the PAD. These documents forecast traffic volumes, roadway dimensions, and lane configurations that correspond with the Land Use Budget provided in **Section 3.6: Land Use Budget**. Detailed specifications for each Village Plan Area, such as proposed ROW, road geometries, and required improvements, will be documented in the Technical Reports accompanying each Village Plan submission.

Section 3.15: Street Standards and Guidelines illustrates the permitted street sections corresponding to each street classification within the PAD. The transportation network within The Cascade will adhere to the City Engineering Design Standards, except where the PAD specifies modifications. In cases where the PAD may conflict with any later approved Final Plats, the PAD will generally prevail unless specifically overridden by City-approved developments. For complete details, refer to the Master Transportation Plan.

3.9 Utilities and Public Facilities

This Section provides an overview of the essential utilities and public service providers serving the area, including electricity, gas, water, and waste management. It also identifies the supporting infrastructure for public safety and educational facilities that serve the community.

3.9.1 Electric

Electricity for the PAD is provided by Arizona Public Service ("APS").

3.9.2 Telephone, Internet, and Cable

Telecommunication services including telephone, internet, and cable for the PAD is provided by Cox or another applicable service.

3.9.3 Natural Gas

Natural gas service to the PAD is provided by Southwest Gas.

3.9.4 Solid Waste Disposal

Solid waste disposal service for the PAD shall be provided as follows:

A. Single-family residential uses shall be served by the City of Buckeye.

B. Multi-family and non-residential uses shall be served by a third-party licensed private hauler, managed by the Property Owner or applicable association.

3.9.5 Reclaimed Water Facilities

Reclaimed water services for the PAD, where applicable, shall be provided by the City of Buckeye.

3.9.6 Police

Police services for the PAD is provided by the Buckeye Police Department.

3.9.7 Fire

Fire protection services for the PAD is provided by Buckeye Fire – Medical – Rescue Department.

3.9.7.1 Fire Hydrants

A. Every new development within the PAD must include a system of fire hydrants installed in accordance with City and Maricopa Association of Governments ("MAG") standards.

B. The Fire Chief shall determine the exact locations, numbers, and types of hydrants required, based on the specific characteristics of the development such as location, building size, density and lot size.

C. Water lines serving fire hydrants must be a minimum diameter of six (6) inches. Unless no feasible alternatives exist, these lines shall not be dead-end lines except in instances like cul-de-sacs or similar situations where streets naturally terminate.

3.9.8 Schools

Education services within the PAD are primarily provided by Saddle Mountain Unified School District.

To enhance safety and traffic efficiency, any school located adjacent to an arterial street or larger must primarily access from a collector street or a lower classification. This strategy helps mitigate traffic congestion on arterial roads and promotes smoother traffic circulation around the school premises.

Designation of a school site must be backed by a comprehensive Traffic Impact Analysis ("TIA") and a circulation evaluation to ensure optimal site access and effective traffic management. These studies must include:

A. Evaluate the efficiency of drop-off and pick-up operations to ensure minimal disruption to traffic flow;

B. Demonstrate a safe and efficient traffic layout, including onsite queuing analysis, pedestrian safety, and connectivity to adjacent streets; and

C. Both the TIA and the circulation evaluation require review and approval by the City Engineer or their individual designee, or the City Traffic Engineer.

3.10 Framework Plans

Framework Plans provide conceptual designs at the PAD level, guiding the development of each Village. These Framework Plans depict the overarching vision for how Villages will connect through integrated networks of streets, open spaces, parks, and paths. Framework Plans also identify potential sites for commercial zones, public facilities, and landmarks, though these locations are conceptual and subject to change.

Detailed specifications and refinements will be addressed in the applicable Village Plan or Village Plans and their associated Master Plans, which will refine the precise locations and dimensions of proposed developments during the Preliminary Plat or Site Plan approval processes. For comprehensive information on Village Plan submittal requirements, refer to **Section 3.1.3: Villages and Village Plans**.

3.10.1 Transportation Framework Plan

The circulation is designed using a hierarchical system of parkways, arterials, collectors, and local streets. The majority of these streets are public; however, collectors and local streets may be privately developed, particularly within gated sections of the community, as established through the applicable Village Plan, Preliminary Plat, or Site Plan approval process.

The Transportation Framework Plan (Master TIA, which coincides with the City's 2025 Transportation Master Plan["TMP"]) provides a conceptual layout of the primary parkway and arterial network. Wilson Avenue serves as a north-south Major Arterial between Thomas Road and Camelback Road, and is planned to extend beyond the Site as part of the City's long-range transportation network. Similarly, Sun Valley Parkway functions as a north-south Principal Arterial. Turner Parkway is located along a portion of the eastern boundary of the Site and is identified as a parkway. Camelback Road and Thomas Road are designated as Major Arterials, while Indian School Road is designated a Minor Arterial west of Wilson Avenue and a Major Arterial east of Wilson Avenue. These corridors serve as the primary east-west connections which integrate with the City's planned regional transportation network. To maintain the natural landscape and aesthetic appeal, engineered drainage channels will be designed to mimic natural washes along these roadways, refer to **Section 3.13.5: Engineered Drainage Channels** for additional information. Conceptual layouts are provided in **Exhibit 3.10.1: Transportation Framework Plan**. All streets are designed to conform to the City Engineering Design Standards unless modified by this PAD.

Collector streets are strategically designed within the Site to connect parcels and provide alternatives to using parkways and arterials for local travel. **Section 3.15: Street Standards and Guidelines** includes a variety of alternative street layouts, offering flexibility in the planning and development of each Village.

For a detailed analysis of traffic impacts related to the PAD, consult the TIA, which confirms that the proposed developments align with the Master Transportation Plan.

The final layout and geometry of the street network will be determined during the Preliminary Plat or Site Plan approval process.

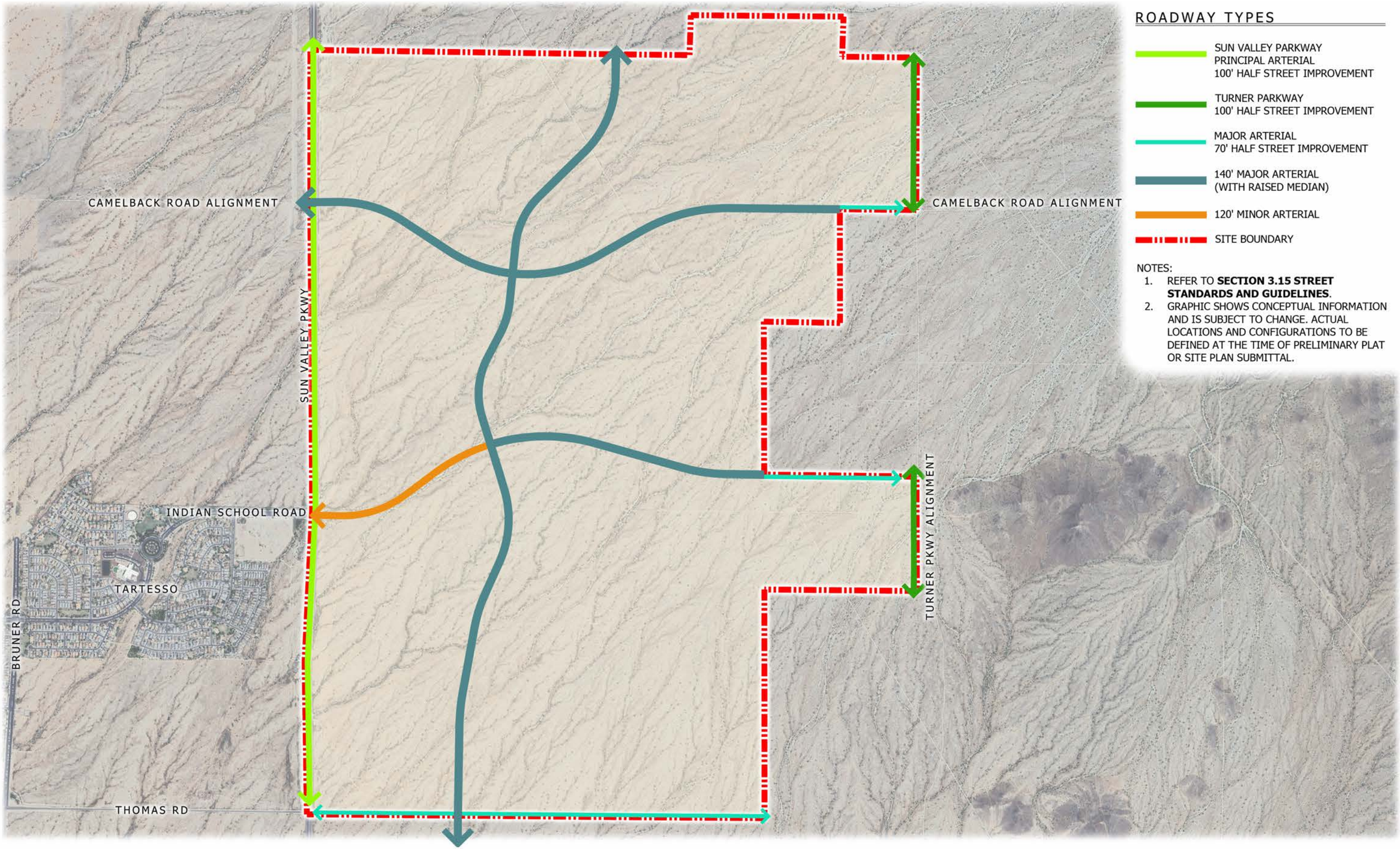


Exhibit 3.10.1: Transportation Framework Plan

THE CASCADE - PAD

3.10.2 Open Space and Parks Framework Plan

The Cascade fosters an engaging outdoor lifestyle by establishing a comprehensive network of parks, trails and open spaces. The Open Space and Parks Framework Plan showcases the envisioned locations for the Largest Park and Cascade Park Type A within the Site.

A. The hierarchy of recreation spaces designed includes:
    1. The Largest Park is the community's primary park, larger than all other park types and serving all neighborhoods.
    2. Cascade Park Type A parks are extensive sports complexes featuring playgrounds, picnic pavilions, ample parking, and trailheads to support diverse recreational activities.
    3. Cascade Park Type B parks are larger community parks offering a broader range of amenities, playfields, to serve multiple neighborhoods.
    4. Cascade Park Type C parks are smaller, localized recreation areas designed to cater to the immediate needs of surrounding residents.

B. Each type of park is strategically planned to enhance the recreational offerings within their service areas.
    1. Cascade Park Type B and Cascade Park Type C parks are closely integrated within their adjacent residential areas, although specific locations are not depicted in **Exhibit 3.10.2: Open Space and Parks Framework Plan** due to their intimate scale.
    2. Cascade Park Type A parks are highlighted in **Exhibit 3.10.2: Open Space and Parks Framework Plan**, indicating their role as central recreational hubs within larger community settings.

Refer to **Exhibit 3.10.2: Open Space and Parks Framework Plan** for a visual representation of the planned locations and spacing of these parks. Additionally, each Village Plan shall incorporate an Open Space and Parks Plan for the applicable Village Plan Area, detailing how local parks connect to the broader network of the Village and Site's open space and trails. This ensures that each park, regardless of its size and scope, is positioned to effectively meet the recreational needs of the community, fostering accessibility and connectivity with adjacent land uses.

Paths and trails within The Cascade are designed to ensure seamless access to all parks, promoting a connected and active community environment. The final layout, configuration, and design of parks, trails, and open spaces will be determined during the Preliminary Plat or Site Plan approval process.

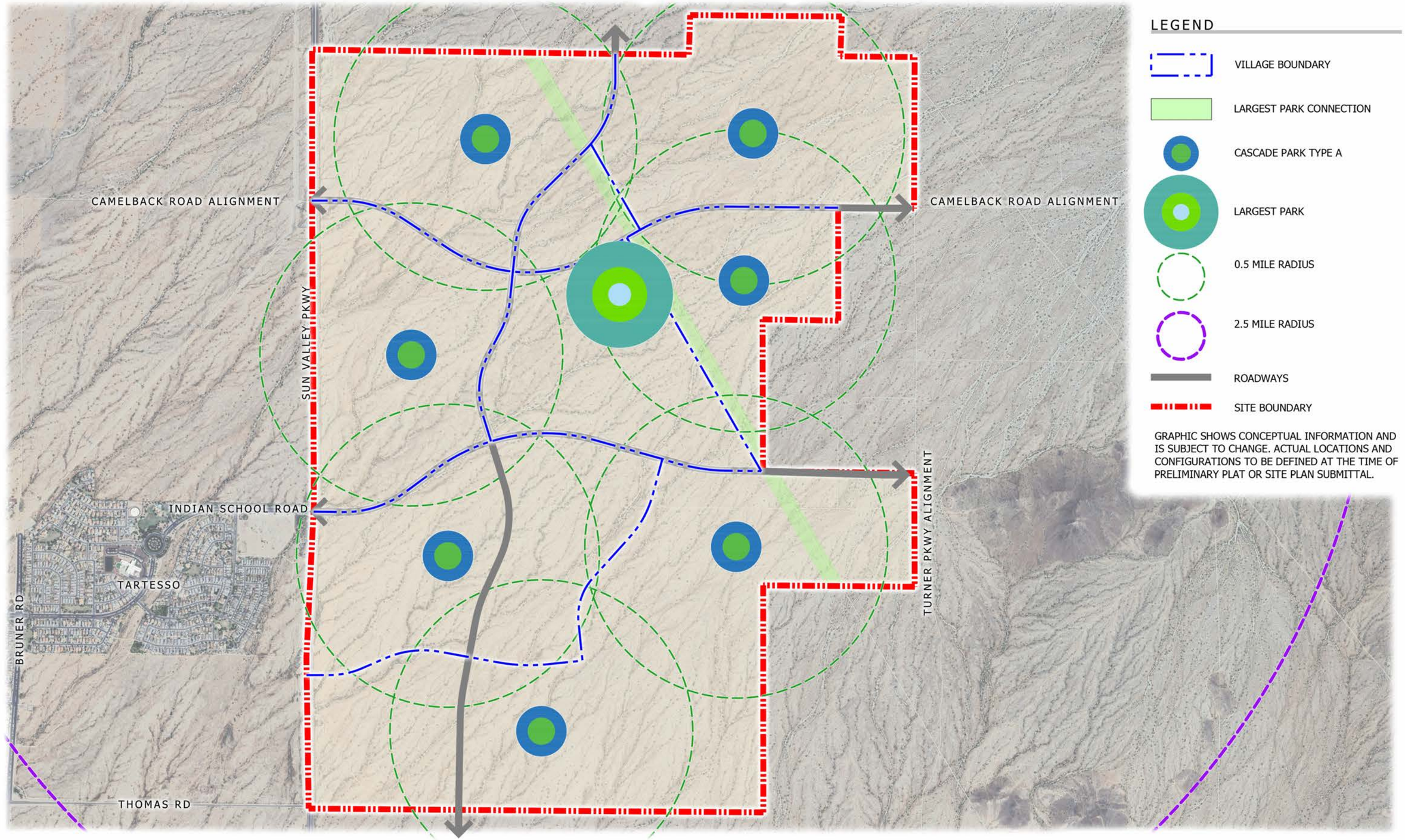


Exhibit 3.10.2: Open Space and Parks Framework Plan

THE CASCADE - PAD

3.10.3 Path and Trail Framework Plan

The Path and Trail Framework Plan illustrates how the Site's network of paths and trails integrates seamlessly into the community landscape, refer to **Exhibit 3.10.3: Path and Trail Framework Plan**. The PAD envisions a connected system that links residents to natural features and key amenities, including open spaces, parks, commercial centers, and employment areas. Each Village Plan shall include an Open Space and Trails Plan for the applicable Village Plan Area detailing the local network of pathways and their integration into the broader Village and community infrastructure. **Exhibit 3.10.3: Path and Trail Framework Plan** also identifies the conceptual location of a Minor Trailhead consistent with the City's Parks and Recreation Master Plan. The final location of the Minor Trailhead may be relocated, provided it remains within the Site and is approved through the applicable Village Plan, Preliminary Plat, Site Plan, or other applicable City approval process.

Paths and trails are designed as an integral part of the community's fabric, often running alongside streets or through designated open spaces to form a unified multi-modal transportation network. This network enables residents to walk or cycle easily to various destinations across and beyond the community. The chosen materials for these pathways may include native soil, stabilized decomposed granite, concrete, or asphalt. For detailed information on the Standards and Guidelines for paths and trails, see **Section 3.14: Path and Trail Circulation Standards and Guidelines.**

Paths and trails will generally adhere to the proposed locations and specifications depicted in **Exhibit 3.10.3: Path and Trail Framework Plan**. Exact details regarding layout and specifications of paths and trails will be finalized during the Preliminary Plat or Site Plan approval process. For additional path and trail lighting Standards and Guidelines, refer to **Section 3.20.4: Path and Trail Lighting**.

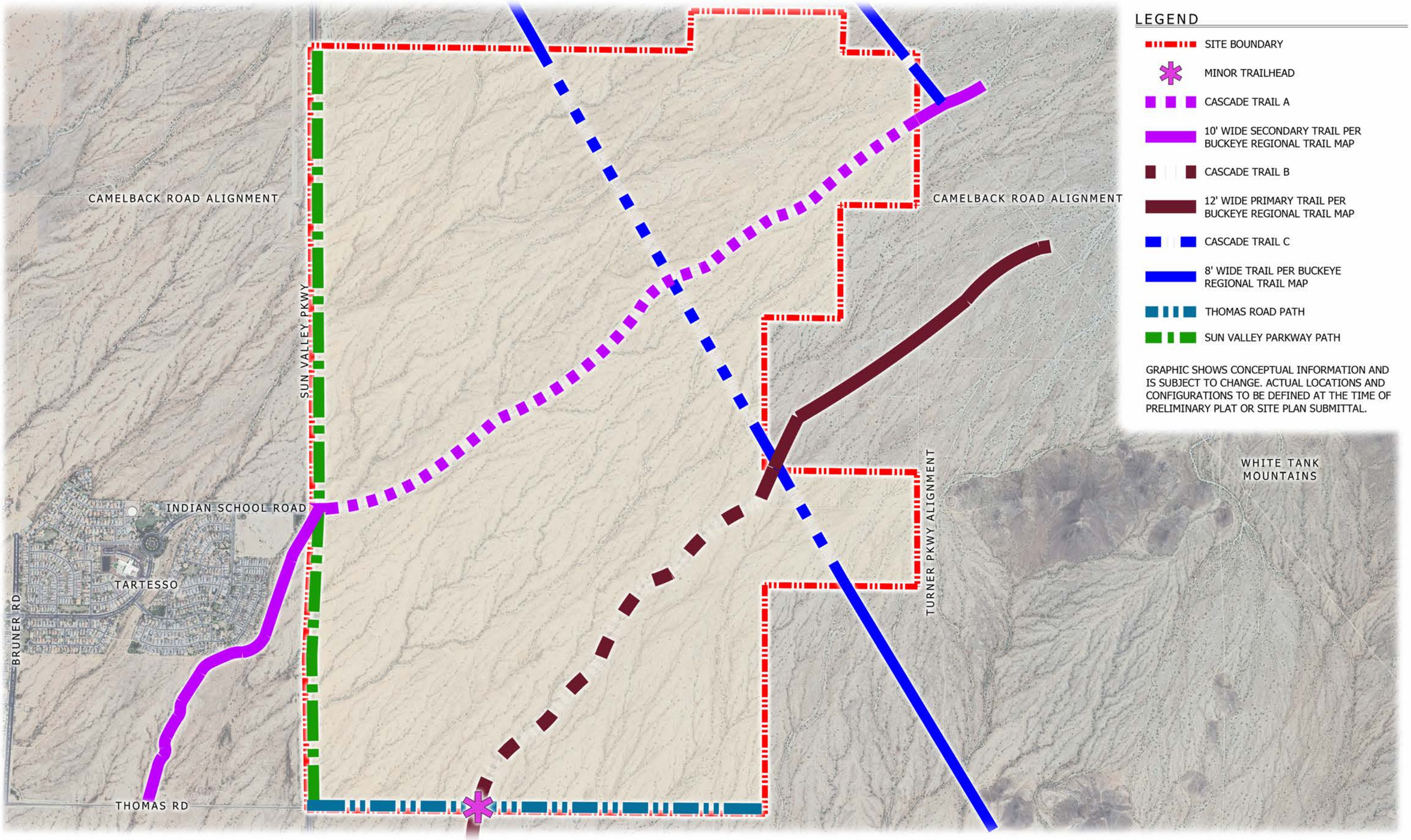


Exhibit 3.10.3: Path and Trails Framework Plan

THE CASCADE - PAD

3.10.4 Landscape Framework Plan

The Landscape Framework Plan for the PAD conceptually delineates various Landscape Character Zones, identifying general principles that will guide the landscape of each Village. These Landscape Character Zones permit varied landscape characteristics that align with the overarching aesthetic, thus supporting a diverse but unified visual experience across the Site.

The Cascade's landscape ethos is deeply influenced by its Sonoran Desert setting, promoting a lifestyle that is in harmony with the desert environment. The landscape design strategy emphasizes the use of native and drought tolerant plant material to foster a water conscious landscape. The Landscape Character Zones are designed to integrate more indigenous desert plants around the natural open spaces and the community's edges, with increased plant density and variety in central amenity areas and denser residential zones.

Conceptual representations of these landscape character zones can be found in **Exhibit 3.10.4: Landscape Framework Plan**, which provides the foundation for the landscape design within each Village. Each Village Plan shall include a Village Landscape Plan for the applicable Village Plan Area that illustrates the framework and how it contributes to collective landscape vision of the Village and The Cascade. Detailed Standards and Guidelines are available in **Section 3.16: Landscape Standards and Guidelines**, which also features **Table 3.16.4: Suggested Plant List** providing the recommended plant palette. This table may be modified to suit specific design themes or desired character within a Village, and does not require City approval but should remain true to the goals and vision of both The Cascade and the City.

3.10.4.1 Landscape Character Zones

The Landscape Character Zones established are designed to apply to various areas within the community, including public ROW, common areas, multi-family residential areas, and non-residential areas. The Landscape Character Zones guide the landscape design across the Site to ensure a cohesive and aesthetically pleasing environment.

A. Perimeter Zone
    1. The Perimeter Zone encompasses the outer edges of each Village and establishes a visual and landscape transition between Villages and adjacent properties or roadways.
    2. The Perimeter Zone features an enhanced native desert landscape, focusing on plant material indigenous to the Sonoran Desert.
    3. This area will showcase a mix of native trees, flowering shrubs, cacti, and accent plants that harmonize with the existing desert surroundings. The arrangement of these plants aims to elevate the natural desert environment.

B. Roadway Zone

1. Adjacent to the Site's roadways, the landscape adopts a character influenced by the Sonoran Desert but transitions from the Perimeter Zone to a softer, more varied appearance by incorporating vibrant, drought tolerant non-native species.
2. The landscape design within the Roadway Zone emphasizes varied and adaptive planting arrangements that avoid rigid formality and establish a dynamic, visually cohesive streetscape.
3. Landscape design in the Roadway Zone focuses on providing sufficient shade and buffers to ensure pedestrian visibility, comfort, and safety.

C. Entry Zone

1. The Entry Zone establishes the community's visual identity with distinctive entry features, monumentation, and signage, contributing to the overall sense of arrival.
2. Landscape design within the Entry Zone is arranged in deliberate, layered compositions that highlight the scale and prominence of the entryway.
3. The Entry Zone employs plant species that provide accentuating colors and textures to enhance visual appeal.
4. The extent of the Entry Zone may vary, either spanning a broader area to make a grand statement or confined to a more defined space to suit specific design objectives.

D. Focal Area and Park Zone

1. The landscape design in the Focal Area and Park Zone accentuates park areas and key features, guiding visual attention to these central points of interest.
2. The use of ornamental materials enriches the texture, color, and visual appeal of these areas, while also enhancing shade and comfort for enjoyable park experiences.

E. Drainage Zone

1. The Drainage Zone combines a natural desert plant palette with riparian elements to landscape water conveyance channels, swales and stormwater management basins effectively.
2. Selected native and riparian plants are chosen for their ability to treat stormwater and for their growth patterns that suit water management needs.
3. Tree plantings may be strategically located to highlight key features within the Drainage Zone.
4. An organic arrangement of plants enhances visual appeal and adapts to the natural contours of the drainage areas.

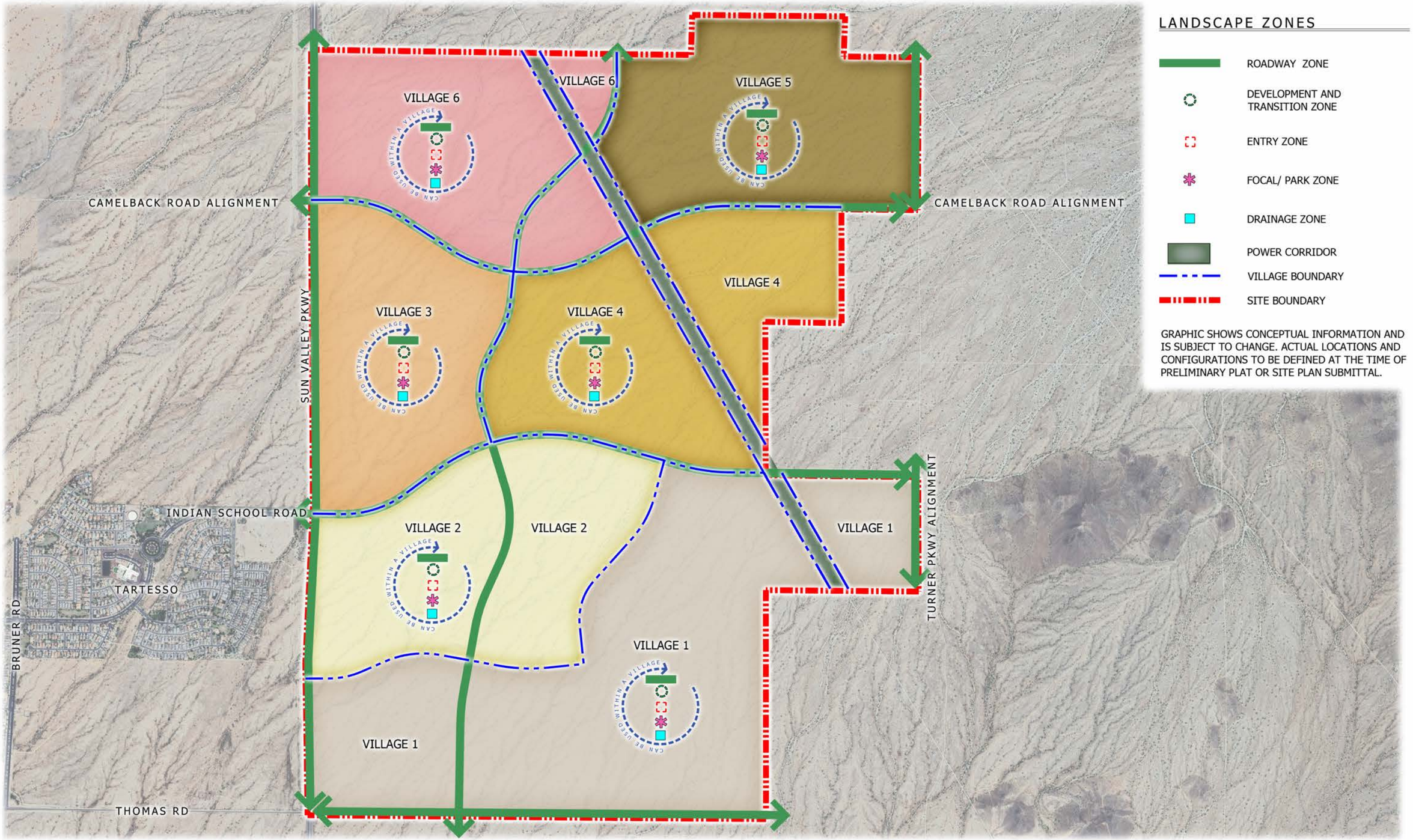


Exhibit 3.10.4: Landscape Framework Plan

THE CASCADE - PAD

3.10.5 Lighting Master Plan

Lighting zones within the Site are established based on the intensity of the lighting permitted under the lighting Standards and Guidelines. Land use and roadway hierarchy are the primary factors determining these zones. Areas with higher activity levels and greater use intensity will require brighter lighting, while lower-density areas will utilize softer illumination to maintain compliance with the International Dark-Sky Association, the Illuminating Engineering Society of North America ("IESNA"), and the International Energy Conservation Code ("IECC"). The standards and recommendations of these organizations provide the foundation for **Section 3.20: Lighting Standards and Guidelines**. The Site is located within the City of Buckeye Environmentally Sensitive Land Area, which further supports the use of context-sensitive lighting design within the Site. Lighting zones shall be identified during the Preliminary Plat or Site Plan approval process.

3.10.6 Signage Framework Plan

The Signage Framework Plan provides a conceptual overview of community signage locations throughout the Site, as detailed in **Exhibit 3.10.6: Signage Framework Plan**. The Signage Framework Plan outlines the proposed placements for Primary Entry Monuments, Neighborhood Entry Monuments, and Parcel Entry Monuments, serving as fundamental guide for effective wayfinding and fostering a sense of place for both vehicles and pedestrians.

Signage across The Cascade should not only reflect the overall character but also enhance a cohesive and high-quality aesthetic. While each Village may define its own distinctive signage character, consistency in quality and finish must be maintained across all signage applications.

The Signage Framework Plan establishes a comprehensive framework for signage implementation. Specific decisions regarding signage locations, quantities and types will be refined during the applicable Village Plan development phase and detailed further through the applicable Preliminary Plat or Site Plan approval process. Should all details regarding signage not be finalized at these initial stages, they can be subsequently submitted later in accordance with **Section 3.19: Signage Standards and Guidelines**. The placement and installation of larger community signage shall be established through the applicable Village Plan, Preliminary Plat, Site Plan, or other applicable approval process.

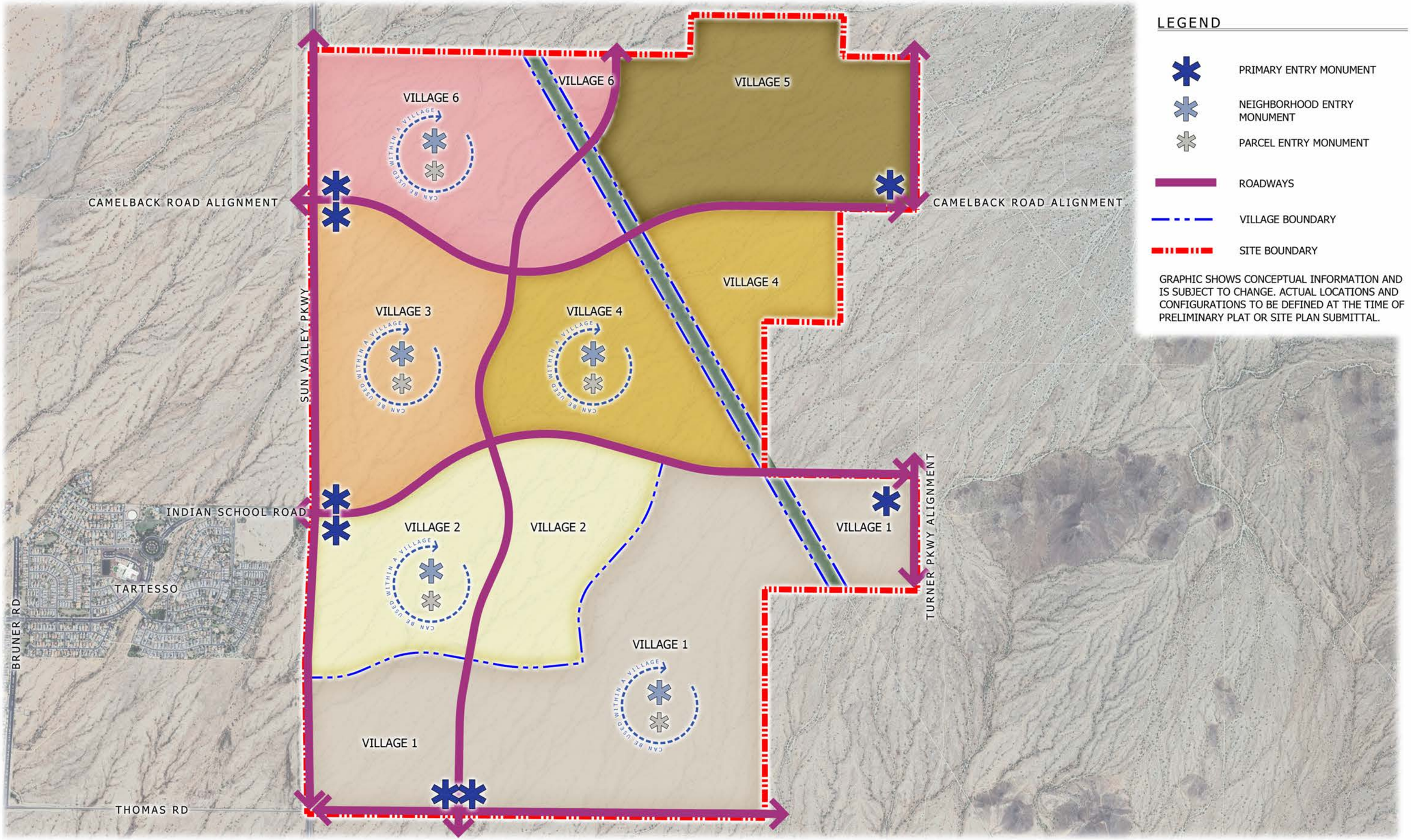


Exhibit 3.10.6: Signage Framework Plan

THE CASCADE - PAD

3.10.7 Wall, Fence, and Screening Character

The hierarchy of walls, fences, and screening elements within the Site is designed to offer a variety of forms and materials, enhancing privacy for each homesite while ensuring architectural continuity across the community. Walls, fences, and screening elements play crucial roles in establishing community identity, mitigating noise from roadways, and providing privacy and security for residents. They also serve to accentuate neighborhood features, screen streets, and buffer adjacent uses. The height of all walls, fences, and screening elements is measured from the finished grade at the base to the top of the wall.

Materials used for wall construction within the Site should harmonize with the community's architectural character. Acceptable materials include masonry, brick, block, painted block, stone, stucco, architectural metal, board-form concrete, concrete, split-face, single-score block, patterned integrally colored block, or other similar enhancements as approved by the applicable ARC.

The specific types of walls, fences and screening elements shall be determined during the Preliminary Plat or Site Plan approval process. Detailed Standards and Guidelines for walls and fences are outlined in **Section 3.17: Walls, Fences and Screening Standards and Guidelines** and illustrated in **Exhibit 3.10.7: Wall, Fence and Screening Character** for a visual representation of the level of quality and finishes within the Site.









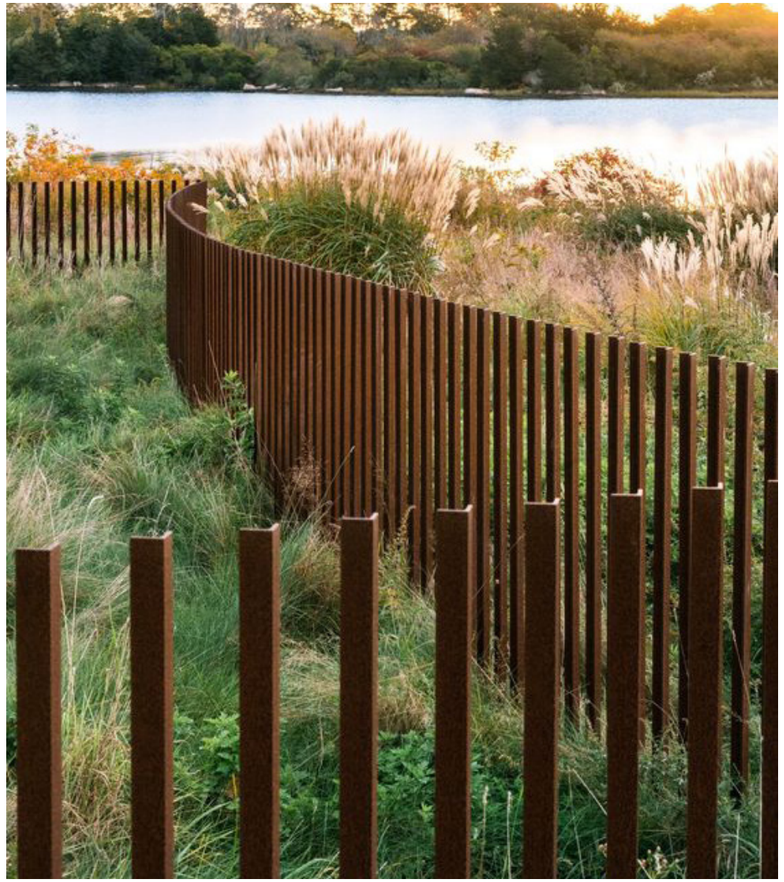






Exhibit 3.10.7: Wall, Fence, and Screening Character

THE CASCADE - PAD





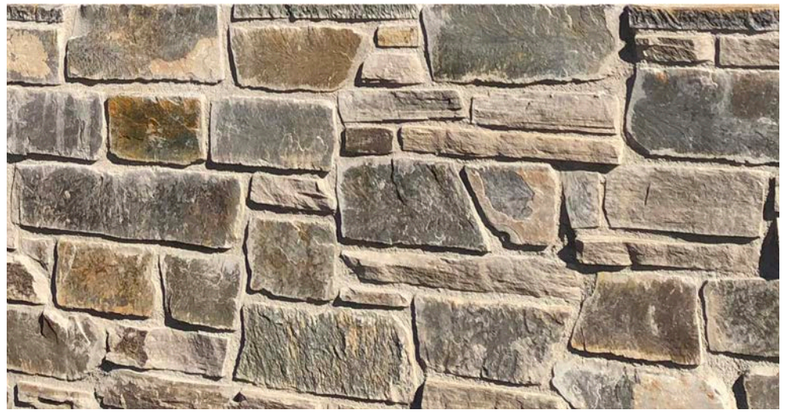












3.10.8 Master Technical Reports for Village Plans

Master Technical Reports accompany each Village Plan and include all required plans, studies, reports, and Traffic Impact Analyses, as applicable, necessary to support the development. The Master Technical Reports must comply with the City's standards for technical reporting and demonstrate adherence to the broader goals of the PAD.

The Master Technical Reports expand upon the initial conceptual framework established in the PAD, detailing specific requirements for water management, wastewater treatment, drainage systems, transportation networks, and other required infrastructure systems, thereby ensuring development within each Village Plan Area is consistent with the PAD, applicable Infrastructure Master Plans, previously approved Village Plans, as applicable, and specific environmental conditions.

For information on the required contents of these reports and specific submission guidelines for Village Plans, refer to **Section 3.1.3: Villages and Village Plans**.

3.10.8.1 Drainage Plan

The comprehensive Mass Grading and Drainage Plan is essential to ensure alignment with the Master Drainage Plan as detailed in **Section 3.8.5: Master Drainage Plan**. The Drainage Plan must adequately address potential variations in water runoff due to increases or decreases in residential density and non-residential floor area intensity as development within the Village Plan Area progresses. Key components of the plan include:

A. Conformance Report
    1. A detailed design report demonstrating alignment with the Master Drainage Plan.
B. Drainage Area Maps
    1. Include maps that detail watersheds affecting the Village Plan Area, including estimated peak flows for defined flood events in accordance with the Master Drainage Plan.
C. Runoff Analysis
    1. Calculate and provide estimates of peak flow rates and total runoff volumes for both pre-development and post-development scenarios within the proposed phase of the Village Plan Area.
D. Low Impact Development ("LID") techniques
    1. If considered, they must not only be detailed within the Drainage Plan analysis but also comply with Code. This analysis should articulate how the LID measures will be implemented, the benefits they aim to achieve, and how they will be incorporated into the overarching drainage strategy.

3.10.8.2 Potable Water Basis of Design Report

The Potable Water Basis of Design Report is required to align with the Master Water Plan, as outlined in **Section 3.8.1: Master Water Plan**, and address fluctuations in water demand that may arise from changes in Residential Dwelling Units or Non-Residential Acreage as development progresses. Each report must include:

A. Conformance Report
    1. A detailed Potable Water Basis of Design Report demonstrating alignment with the Master Water Plan.

B. Potable Water System Plan
    1. The Potable Water System Plan should detail the size, location, and types of all required potable water system components, including both onsite and offsite infrastructure, pump stations, and storage facilities needed to accommodate both interim and full buildout conditions of the Village Plan Area.

C. Infrastructure Calculations
    1. Provide calculations that justify the proposed infrastructure sizes, types, and capacities, incorporating demand factors updated to reflect actual anticipated usage.

D. Phasing Strategy
    1. Outline any proposed phasing for the potable water system infrastructure necessary for the Village Plan Area.

E. Redundancy Measures
    1. Identify well sites required for redundancy.

3.10.8.3 Non-Potable Water Basis of Design Report

The Non-Potable Water Basis of Design Report is essential to ensure alignment with the Non-Potable Water Infrastructure Master Plan, as outlined in **Section 3.8.4: Non-Potable Water Infrastructure Master Plan**, and to address potential fluctuations in non-potable water demand that may result from changes within the applicable Village Plan Area or, as applicable, other Village Plan Areas served by the same infrastructure system. Each report must comprehensively include:

A. Conformance Report
    1. A detailed Non-Potable Water Basis of Design Report demonstrating alignment with the Non-Potable Water Infrastructure Master Plan.

B. Non-Potable Water System Plan
    1. The Non-Potable Water System Plan should detail the size, location, and type of all required non-potable water system components, such as onsite and offsite infrastructure, pump stations, and storage facilities necessary for both interim and full buildout conditions of the applicable Village Plan Area.

C. Infrastructure Calculations
    1. Provide detailed calculations that justify the proposed sizes, types, and capacities of the non-potable water system components.

D. Phasing Strategy
    1. Outline any required phasing for the non-potable water system infrastructure to accommodate the development of the applicable Village Plan Area.

3.10.8.4 Wastewater Basis of Design Report

A Wastewater Basis of Design Report should demonstrate conformance with the Wastewater Infrastructure Master Plan, as outlined in **Section 3.8.3: Wastewater Infrastructure Master Plan**, and address any increase or decrease in wastewater flow within the applicable Village Plan Area or, as applicable, from other Village Plan Areas served by the same infrastructure system that may occur as development progresses and Residential Dwelling Units and Non-Residential Acreage allocations change. Each Wastewater Basis of Design Report shall include the following:

A. Conformance Report
    1. A detailed Wastewater Basis of Design Report demonstrating alignment with the Wastewater Infrastructure Master Plan.

B. Wastewater Plan
    1. The Wastewater Plan should detail the size, location, and type of all necessary wastewater system components, such as onsite and offsite infrastructure, lift stations, transmission lines, and treatment systems that are required for both interim and full buildout conditions of the applicable Village Plan Area.

C. Infrastructure Calculations
    1. Detailed calculations that support the proposed sizes, types, and capacities of the wastewater system, ensuring it meets the anticipated demand.

D. Phasing Strategy
    1. Outline any proposed phasing for the wastewater system infrastructure necessary for the applicable Village Plan Area.

3.11 General Design Standards and Guidelines

This Section delineates the Standards and Guidelines for site planning throughout The Cascade, focusing on the strategic configuration of roadways, paths, trails, parks, and open spaces to cultivate a distinct community identity.

Key objectives for site planning and design include:

A. Development Diversity
    1. Foster diverse development patterns enhance the visual appeal and functionality of street scenes, open space, and parks.

B. Pedestrian Accessibility
    1. Ensure that pedestrian access points connecting trail corridors to neighborhood amenities are clearly defined, safe, and adequately equipped to handle foot traffic.

C. Sense of Place
    1. Integrate design elements that establish a strong sense of place, identity and encourage social interaction.

3.11.1 Site Design Criteria

3.11.1.1 Site Design Criteria for Circulation and Access

This Section establishes the Standards and Guidelines governing circulation and access within the Site to promote safe, efficient, and well-organized movement:

A. Street and Block Hierarchy
    1. Street and block layouts should establish a clear hierarchy, providing well-connected streets. This design should distribute traffic efficiently across the network, preventing traffic congestion on principal routes.

B. Integrated Circulation System
    1. Each Village Plan Area should feature an access and circulation system that facilitates the safe and efficient movement of vehicles, bicycles, and pedestrians. This circulation system should also enhance connectivity to adjacent neighborhoods, properties, Village Plan Areas, and various land uses.

C. Neighborhood Connectivity
    1. Local neighborhood street systems should offer multiple direct routes to local destinations such as parks, schools, and shopping areas, thereby promoting community integration rather than creating divisions.

D. Vehicular Access to Public Streets and Adjacent Land

1. Street connections to existing adjacent public streets must be established in locations identified through the applicable Village Plan, Preliminary Plat, Site Plan, or other applicable approval process and approved by the Zoning Administrator or their individual designee.
2. In the absence of adjacent public streets, connections should be planned along each boundary adjoining vacant lands for potential future linkage, as identified through the applicable Village Plan, Preliminary Plat, Site Plan, or other applicable approval process and approved by the Zoning Administrator or their individual designee.
3. Proposed connections to surrounding streets must include the dedication of public ROW and the development of streets up to existing paved ROW.
    a. The City may require the construction of temporary turnarounds for cul-de-sacs that serve as interim termination between development phases.

E. Fire Access

1. All development shall meet applicable fire access requirements, except as expressly modified by this PAD.

F. For additional information regarding detailed Standards and Guidelines on street design, refer to **Section 3.10.1: Transportation Framework Plan** and **Section 3.15: Street Standards and Guidelines**.

3.11.1.2 Intersections

3.11.1.2.1 Angle of Intersection

A. A right-angle intersection reduces the distance that traffic must cross and enhances visibility, making it easier for drivers to gauge the positions and speeds of vehicles approaching from intersecting roads.

B. Exceptions to the right-angle rule may be necessary due to unique site conditions, with exceptions subject to the following stipulations:

1. For arterials and collectors, intersection angles can diverge by no more than two (2) degrees, with an extension up to four (4) degrees permissible upon receiving approval of the City Engineer or their individual designee.
2. For minor collectors and local roads, intersection angles can diverge up to four (4) degrees, with an extension up to fifteen (15) degrees permissible upon receiving approval of the City Engineer or their individual designee.

3.11.1.2.2 Offset Intersections

On local streets, street jogs with centerline offsets of up to one hundred (100) feet may be permitted, subject to the review and approval by the City Engineer or their individual designee. This measure provides street design flexibility while ensuring compliance with established safety and circulation standards.

3.11.1.2.3 Visibility at Intersections

For lots or parcels requiring a front setback, placement of any object(s) that could impede motorist sightlines is prohibited within the triangular area formed by the intersecting street property lines, as specified in the City's Engineering Design Standards. However, the planting of trees within this visible is permissible if they meet the conditions set forth in **Section 3.16.2.3: Landscape Requirements for Vehicular Sight Distance/Visibility Clear Zones**.

3.11.1.2.4 Sight Visibility Triangles ("SVT")

A. SVTs control the height of permanent structures, vegetation, and other improvements on corner properties near intersections to ensure clear visibility.

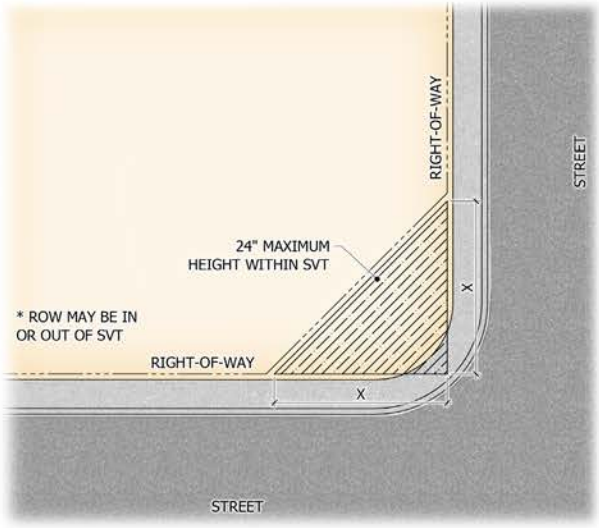
B. SVTs should not replace the necessary intersection sight distance.

C. SVTs enhance visibility around corners for all approaches to an intersection and should influence the design of perimeter walls and landscape elements.

D. Within SVTs, objects may not exceed a height of twenty-four (24) inches measured from the street surface, except for trees. Detailed guidelines on permissible landscape within SVTs can be found in **Section 3.16.2.3: Landscape Requirements for Vehicular Sight Distance/Visibility Clear Zones**.

E. The application and determination of SVTs are illustrated in **Figure 3.11.1.2.4.E: Sight Visibility Triangles**.

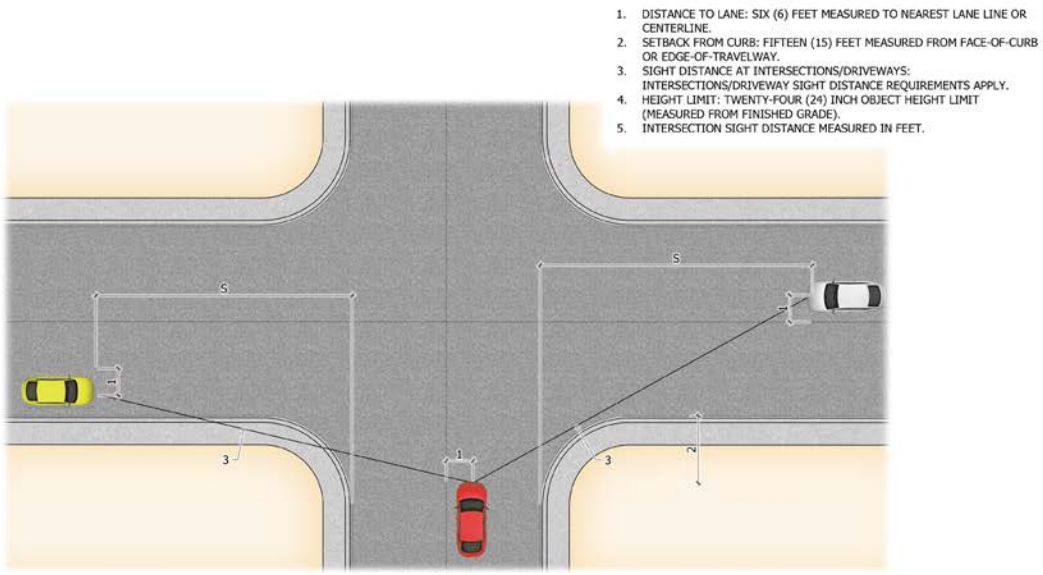
Figure 3.11.1.2.4.E: Sight Visibility Triangles



F. SVTs must be calculated starting from the intersecting ROW lines.

G. The requirements are detailed in both **Figure 3.11.1.2.4.G: Determining Sight Distance Requirements** and **Figure 3.11.1.2.4.E: Sight Visibility Triangles** shall apply to all corner properties to ensure clear visibility.

Figure 3.11.1.2.4.G: Determining Sight Distance Requirements



H. SVTs must be officially dedicated as easements on all Final Plats or maps of dedication.

I. The "X" dimension in **Figure 3.11.1.2.4.E: Sight Visibility Triangles** is determined as follows:

1. For local streets intersecting where the centerline deviation from a 90° angle ranges from 0° to 10°, X should be thirty-three (33) feet.
2. For local street intersecting where the centerline deviation from a 90° angle ranges from 10° to a maximum of 15°, X should be forty (40) feet.
3. For all other types of intersections, X remains at thirty-three (33) feet.

J. No building envelopes may encroach into the SVT.

3.11.1.3 Sidewalks

A. All sidewalks must be constructed in accordance with MAG Detail 230.

B. Walkways connecting main building entrances to adjacent sidewalks must maintain a minimum clear width of three (3) feet for residential development and five (5) feet for non-residential development, excluding any encroachments from parking overhangs or other obstructions.

   1. These walkways should provide a continuous, clearly recognizable route for both pedestrians and drivers.

C. Sidewalk Locations:

   1. Sidewalks constructed adjacent to both public and private streets must conform to the specifications outlined in **Table 3.15: Street Standards** and **Exhibit 3.15: Street Sections**.
   2. For detached sidewalks, a minimum separation from the back of curb should be four (4) feet.
      a. Sidewalks should be located adjacent to the ROW line as feasible.
      b. Sidewalks may be located within adjacent sidewalk easements when such provisions exist.
   3. Sidewalks may be either attached or detached from the back of curb adjacent to right-turn lanes.
   4. Paths along streets must comply with ADA standards, except in cases where roadway slopes due to topographical constraints exceed ADA requirements.
   5. Sidewalks should not be located within the clear zone for arterials streets without vertical curbs.
   6. Sidewalk connectivity is encouraged to extend to:
      a. Existing public parks, greenways, open spaces, trails, or other civic uses such as schools, places of worship, public recreational facilities, or government buildings.
      b. Facilitate access to neighboring land uses and developments, such as adjacent residential areas, retail shopping centers, office complexes, or restaurants.

3.11.1.4 Lot Size

General Standards and Guidelines for lot sizes are established to ensure consistency and functionality within the development. For comprehensive details regarding specific lot size requirements, refer to **Section 3.7.6.2: Development Standards**.

3.11.1.4.1 Minimum Lot Dimensions

All lots created, developed, used, or occupied within the community must adhere to the minimum lot size and frontage requirements specified in **Section 3.7.6.2: Development Standards**, corresponding to the Development District where the lot is situated, except as otherwise established in this PAD for specific uses.

3.11.1.4.2 Small Lot Coordination

Where a Parcel Developer proposes lots with widths less than forty (40) feet, the Parcel Developer shall coordinate with the City of Buckeye Public Works Department at the time of Preliminary Plat to ensure that appropriate provisions are incorporated to avoid conflicts between on-street parking and solid waste collection operations.

3.11.1.4.3 Number of Principal Buildings or Uses Per Lot

A. Single and Two-Family Residential Lots:
    1. Each lot or unplatted tract is limited to one (1) principal building designated for single-family or two-family use, along with any permitted accessory buildings. Each dwelling unit must front upon a roadway or an officially approved access point.

B. Multi-Family, Mixed-Use, and Non-Residential Lots:
    1. For lots or tracts designated for multi-family, mixed-use, or non-residential purposes, multiple principal buildings may be positioned on a single lot. However, this is conditional upon each building adhering to all relevant regulations specified in this PAD and ensuring that all principal buildings have frontage on a street or an officially approved access point.

3.11.1.5 Setbacks

A. Every building, structure, or lot must comply with the minimum setback requirements specified in **Section 3.7.6.2: Development Standards** applicable to the Development District where it is located.

B. Setbacks shall be measured from the defined boundaries of the lot or property lines.

C. A setback or any open space designated for a specific building, structure, or lot under this PAD must be exclusive to that entity. Such spaces shall not be counted or used to satisfy the setback or open space requirement of any other building, structure, or lot.

D. Setbacks must remain unoccupied and free from obstructions by any part of a structure from thirty (30) inches above finished grade upward, with the exception of specific structures permitted to project into required front, side, or rear setbacks as specified in this Section.

E. Structures that are covered by a roof or lattice and project into setbacks are included in the calculations for maximum lot coverage.

F. For double frontage lots, the required front setback shall apply solely to the side of the lot containing the primary front entrance.

3.11.1.5.1 Projections into Setbacks

The following elements are permitted within required setbacks:

A. Projections shall remain outside of easements and ROW.

B. Handicap ramps may be located within required front, side, and rear setbacks.

C. Paved terraces must maintain a minimum distance of one (1) foot from the property line and comply with all other requirements of this PAD.

D. Unroofed landings, decks, and stairs shall not extend higher than thirty (30) inches above finished grade, except for handrails.

E. Roofs or lattice structures over porches, patios, stairways, landings, terraces, or similar exterior approaches to pedestrian doorways may extend up to five (5) feet into the front setback.

F. Residential Projections

1. ADA Access Ramps
    a. Must maintain a minimum distance of one (1) foot from the property line; where the required setback is less, the setback shall govern.
2. Upper story elements
    a. Limited to a maximum projection of two (2) feet into any setback; and,
    b. Must remain at least three (3) feet from the property line; where the required setback is less, the setback shall govern.
3. Awnings
    a. Limited to a maximum projection of two (2) feet into any setback; and,
    b. Must maintain a minimum distance of three (3) feet from the property line; where the required setback is less, the setback shall govern.
4. Shed roof elements
    a. Limited to a maximum height of three (3) feet above the roofline.
5. Architectural features such as cornices, eaves, canopies, sunshades, gutters, chimneys, flues, pilasters, lintels, headers, sills, and other similar features.
    a. May project up to three (3) feet into a required front yard and up to two (2) feet into required side or rear yards.
    b. Must maintain a minimum distance of three (3) feet from the property line; where the required setback is less, the setback shall govern.
6. The posts of attached roofs or lattice structures
    a. Must comply with the side yard setback required for the principal structure.
    b. Must be set back a minimum of ten (10) feet from the rear property line.
7. Roof or lattice structure overhangs
    a. May extend up to two (2) feet into rear and side yard setbacks.
    b. Enclosure is limited to a railing or screen.

8. Trellis features
    a. Limited to a maximum projection of two (2) feet into any setback; and
    b. Must remain at least three (3) feet from the property line; where the required setback is less, the setback shall govern.
9. Balconies
    a. Maximum projection limits:
        i. Two (2) feet into the front setback;
        ii. Five (5) feet into the rear setback; and,
        iii. Two (2) feet into the side setback.
    b. Minimum Property line clearances:
        i. Eight (8) feet from the front property line;
        ii. Eight (8) feet from the rear property line; and,
        iii. Three (3) feet from side property line.
        iv. Where the required setback is less, the setback shall govern.
    c. Unroofed balconies:
        i. Must remain at least five (5) feet from a side property line; and,
        ii. Must remain at least ten (10) feet from the rear property line.
10. Porches
    a. Limited to a maximum projection of two (2) feet into the front setback; and,
    b. Must remain at least eight (8) feet from the property line; where the required setback is less, the setback shall govern.
11. Patios
    a. Limited to a maximum projection of five (5) feet into the rear setback; and,
    b. Must remain at least eight (8) feet from the property line; where the required setback is less, the setback shall govern.
12. Shutters
    a. Limited to a maximum projection of one (1) foot into any setback; and,
    b. Must maintain a minimum distance of one (1) foot from the property line, unless the setback allows otherwise.
13. Bay Windows
    a. Limited to a maximum projection of three (3) feet into any setback, not exceeding fifteen (15) continuous linear feet; and,
    b. Must maintain a minimum distance of three (3) foot from the property line, unless the setback allows otherwise.
14. Windowpane Treatment
    a. Limited to a maximum projection of six (6) inches into any setback.

15. Door and window surrounds
    a. Limited to a maximum projection of six (6) inches into any setback.

3.11.1.5.2 Building Height

A. General Height Requirements
    1. Buildings within the development must adhere to the height restrictions established for their specific zoning district. No structure should exceed these limits unless exceptions are explicitly permitted under **subsection 3.11.1.5.2.B**.

B. Height Exceptions for Appurtenances
    1. Height restrictions detailed in this PAD generally exclude structures such as cupolas, flagpoles, chimneys, antennas, heating and ventilation equipment, elevator housing, stairwell towers or similar appurtenances, under the following conditions:
        a. The appurtenance must not violate or interfere with any Federal Aviation Administration ("FAA") regulations;
        b. Appurtenance may exceed the established maximum building height by up to twenty-five (25) feet, except in cases of flagpoles, church belfries, and antennas, which may be taller if required for functional purposes;
        c. The appurtenance cannot be designed to provide additional floor area within the building; and
        d. All such appurtenances must adhere to the screening requirements for mechanical equipment and appurtenances in **Section 3.17: Walls, Fences, and Screening Standards and Guidelines**.
    2. Vertical architectural elements for residential structures, including towers, rotundas, parapets, chimneys, flues, and other ornamental features, may be incorporated when intended to strengthen the architectural character of the home and establish a distinctive visual focal point.
        a. Such architectural elements may rise up to four (4) feet above the primary roofline.

C. Height Exceptions for Structures
    1. The height restrictions specified in this PAD do not apply to certain structures such as barns, silos, cooling towers, fire towers, monuments, public art, or water towers, under specific conditions:
        a. These structures maintain a maximum height of seventy-five (75) feet and must not cover more than one hundred (100) square feet of horizontal area.

3.11.2 Residential Site Design Criteria

The Standards and Guidelines in this Section are intended to enhance the quality of residential development, protect property values, promote architectural diversity and compatibility, and establish a cohesive community character throughout the Site. Specifically, these Standards and Guidelines are designed to:

A. Encourage new residential developments that are not only unique and full of character but also well-integrated with existing neighborhoods;

B. Ensure that the exterior design of residential buildings offers visual interest and variety;

C. Enhance the overall residential streetscape by reducing the visual impact of garages and parking areas;

D. Design homes in such a way that garages do not obstruct main entrances or impede the view of the street from within homes; and

E. Foster greater architectural harmony between single-family attached and multi-family residential development and the predominantly residential character of surrounding neighborhoods.

3.11.2.1 Driveways and Access

A. Every lot must provide access sufficient to ensure reasonable ingress and egress for emergency vehicles and daily users, supporting the property's intended use.

B. Where feasible, a driveway should accommodate a turning radius suitable for a wheelbase 50 ("WB-50") vehicle to enhance accessibility.

   1. Driveway entrances and other access points onto streets must be designed to:
      a. Ensure safe entry and exit for vehicles from the property;
      b. Minimize disruption to the free and efficient flow of traffic on adjacent or surrounding streets; and
      c. Encourage the use of joint driveways to reduce the number of access points onto streets and access easements.

3.11.2.2 Residential Access

All residential development must adhere to the following Standards and Guidelines:

A. Alleys adjacent to single-family residences may be used for loading or parking only if specifically designed to accommodate these functions.

B. Direct driveway access from single-family residential lots to any collector streets, arterial streets, or highways is prohibited unless no other legal access alternative exists. For detailed Standards and Guidelines, refer to **Table 3.15: Street Standards**.

C. Multi-family development greater than five (5) acres must include at least two (2) through-access drives, with the potential for exceptions to be granted for sites constrained by existing development, physical barriers, or significant natural features.

D. Driveways ten (10) feet from the front property line should not exceed:
    1. Ten (10) feet in width for single stall garages/carports and tandem garages.
    2. Twenty (20) feet in width for two-stall garages/carports.
    3. Thirty (30) feet in width for garages/ carports accommodating three (3) or more stalls.
    4. These widths may vary based on permissible curb turn radii.

E. Driveways must be setback at least one (1) foot from side yard property lines, unless a shared driveway arrangement is implemented. Exceptions for unique property and product designs may be approved by the Zoning Administrator or their individual designee.

F. Lots with Recreational Vehicle ("RV") garages may have an expanded aggregate driveway width of up to thirty-five (35) feet if landscape strips, decorative pavers, grass-crete pavers, or similar materials are used to reduce the visual impact of parking surfaces.
    1. These driveways must feature a continuous apron or rolled curb to connect RV and standard garage driveways without separate curb cuts.

G. Driveways for single-family homes must be paved with asphalt, bituminous, brick, concrete, or other durable materials to control dust. Alternatively, three (3) inches of crushed rock may be used if it is compacted and contained within a permanent border.

3.11.2.3 Front Yard Walkways and Driveways

Front yard walkways and driveways are critical in defining both the functionality and aesthetic appeal of the front yard. These elements are designed to not only serve practical functions but also to enhance the architectural style of homes and contribute to the visual quality of the neighborhood. They must also adhere to the specific requirements outlined in **Section 3.11.2.2: Residential Access**.

A. Front Yard Walkways
    1. Walkways should be designed to integrate seamlessly with the front yard's layout, potentially connecting driveways to other landscape features like side yard gates where appropriate.
    2. Approved materials for walkways include concrete, integral color concrete, exposed aggregate concrete, concrete unit pavers, and brick pavers, chosen for their durability and visual appeal.

B. Driveway Design
    1. Driveway widths should be proportionate to the garage door or recess to ensure a visually balanced appearance that complements the home's façade.
    2. Approved materials for driveways include concrete, integral color concrete, exposed aggregate concrete, and concrete unit pavers, chosen for their durability and visual appeal.

C. Placement and Layout

1. On corner lots, driveways and garages should be positioned on the side furthest from the corner to minimize impact on the streetscape.
2. Driveways on adjacent properties should be adequately spaced to maintain clear separation and enhance the organized appearance of the neighborhood.
3. At T-intersections, the placement of driveways and garages should be oriented to minimize direct headlight intrusion toward residential frontages.

By adhering to these Standards and Guidelines, front yard walkways and driveways will not only support the functional requirements of homes but also enhance the overall streetscape, ensuring a cohesive and attractive neighborhood environment.

3.11.2.4 Residential Driveway Extensions

A. A residential driveway extension is defined as a hard surface area extending from the main driveway, used primarily for vehicle parking and not as a thoroughfare.

B. Driveway extensions must be constructed from durable materials such as concrete, asphalt, pavers, or at least three (3) inches of crushed rock that is compacted and encased within a permanent border.

C. Placement and Sizing Conditions:

1. Extensions are permitted only in the side yard of a property.
2. The combined width of the existing driveway and the extension must not exceed fifty (50) percent of the property's lot width.
   a. For irregularly shaped lots, the lot width is measured at the front setback line.

3.11.2.5 Subdivision Street Planning

A. Subdivision street plans should aim to minimize the number of intersections and wash crossings, effectively reducing traffic within residential areas.

B. Integration of Existing and Proposed Streets:

1. The layout of new subdivisions should incorporate existing and proposed streets as outlined in the General Plan, Streets Master Plan, or any relevant Master Circulation Plan or Area Plan, except where modified by the PAD. Deviations from these Standards and Guidelines are subject to approval of the Zoning Administrator or their individual designee.

C. Residential Streets

1. Residential streets should be designed to discourage use by through-traffic.
2. For local streets extending over one thousand two hundred (1,200) feet without interruption, traffic-calming measures should be implemented to reduce vehicle speeds. Such features must be indicated in Preliminary Plats. Acceptable traffic calming measure may include one (1) or more of the following:
   a. Diverter;
   b. Neck-down;
   c. Curvilinear street alignments with radii of less than three hundred (300) feet;
   d. Stop signs, though understood that it is not recognized by AASHTO as a traffic control device, the aid in traffic calming by providing regulatory traffic control;
   e. Roundabout;
   f. Tee or four (4) way street intersections; and
   g. Additional methods are subject to approval by the City Engineer or their individual designee.
3. Traffic calming is not required on Arterial and Collector roads.

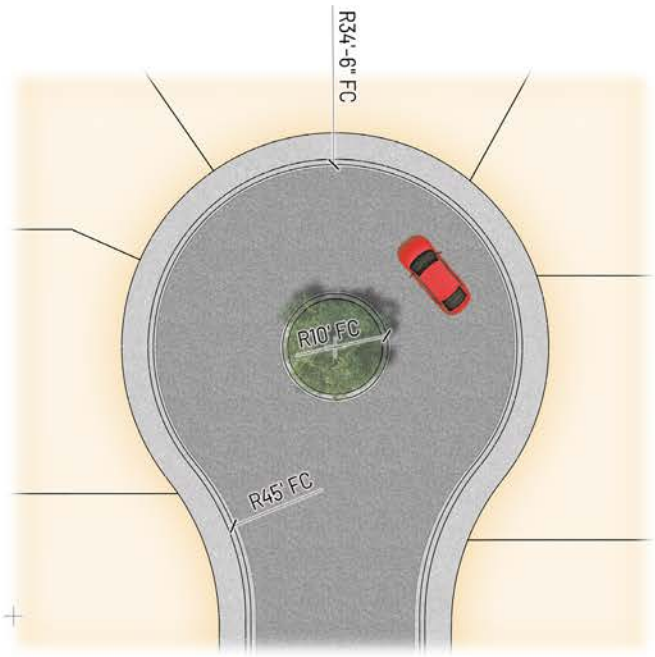
D. Coordination of Streets

1. All new streets must be designed to intersect with surrounding existing streets at locations that ensure safety and convenience. Street connections should facilitate smooth traffic flow and provide adequate access for emergency vehicles yet should be designed to discourage their use as shorts by through traffic.
2. Where street connections are proposed, there must be a dedication of public ROW, and the streets must be developed up to the standards of existing paved ROW.
3. The City may require the construction of temporary hammerheads or turnarounds in cul-de-sacs that serve as interim terminations during different phases of development.

E. Approval of Overlength Cul-de-Sacs

1. A cul-de-sac street is defined as a street that provides service to more than one (1) property owner and features only one (1) direct connection to the public street network.
2. The requirements apply to both public and private streets within the Site.
3. The length of a cul-de-sac is determined by measuring from the centerline of an intersecting street to the turning radius point of the cul-de-sac, detailed in **Figure 3.11.2.5.E: Cul-de-Sacs**. Extensions beyond the standard length may be permitted when justified.

Figure 3.11.2.5.E: Cul-de-Sacs



4. The length of a cul-de-sac street should not exceed eight hundred fifty (850) feet and is typically designed to serve a maximum of twenty (20) units without additional requirements. Additional stipulations may be required in the following:
   a. If the number of units on a cul-de-sac exceeds twenty (20) but does not surpass thirty (30) units, the installation of fire sprinklers is required.
      i. Fire Sprinklers Requirement
         (a.) For homes on cul-de-sacs that exceed twenty (20) units but do not exceed eight hundred fifty (850) feet in length, an approved fire sprinkler system must be installed. This system must be designed and constructed in accordance with applicable fire safety codes and standards.
   b. To improve safety, accessibility, and functionality within extended cul-de-sacs, Parcel Developers are encouraged to implement feasible enhancements that support these goals.
      i. Fire Hydrant Access
         (a.) Install fire hydrants at strategic points along the cul-de-sac, specifically at the start, mid-point, and end, to provide adequate fire protection coverage. Ensure that waterlines are adequately sized to accommodate both full fire flow requirements and potable water demand.
      ii. Split Access with Median
         (a.) Incorporate a median at the parcel access point to split the roadway, effectively providing two (2) points of access. This design enhances both circulation and emergency response capabilities. The length of the median will be determined based on the entry drive and does not necessarily need to extend the full length of the roadway.

iii. Secondary Emergency Access

(a.) Establish a secondary emergency access route for the cul-de-sac to enhance emergency vehicle ingress and egress, as well as provide additional evacuation options.

c. Exceptions for Terrain

i. Exceptions to the standard cul-de-sac length are permissible in instances where challenging terrain conditions render standard compliance impractical. These exceptions require approval from both the applicable ARC and the Zoning Administrator or their individual designee.

5. Dead-end alleys are permitted to extend up to one hundred fifty (150) feet from the face of curb of the adjoining street. Unique conditions may be evaluated and approved on a case-by-case basis by the Zoning Administrator or their individual designee.

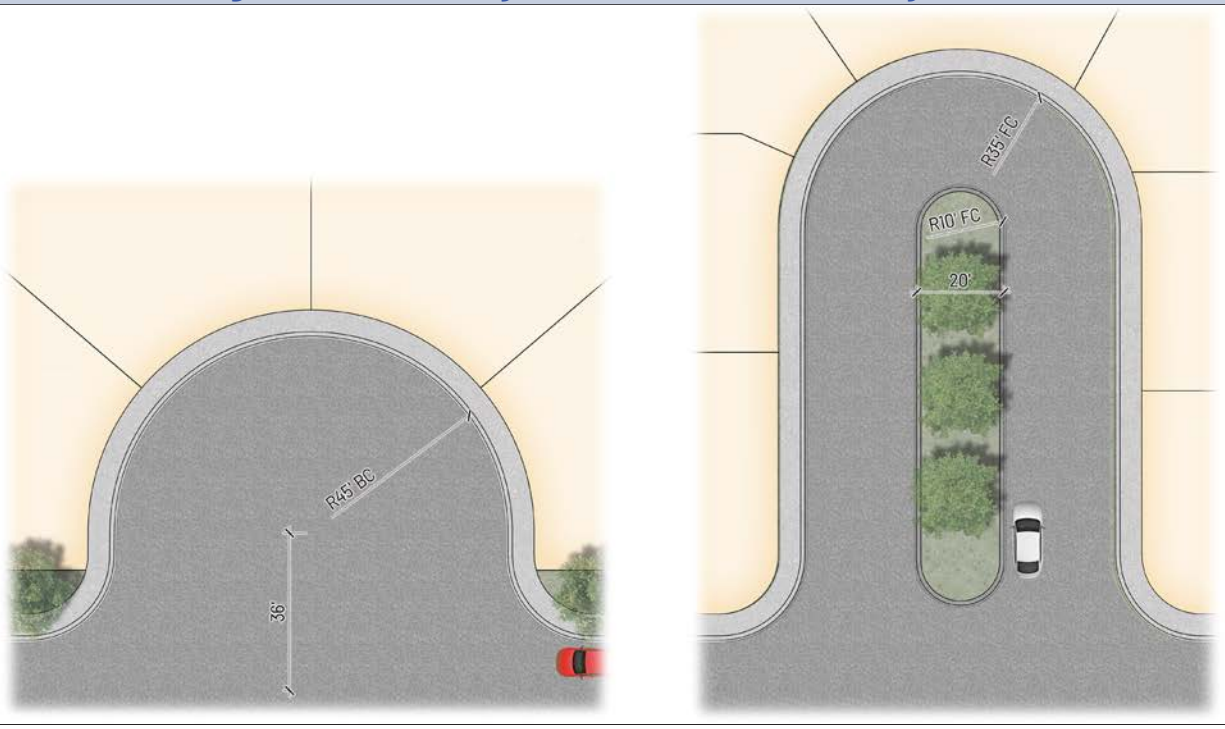
F. Knuckles and Elbows

1. Knuckles are defined as expanded sections of local streets designed to accommodate on-street parking and facilitate vehicle turning movements.
2. Elbows are similar to Knuckles but are sections of local street designed solely to facilitate turning movements, without expanding for on-street parking.
3. A Knuckle or Elbow is required at intersections where streets extend only in one (1) direction from the intersection.
4. Sidewalk ramps are required at all Knuckles and Elbows. A corresponding ramp must be installed at each corner on the inside of the intersecting streets.

G. Eyebrows

1. Eyebrows refer to typically half-circle shaped widened areas along local streets.
2. Eyebrows are permitted between intersections to facilitate improved accessibility, particularly for sites with irregular shapes.
3. For more specific information on the design and implementation of extended eyebrows, refer to **Figure 3.11.2.5.G: Eyebrows and Extended Eyebrows**.

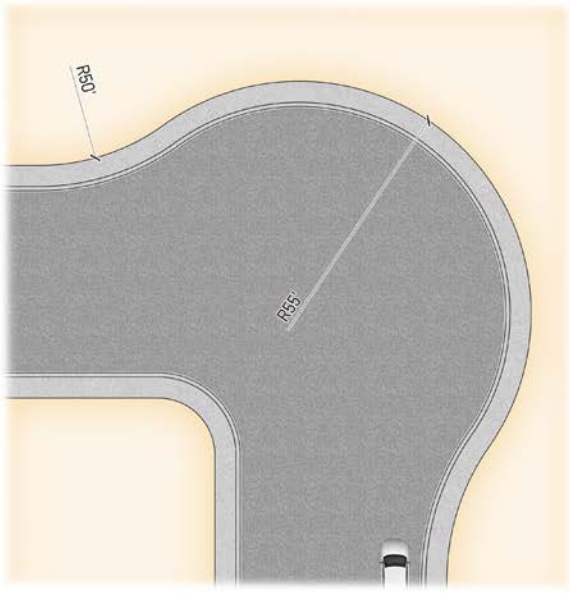
Figure 3.11.2.5.G: Eyebrows and Extended Eyebrows



H. Radii Specifications for Local Streets

1. The radii applicable to Knuckles on local streets is detailed in **Figure 3.11.2.5.H: Knuckles**.
2. For streets other than local streets, cul-de-sac radii specifications can be found in **Figure 3.11.2.5.E: Cul-de-Sacs**.
3. The use of Knuckles, Elbows, and Eyebrows are exclusively permitted on local streets to maintain consistency and functionality.

Figure 3.11.2.5.H: Knuckles



3.11.2.6 Alleys

A. Alleys are designated to provide access to rear-loaded residential dwelling units.

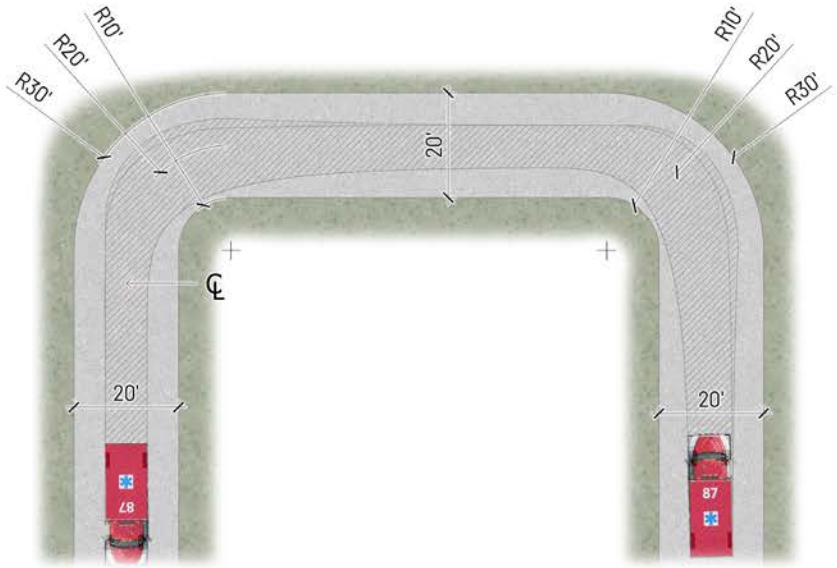
B. Alley Widths

1. Alleys shall be designed in accordance with the approved street sections identified in **Section 3.15: Street Standards and Guidelines**.

C. Alley Intersections

1. At intersections or where alignment changes, alleys must meet the minimum dimensions show in **Figure 3.11.2.6.C: Alley- Vehicle Tracking**.

Figure 3.11.2.6.C: Alley – Vehicle Tracking



D. Alley Paving:

1. Standard Paving: Alleys must be paved with at least two and a half (2.5) inches of asphaltic concrete above six (6) inches of ABC, or as recommended by a geotechnical engineer if greater specifications are advised.

2. Alternative Surfaces: Alternative paving materials such as concrete or pavers may be used, provided they meet the structural and durability requirements.

3.11.2.7 Blocks

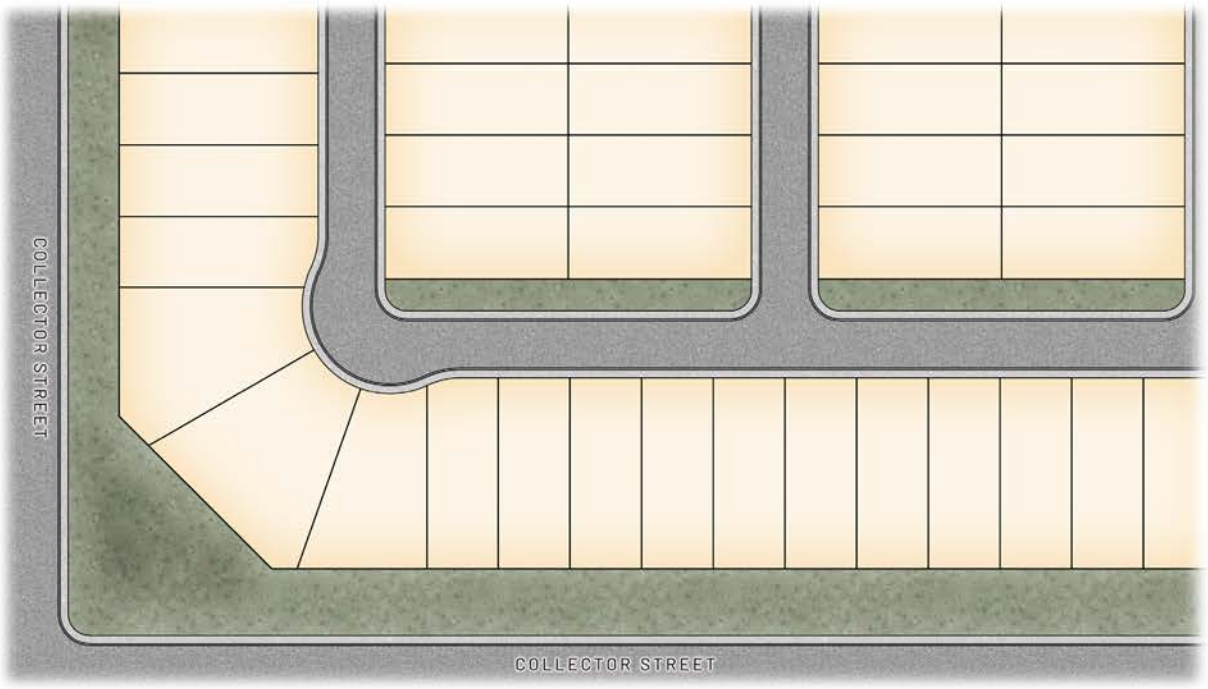
A. Block Length

1. Residential blocks shall not exceed one thousand two hundred (1,200) feet in length unless broken by paseo or similar features. For streets exceeding eight hundred (800) feet, roadway curvature or other traffic calming measures should be incorporated, where feasible, as detailed in **Section 3.11.2.5: Subdivision Street Planning**.
2. The City may permit long block lengths to accommodate natural terrain challenges such as steep slopes or washes, particularly in areas characterized by environmentally sensitive lands, low density residential development, or golf course communities. This flexibility also extends to enhancing pedestrian connections.

B. Block Arrangement

1. Blocks must be of adequate width to provide for two (2) tiers of lots that comply with the depth requirements specified in this PAD. Exceptions are made where lots back onto a collector or more significant street, align with natural features, abut subdivision boundaries, or face an approved loop road or cul-de-sac. Refer to **Figure 3.11.2.7.B: Example Block Arrangement**.

Figure 3.11.2.7.B: Example Block Arrangement



3.11.2.8 Lots

Lot design and layout shall consider various environmental and urban factors, including topography, natural vegetation, soil conditions, drainage patterns, abrupt changes in land use, proximity to heavy street traffic, and/or other similar conditions.

A. Lots must be arranged to ensure that there are no foreseeable obstacles to obtaining building permits or in establishing driveway access to buildings from approved streets.

B. The creation of double frontage, reversed frontage, flag, or other irregularly shaped lots is discouraged and should be avoided.

C. Corner lots shall be designed wider than interior lots to allow for adequate buffering from adjacent streets. Alternatively, a dedicated end tract may be used for buffering purposes, which can eliminate the need for increased lot width. Detailed guidance can be found in **Section 3.7.6.2: Development Standards**.

D. Lots must be configured to ensure positive drainage away from buildings.

E. For lots situated on cul-de-sacs, Eyebrows, Knuckles, and Elbows, the width shall be determined by measuring in a straight line between the side property lines at their points of intersection with the front setback line.

F. Flag lots are subject to the following Standards and Guidelines:

   1. The access strip of the flag lot (commonly referred to as the "flagpole") must be owned by the same entity as the main portion of the lot.
   2. Each flag lot shall have a minimum of twenty (20) feet of street frontage and maintain a width of at least twenty (20) feet throughout the entire length of the flagpole.
   3. The area comprising the flagpole shall not be included in calculating the minimum lot area.
   4. The Developer must specify which property line(s) will be designated as the front and for compliance with yard and setback requirements.
   5. Flag lots must have street addresses that are clearly visible from the street to aid in locating dwelling units that are set back from the street.
   6. The number of flag lots permitted per parcel, or subdivision is regulated according to specific limits.
      a. No more than two (2) contiguous flag lots are permitted.

3.11.2.9 Housing Diversity

The intent is to cultivate vibrant communities by providing a range of housing options that accommodate and attract a diverse population.

A. Intent

1. Foster a diverse community by offering a wide array of housing types.
2. Encourage developments to feature a mix of home types, lot sizes, and dwelling units, avoiding dominance by any single style or narrow price range.
3. Support multi-family developments that blend various housing types including a combination of duplex, stacked tri-plex/quad-plex, live-work units, townhomes, cluster, hammer head, vertical multi-family, horizontal multi-family, alley, mixed-use, and traditional single-family homes, encompassing a spectrum of sizes and layouts. Refer to **Exhibit 3.7.6.2.1-A: Residential Development Standards – Single-Family Detached**, **Exhibit 3.7.6.2.1-B: Residential Development Standards – Single-Family – Cluster and Hammerhead**, **Exhibit 3.7.6.2.1-C: Residential Development Standards – Single-Family Attached**, and **Exhibit 3.7.6.2.1-D: Residential Development Standards – Single-Family Attached – Townhomes** for applicable standards.

B. Standard

1. Builders are required to provide a minimum mix of three (3) floor plans, each with three (3) different elevations per floor plan, to ensure architectural diversity and visual appeal.
2. Identical floor plans with the same elevation must not be situated side-by-side or directly opposite each other on the same street.

3.11.2.10 Mailboxes in Residential Development

Mailboxes in residential developments should be designed to enhance functionality, accessibility, and aesthetic integration within the neighborhood. These Standards and Guidelines are crafted to ensure flexible, high-quality designs that align with the community's character and convenience expectations:

A. Accessibility

1. Mailboxes should be strategically positioned to allow easy and safe access directly from pedestrian pathways and trails, eliminating the need for unnecessary crossings and enhancing walkability and access.

B. Visibility

1. To facilitate ease of use and enhance safety, mailboxes should be prominently placed near street edges where they are easily accessible and visible, thereby contributing to a secure neighborhood environment.

C. Neighborhood Integration

1. Mailboxes are to be conveniently located within the neighborhoods they serve, ensuring they are easily accessible to residents and fostering community connectivity and cohesion.

D. Architectural Cohesion

1. The design of mailboxes should reflect and complement the architectural style of the surrounding area, contributing to the neighborhood's visual appeal.
2. Design standards remain flexible to allow choices in materials, forms, and detailing that enhance the overall aesthetic quality and seamlessly integrate with the neighborhood's architectural character.

E. Review by ARC

1. All mailbox designs will undergo a review process by the applicable ARC to ensure they meet the community's design standards.

3.11.2.11 Trash Pads

The placement of trash pads for local streets and other lower classifications will be determined during the Preliminary Plat or Site Plan process. This will involve designating specific areas for trash cans, which are strategically chosen to facilitate convenient and efficient waste collection while adhering to the community's design and accessibility standards.

3.11.2.12 General Standards for Multi-Family Residential

The purpose of these Standards and Guidelines is to enhance the visual appeal, design quality, and functionality of multi-family residential developments. These Standards and Guidelines recognize the importance of thoughtful design in supporting the economic success of urban areas, promoting efficient land utilization, and safeguarding the character of surrounding areas.

A. Parking

1. In addition to adhering to the parking lot landscape requirements outlined in **Section 3.16.2.4.1: Landscape Inside Parking Areas**, all surface parking must meet the following criteria:
   a. Surface parking areas must be separated from any building by a landscaped strip with a minimum width of ten (10) feet, unless otherwise specified in **Section 3.7.6.2.1: Residential Development Standards**.
   b. No more than one (1) double-loaded row or two (2) single-loaded rows of parking are permitted between any building on the site and an adjacent public street.
2. For comprehensive parking requirements, see **Section 3.18: Parking Standards and Guidelines**.

B. Private Outdoor Open Space

1. Each unit shall provide a minimum of thirty-six (36) square feet of private outdoor open space in the form of either a patio or balcony.

C. Accessory Elements

1. Multi-family developments must include covered, enclosed, and secure storage spaces for bicycles and other personal items that cannot typically be stored within individual dwelling units.
2. Accessory structures and storage buildings must be constructed using materials and/or architectural features that are consistent with the design of the primary building(s).

D. Garages

1. Garage structures may be positioned along the perimeters of a multi-family development.
2. Size
   a. Garage and carport structures shall be limited to a maximum of eight (8) parking spaces per structure, requiring a break to prevent continuous garage rows.
   b. Multi-family building elevations featuring front doors may have no more than eight (8) visible garage doors, and each garage door must be offset by a minimum of two (2) feet from the adjacent door to create visual variation.
3. Design
   a. Detached garages and carports must be architecturally cohesive with the primary building, and shall incorporate similar forms, scale, materials, color, and design details.
4. Parking Structures
   a. Multi-family developments are encouraged to incorporate underground parking, structured parking, or parking integrated within, above, or beneath the primary building.

3.11.2.13 General Standards for Multi-Family Residential (More Than Five Stories)

Multi-family residential buildings that are five (5) stories or taller must adhere to the Standards and Guidelines established for non-residential structures as outlined in **Section 3.11.3: Non-Residential Site Design Criteria**.

3.11.3 Non-Residential Site Design Criteria

The purpose of this Section is to establish Standards and Guidelines for non-residential development that ensure design quality, visual appeal, and long-term durability, while reinforcing the character of the Site and its relationship to surrounding uses. These Standards and Guidelines address both architectural and site-level considerations, guiding how buildings, site elements, natural features, and adjacent neighborhoods interact to promote compatibility, pedestrian comfort, and sustained community value.

The Standards and Guidelines are intended to:

A. Protect and strengthen the quality and character of both residential and non-residential areas within the Site;

B. Support sustained property value through cohesive, adaptable, and durable design practices;

C. Direct development to respond appropriately to the natural features and physical context of the Site and its surroundings;

D. Promote design that reflects a pedestrian scale, emphasizes comfort and accessibility, and contributes to cohesive street character;

E. Provide circulation systems that are safe, efficient, and connected for pedestrians, cyclists, transit, and vehicles;

F. Maintain compatibility between residential neighborhoods and nearby non-residential uses through sensitive transitions in building form, orientation, and placement;

G. Minimize adverse visual and operational effects of large buildings, service areas, and loading facilities on adjacent properties and access routes;

H. Support building and site design that accommodates multiple uses and advances long-term sustainability; and

I. Balance functional economic activity with aesthetic quality to create a cohesive, market-responsive environment.

3.11.3.1 Non-Residential Access and Loading

A. All non-residential buildings, structures, and designated areas for parking and loading must incorporate vertical curbs, barriers, landscape, and other strategic barriers to segregate them from non-arterial and collector streets. These measures are crucial to restrict unchanneled motor vehicle access.

B. Non-residential developments are restricted to a maximum of two (2) access points per street, except under unusual circumstances where additional access points are demonstrably necessary.

C. Access way specifications:

1. Access ways that provide full access to arterial streets must be median divided to ensure clear separation of incoming and outgoing traffic, refer to **Figure 3.11.3.1.C: Median Divided Access Way.**

2. For detailed specifications on median requirements, refer to **Table 3.15: Street Standards** and **Exhibit 3.15: Street Sections**.
3. The landscape around access points should adhere to specifications outlined in **Section 3.16: Landscape Standards and Guidelines**.
4. The construction and ongoing maintenance of on-site medians are the responsibility of the Property Owner.

Figure 3.11.3.1.C: Median Divided Access Way



3.11.3.2 Non-Residential Building Placement and Orientation

The orientation of non-residential buildings should be designed to highlight public spaces effectively, ensuring that entrances are prominently visible from key areas. The strategic placement of these buildings relative to the network of streets, pedestrian connections, and open spaces is pivotal in defining the overall character and functionality of the development. This approach not only enhances the aesthetic appeal but also bolsters the usability and interaction of communal and public zones within the development.

A. Primary Entrance
   1. Buildings should be oriented such that the main entrance faces the principal street or the street that provides the primary access to the site.
   2. If the primary entrance cannot face the principal street, ensure that this entrance is connected to the street and nearby parking areas through well-defined sidewalks.

B. Building Locations (Multi-Building Developments)

1. In developments with three (3) or more buildings, the Parcel Developer shall utilize one (1) or more of the following techniques when arranging and grouping buildings:
    a. Align buildings to frame the corner of an adjacent street intersection or the main entry point to the development; or
    b. On larger sites of fifteen (15) acres or more, arrange the buildings to enclose and define a "main street" that facilitates pedestrian and/or vehicle traffic, fostering a lively and accessible central corridor; or
    c. Design buildings to surround parking areas on at least two (2) sides; or
    d. Enhance community engagement by strategically placing buildings to enclose and support outdoor dining and/or gathering areas between buildings.

C. Orientation for Shade

1. In The Cascade's desert environment, buildings are encouraged to be placed and orientated to help manage the effects of summer heat. Buildings should be arranged to maximize shade for public and outdoor communal areas. Strategies to achieve this may include:
    a. Positioning outdoor gathering areas on the north or east sides of buildings to take advantage of natural shade during peak sun hours; or,
    b. Incorporating architectural shade devices, such as awnings or overhangs, to enhance comfort and reduce heat exposure.

3.11.3.3 Outdoor Gathering Spaces

Outdoor Gathering Spaces are designed to connect different land uses within the development, providing communal focal points that emphasize accessibility and engagement. These spaces, whether open-air or semi-enclosed, are intended for the benefit of residents, employees, and visitors. They act as essential elements that not only provide recreational and social opportunities but also anchor the overall design, enhancing the pedestrian scale and focus of the environment. To ensure their effectiveness, any outdoor gathering space provided under this Section can be credited toward applicable open space requirements, provided they meet the established open space Standards and Guidelines provided in **Section 3.13: Open Space and Parks Standards and Guidelines**.

A. Areas that do not contribute toward fulfilling the requirements of this Section include:

1. Private yards;
2. Public or private streets or rights-of-way; or
3. Parking areas and driveways.

B. Standards

1. For developments encompassing ten (10) acres or more, at least two (2) percent of the net site area must be allocated to outdoor gathering spaces. These spaces must:
   a. Be thoughtfully incorporated into the site's overall design and situated in locations that maximize accessibility and usefulness to a broader user base. Potential locations for these gathering spaces include areas adjacent to anchor tenants, near transit stops (where applicable), as central features within the site, or linked to adjacent natural areas, trails, or riparian corridors to enhance connectivity and utility;
   b. Be designed as a single, unified area rather than fragmented into multiple smaller sections to maintain spatial coherence and enhance the area's utility as communal space;
   c. The outdoor gathering spaces must include a minimum of five (5) of the following features designed for pedestrian use:
      i. Lighted bollards;
      ii. Tables and chairs;
      iii. Benches;
      iv. Seat walls and/or raised landscape planters;
      v. Shade trees;
      vi. Pots or hanging baskets (filled with seasonal plant material);
      vii. Information kiosks;
      viii. Stage, amphitheater, or other performance space; or,
      ix. Sculptures or other public art features.
   d. The design must include landscape and/or architectural structures that provide shade, particularly those with southern or western exposure. Shading can be freestanding or integrated with adjacent buildings;
   e. Each gathering space must offer direct access to sidewalks and pedestrian walkways; and
   f. Maintenance is the responsibility of the Property Owner, unless alternative arrangements are established through the applicable development approval process.

C. Guidelines

1. For developments on sites smaller than fifteen (15) acres, enhance outdoor gathering spaces by expanding pedestrian walkways adjacent to the front or sides of the buildings. Enhancements include awnings, arcades, strategically planted trees, or other shade structures to create inviting and comfortable environments.
2. Strategically place outdoor dining spaces within plazas and along the edges of open spaces, building frontages, and street frontages to minimize exposure to noise from off-site uses, enhancing the dining experience.

D. Refuse Service

1. All non-residential developments must provide one (1) or more designated areas for solid waste collection. These areas must adhere to the following criteria:
   a. Strategically positioned to ease waste collection and to minimize disruption or adverse impacts on occupants of the development, neighboring properties, or public ROW; and
   b. Collection areas must be constructed in accordance with specifications established by the Zoning Administrator or their individual designee and/or the City Engineer or their individual designee to ensure that waste collection can be conducted efficiently without causing damage to the development or the collection vehicles.

3.11.3.4 Drive-Through Facility Design

Drive-through facilities shall be designed to ensure safe and efficient vehicle circulation while minimizing conflicts with pedestrian routes, building entrances, parking areas, and internal site circulation. These Standards and Guidelines are intended to support functional site design while maintaining compatibility with surrounding uses and pedestrian environments.

A. Access and Circulation

1. Drive-through facilities shall not take direct access from primary commercial center driveways.
2. Drive-through lanes must be configured to minimize conflicts with pedestrian routes, building entrances, adjacent parking areas, and internal drive aisles.
3. Where pedestrian crossings of drive-through aisles are unavoidable, they shall be clearly identified through enhanced paving, signage, and a minimum clear visibility distance of fifteen (15) feet.

B. Setbacks and Orientation

1. Drive-through components, including aisles, speaker boxes, menu boards, and pick-up windows, shall be designed to minimize visual and noise impacts on surrounding properties.
2. Pick-up or teller windows and speaker boxes should, where feasible, be positioned to face away from adjacent residential uses.
3. When a public or private roadway lies between a drive-through facility and a residential property line, the roadway may count toward the required separation and mitigation strategy.

C. Buffering and Mitigation

1. In cases where no roadway separates a drive-through speaker from a residential property line, a minimum distance of fifty (50) feet shall be maintained or equivalent mitigation provided through one (1) or more of the following methods:
   a. Placement of a building between the speaker and the residential property line;
   b. Installation of a screen wall;
   c. Creation of a dense landscape buffer; or

d. Other comparable methods acceptable to the applicable ARC and approved by the Zoning Administrator or their individual designee.

2. Drive-through lanes visible from public ROW or adjacent uses shall be screened with landscape berms, dense planting, or decorative walls designed as integral elements of the overall site architecture.

D. Design and Architecture

1. Required canopies shall be consistent with the architectural design of the principal building and incorporate recessed lighting.
2. Menu boards shall be oriented and designed to reduce visibility from public ROW and minimize light spillover.
3. The use of low-intensity, directional speaker systems equipped with volume controls is encouraged to further minimize potential noise impacts.

3.12 Architecture Design Standards and Guidelines

Architecture plays a pivotal role in defining the vibrant and high-quality character of the Site. These Standards and Guidelines are grounded in the vision of the PAD and ensure that both residential, non-residential, and mixed-use architecture contribute to the community's overall cohesion and visual appeal. This Section establishes a framework that guides architectural styles, encourages streetscape diversity, and emphasizes distinctive design elements to create visually engaging and welcoming neighborhoods.

Should future changes to the Code occur, the Standards and Guidelines specified herein shall remain applicable, ensuring consistent architectural integrity throughout the community. In scenarios where future Code updates introduce topics not currently covered by this Section, the applicable ARC shall retain the authority to review and enforce the applicable Standards and Guidelines within its Village Plan Area.

A Property Owner or Village Developer may elect to adopt new architectural design standards introduced by the City with respect to property under its ownership or control without necessitating a Minor or Major Amendment to the PAD. Such standards may be adopted through the Administrative Approval Process ("AAP") and documented in the Living Appendix. Adoption of such standards shall apply only to the property subject to the applicable approval and shall not modify the architectural standards applicable to property under the ownership or control of another Property Owner or Village Developer without the written consent of the affected Property Owner. There is no obligation to adopt such standards.

3.12.1 Residential Architecture Standards

3.12.1.1 Architectural Styles

In The Cascade, architectural designs are inspired by a carefully selected mix of architectural styles that merge traditional and contemporary elements. This diverse palette ensures a vibrant and harmonious aesthetic throughout both residential and non-residential developments. The Cascade may feature:

A. Craftsman/ Modern Craftsman;
B. Desert Modern;
C. Farmhouse/ Modern Farmhouse;
D. Mid-Century Modern;
E. Ranch/ Modern Ranch
F. Prairie/ Modern Prairie;
G. Spanish/ Modern Spanish; or
H. Additional styles as approved by the applicable ARC.

Each style is distinct in its characteristics, which are detailed in subsequent subsections of this document. While this list provides a snapshot of the primary architectural influences, it is not all-encompassing. Architectural styles are intended to allow flexibility and evolution in design while maintaining a consistent level of quality across the development.

Illustrations and imagery associated with architectural styles are intended to convey the design intent and character of each style. Where architectural elements represented in the imagery are not incorporated into a proposed elevation, the applicant shall demonstrate consistency with the intended architectural style through architectural elements, details, and material expressions that collectively convey the defining characteristics and level of design quality. Supporting materials may include precedent imagery, architectural details, material palettes, or similar exhibits sufficient to demonstrate consistency with the applicable architectural style. The Zoning Administrator or their individual designee may approve such variations upon determining that the proposed architectural expression is consistent with the objective design characteristics and level of detailing associated with the applicable architectural style.

Additional architectural styles, including new or evolving styles, variations of listed styles, or styles influenced by changes in materials, construction methods, or architectural trends, may be proposed at any time, provided such styles demonstrate a defined and cohesive set of architectural elements, materials, and detailing and are consistent with the overall design character and level of quality established by this Section.

Proposed architectural styles shall be subject to review by the applicable ARC and approval by the Zoning Administrator or their individual designee and shall be processed administratively through an AAP and documented in the Living Appendix in accordance with **Section 3.1.2.1: Living Appendix**. The review and approval process for architectural styles is intended to be consistent with the administrative review framework established for materials and other design elements within this PAD. Architectural styles are considered a refinement of materials and design elements and are not intended to require discretionary review beyond the criteria set forth in this Section.

Proposed styles shall be approved upon a determination that the submittal demonstrates the following:

A. The proposed style includes a defined and cohesive set of architectural elements, materials, and detailing;
B. The proposed style exhibits a level of architectural articulation and design quality comparable to or exceeding the styles included in this Section; and
C. The proposed style is consistent with the overall design character and level of quality established by this Section.

Supporting materials shall be sufficient to demonstrate compliance with these criteria and may include precedent imagery, architectural details, material palettes, massing studies, or comparable examples. Submittals shall not be limited to complete building elevations, constructed examples, or regionally specific projects.

Following review by the applicable ARC, the Zoning Administrator or their individual designee shall evaluate the proposed architectural style for compliance with the criteria set forth in this Section. Any requested revisions or additional information shall be reasonably related to demonstrating compliance with these criteria and shall be consistent with the administrative nature of the review process.

Approved architectural styles shall be documented in the Living Appendix and shall include a narrative description, an architectural style table identifying key elements and features, and a character exhibit illustrating the intended design expression. Documentation shall be consistent with the level of detail and format established for architectural styles in this Section. Character exhibits may consist of precedent imagery, architectural details, material palettes, or similar visual references and shall not be limited to full building elevations. The quantity and type of supporting materials shall be sufficient to convey the defining characteristics, level of architectural detailing, and overall design intent of the style.

3.12.1.1.1 Craftsman/ Modern Craftsman

Originating in California, the Craftsman style focused on exterior elements with tasteful and artful attention. The style is heavily influenced by the English Arts and Crafts movement of the late 19th century and was stylized by architects such as Bernard Maybeck in Berkeley and the Greene brothers in Pasadena. The style developed as a contradiction to the Victorian era, emphasizing simple, natural materials, and functionality. The style relies on the simple house tradition, combining hip and gable roof forms with wide, livable porches, and broad overhanging eaves.

Table 3.12.1.1.1: Craftsman/ Modern Craftsman

Style Elements	Architectural Features
Typical Building Form	• Simple rectangular building form one (1) or two (2) stories. • Home design may be symmetrical or asymmetrical. • Wide, open front porches are held up by signature thick tapered columns. • Refer to **Exhibit 3.12.1.1.1: Architecture Character – Craftsman/ Modern Craftsman** for examples.
Roofs	<u>Roof Form</u> • Shallower pitch and exaggerated eves. • Side-to-side gable with cross gables. • Often gable, hip, and shed roof combinations. • Multiple roof planes. <u>Roof Material</u> • Flat concrete tile or equal. • Refer to **subsection 3.12.1.2.8.J** for more information. <u>Roof Slope</u> • Typically roof pitch ranges from 3:12 to 5:12. <u>Roof Overhang</u> • Twelve (12) inch minimum overhang with exposed rafter tails under eaves. • Roof overhangs of twelve (12) inches or greater supported by exposed structural elements and associated beams and rafter tails.
Walls	• Wall materials may include stucco, horizontal siding (with materials appropriate for an arid climate), or stone. • All wall materials should terminate at inside corners. • At exterior corners, materials shall wrap a minimum of three (3) feet around the adjoining wall or extend to the return wall, whichever is less, to create a visually continuous and finished appearance. • Changes of colors and materials are discouraged at outside corners, except where necessary to accommodate architectural features such as windows, doors, and garage doors. • Siding or similar accents at gable ends are typical.

Table 3.12.1.1.1: Craftsman/ Modern Craftsman	
Style Elements	**Architectural Features**
Windows	• Windows are typically fully trimmed. • Vertically proportioned windows with divided upper window lights. • Window accents commonly include dormers or ganged windows with continuous head or sill trim. • Refer to **Section 3.12.1.2.5: Four-Sided Architectural Elements** for more information on requirements for windows.
Entries and Doors	• Entries are typically sheltered by a front porch. • Doors typically consist of wood materials and use rectangular windows and panels to establish depth. • Refer to **Section 3.12.1.2.3: Front Elevations** and **Section 3.12.1.2.4: Architectural Projections** for more information on requirements for entries and doors.
Garage Doors	• Solid style garage doors or raised panel doors are often used. • Rectangular windows may be used at the top of the garage door in a linear, horizontal manner. • Refer to **Section 3.12.1.2.6: Garages** for more information.
Detail Elements	• Columns with brick or stone bases. • Battered columns with tapered posts. • Decorative braces, beam ends, and rafter tails under gables.
Lighting	• A minimum of two (2) coach lighting fixtures are required. • Design should be appropriate for the architectural style, for example rectilinear or tapered lantern design with metal frames and glass panes. • Bulbs/light sources should not be visible. • Recommended finishes include oil-rubbed bronze, black, or antique brass looks.













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Exhibit 3.12.1.1.1: Architecture Character - Craftsman/ Modern Craftsman

THE CASCADE - PAD

3.12.1.1.2 Desert Modern

Desert Modern architecture emphasizes simplicity, openness, and a strong connection to the landscape. Inspired by mid-century modern design, this style uses clean horizontal lines, expansive glass, and minimal ornamentation to create homes that feel light and integrated with the desert environment. Natural materials, muted tones, and strategic shading enhance energy efficiency while celebrating the surrounding views, offering a refined yet understated approach to modern desert living.

Table 3.12.1.1.2: Desert Modern

Style Elements	Architectural Features
Typical Building Form	• Rectilinear one (1) or two (2) story massing with a strong horizontal emphasis. • Open floor plans integrate indoor and outdoor living. • Deep recesses and shaded patios reduce solar exposure and frame outdoor rooms. • Refer to **Exhibit 3.12.1.1.2: Architecture Character – Desert Modern** for examples.
Roofs	Roof Form • Flat or low-pitch rooflines with parapets or extended horizontal planes. Roof Material • Single-ply membrane, smooth stucco parapet caps, or standing-seam metal accents. • Refer to **subsection 3.12.1.2.8.J** for more information. Roof Slope • Typically ranges from 1:12 to 3:12. Roof Overhang • Wide overhangs or cantilevered forms, typically twelve (12) or greater, provide shade and reinforce horizontal lines.
Walls	• Smooth stucco in neutral desert tones. • Accent walls in stone veneer, honed block, or metal panels to create contrast. • All wall materials should terminate at inside corners. • At exterior corners, materials shall wrap a minimum of three (3) feet around the adjoining wall or extend to the return wall, whichever is less, to create a visually continuous and finished appearance. • Changes of colors and materials are discouraged at outside corners except where necessary to accommodate architectural features such as windows, doors, and garage doors.
Windows	• Horizontal groupings and clerestory bands maximize natural light. • Recessed windows and overhangs provide solar control. • Refer to **Section 3.12.1.2.5: Four-Sided Architectural Elements** for more information on requirements for windows.

Table 3.12.1.1.2: Desert Modern	
Style Elements	**Architectural Features**
Entries and Doors	• Recessed or shaded entries with flush-panel doors. • Doors incorporate clear or obscure glazing to bring light into interior spaces. • Trim is minimal to maintain clean lines. • Refer to **Section 3.12.1.2.3: Front Elevations** for more information on requirements for entries and doors.
Garage Doors	• Flush-panel or horizontal plank garage doors with smooth finishes. • Glass inserts in frosted or obscure glazing may be used. • Finishes coordinated with wall colors for visual cohesion. • Refer to **Section 3.12.1.2.6: Garages** for more information.
Detail Elements	• Exposed steel or wood beams, cantilevered shade structures extend architectural planes. • Minimal ornamentation with emphasis on material quality and shadow patterns. • Courtyards and patios are designed as seamless extensions of interior space.
Lighting	• A minimum of two (2) coach lighting fixtures are required. • Fixtures are low-profile, rectilinear, or integrated into walls and overhangs. • Bulbs/light sources should not be visible. • Recommended finishes include matte black, dark bronze, or brushed aluminum looks.










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Exhibit 3.12.1.1.2: Architecture Character - Desert Modern

THE CASCADE - PAD

3.12.1.1.3 Farmhouse/ Modern Farmhouse

The Farmhouse and Modern Farmhouse styles combine traditional rural elements with modern design sensibilities to create a clean, inviting aesthetic. These homes emphasize simple forms, gabled roofs, and open interiors that support comfortable, functional living. While rooted in classic farmhouse features like wood siding and porches, the modern interpretation introduces streamlined detailing, updated materials, and strong indoor-outdoor connections.

Table 3.12.1.1.3: Farmhouse/ Modern Farmhouse

Style Elements	Architectural Features
Typical Building Form	• One (1) or two (2) story massing. • Generous covered front porch. • Refer to **Exhibit 3.12.1.1.3: Architecture Character – Farmhouse/ Modern Farmhouse** for examples.
Roofs	Roof Form • Street/ side facing gable, shed or gable dormers, gables. Roof Material • Standing seam metal roof material used as an accent. • Refer to **subsection 3.12.1.2.8.J** for more information. Roof Slope • 4:12 or greater roof pitch with the two sides creating a forty-five (45) degree angle. Roof Overhang • Generally dependent on the proposed condition. In certain instances, a zero (0) inch overhang may be used often up to a twenty-four (24) inch overhang with larger roof expressions.
Walls	• Lap, board and batten exterior siding, or other desert climate appropriate materials to achieve the same look. • Vertical siding on all sides, horizontal siding as accents to add balance, metal or stone accents. • Stucco may be used but not as a primary material. • All wall materials should terminate at inside corners. • At exterior corners, materials shall wrap a minimum of three (3) feet around the adjoining wall or extend to the return wall, whichever is less, to create a visually continuous and finished appearance. • Changes of colors and materials are discouraged at outside corners except where necessary to accommodate architectural features such as windows, doors, and garage doors.
Windows	• Single hung windows or similar. • Integrated window overhangs complimentary to the roof design. • Metal awnings with metal brackets. • Refer to **Section 3.12.1.2.5: Four-Sided Architectural Elements** for more information on requirements for windows.

Table 3.12.1.1.3: Farmhouse/ Modern Farmhouse	
Style Elements	**Architectural Features**
Entries and Doors	• Front porches are used to create focus on the entry. • Entry doors are single or double, with simple plank, or panel designs. Multi-paned glass may be incorporated as an accent. • Refer to **Section 3.12.1.2.3: Front Elevations** and **Section 3.12.1.2.4: Architectural Projections** for more information on requirements for entries and doors.
Garage Doors	• Carriage or barn style garage doors often used. • Glass panel (frosted or opaque) accents in garage door. • Refer to **Section 3.12.1.2.6: Garages** for more information.
Detail Elements	• Modest ornamentation. • Exposed beams. • Barn style lighting or other farm inspired fixtures. • Designed to allow for indoor/outdoor living. • Open truss at porch entry area. • Monochromatic color palette that relies on variation in material and texture to develop visual interest.
Lighting	• A minimum of two (2) coach lighting fixtures are required. • Design should be appropriate for the architectural style, for example gooseneck barn style sconces, lighting with curved arms, and dome or bell-shaped shades with minimal ornamentation. • Bulbs/light sources should not be visible. • Recommended finishes include black, white, or dark bronze looks.








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Exhibit 3.12.1.1.3: Architecture Character - Farmhouse/ Modern Farmhouse

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3.12.1.1.4 Mid-Century Modern

Mid-Century Modern homes, unlike structures built in the popular preceding styles, exhibit little historic influence and lack visual formality. Geometric forms and asymmetrical compositions showcase the styles modernist approach to everyday architecture. Exteriors often feature monochromatic brickwork, pops of color, and a focus on flat planes, clean lines, and little ornamentation. Homes in this architectural style predominantly feature the presence of angular structures, an emphasis on bringing the outdoors in, and a clean minimalist aesthetic.

Table 3.12.1.1.4: Mid-Century Modern

Style Elements	Architectural Features
Typical Building Form	• One (1) story or two (2) story massing. • Flat planes, clean lines, and little ornamentation. • May include geometric forms or asymmetrical compositions in the design. • Refer to **Exhibit 3.12.1.1.4: Architecture Character – Mid-Century Modern** for examples.
Roofs	Roof Form • Angular, low pitched, gable, and flat roof forms. Can be a combination of pitched and flat roof forms. Roof Material • Typically includes flat concrete tile or other equal materials. • Refer to **subsection 3.12.1.2.8.J** for more information. Roof Slope • Varies based on proposed roof form. Roof Overhang • Generally dependent on the proposed condition. In certain instances, a zero (0) inch overhang may be used often up to an eighteen (18) inch overhang with larger roof expressions. • May show exposed roof beams.
Walls	• Large, unadorned planes. • Monochromatic brick or stonework. • Lap siding or board and batten. • All wall materials should terminate at inside corners. • At exterior corners, materials shall wrap a minimum of three (3) feet around the adjoining wall or extend to the return wall, whichever is less, to create a visually continuous and finished appearance. • Changes of colors and materials are discouraged at outside corners except where necessary to accommodate architectural features such as windows, doors, and garage doors.

Table 3.12.1.1.4: Mid-Century Modern	
Style Elements	**Architectural Features**
Windows	• Use of larger window expressions which allow light from multiple angles. • Geometric or angular windows. • Clerestory windows. • Metal awnings over windows. • Refer to **Section 3.12.1.2.5: Four-Sided Architectural Elements** for more information on requirements for windows.
Entries and Doors	• Front doors often a vibrant color or have a large window within the door. • Refer to **Section 3.12.1.2.3: Front Elevations** for more information on requirements for entries and doors.
Garage Doors	• Simple and linear forms. The materials may be wood look or metal. • Refer to **Section 3.12.1.2.6: Garages** for more information.
Detail Elements	• Connection of interior space to exterior space. • Exposed beams from inside of the house continue to exterior. • Large, vaulted porch with porch columns.
Lighting	• A minimum of two (2) coach lighting fixtures are required. • Design should be appropriate for the architectural style, for example minimalist styles without ornamentation. • Bulbs/light sources should not be visible. • Recommended finishes include dark metal or aged brass looks.

















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Exhibit 3.12.1.1.4: Architecture Character - Mid-Century Modern

THE CASCADE - PAD

3.12.1.1.5 Ranch/ Modern Ranch

The Modern Territorial Ranch style blends the historic character of traditional ranch architecture with Southwestern and Spanish influences, offering a timeless yet updated approach to desert living. Designed for durability and comfort in Arizona's climate, it features shaded porches, low-pitched roofs, and a palette of stucco, adobe, and wood that complements the natural landscape. Modern interpretations retain the rustic charm while incorporating large windows, energy-efficient materials, and outdoor spaces that enhance year-round livability.

Table 3.12.1.1.5: Ranch/ Modern Ranch

Style Elements	Architectural Features
Typical Building Form	• Single-story massing with horizontal proportions. • Covered porches and patios are integral and extend the living space outdoors. • Refer to **Exhibit 3.12.1.1.7: Architecture Character – Ranch/ Modern Ranch** for examples.
Roofs	Roof Form • Broad, low-pitch gable or hip roofs extend over porches and patios. Roof Material • Architectural grade shingles, flat concrete tile, or standing-seam metal in muted desert tones. • Refer to **subsection 3.12.1.2.8.J** for more information. Roof Slope • Typically roof pitch ranges from 2:12 to 4:12. • Parapet roofs appear flat but slope slightly for drainage. Roof Overhang • Eaves twelve (12) inches deep or greater emphasize the roofline and provide shading.
Walls	• Smooth stucco, horizontal siding, or brick veneer in desert-inspired neutrals. • Stone or brick veneer may be used at entries, garage surrounds, or low accent walls. • Wall treatments emphasize long horizontal planes. • All wall materials should terminate at inside corners. • At exterior corners, materials shall wrap a minimum of three (3) feet around the adjoining wall or extend to the return wall, whichever is less, to create a visually continuous and finished appearance. • Changes of colors and materials are discouraged at outside corners except where necessary to accommodate architectural features such as windows, doors, and garage doors.
Windows	• Sliding or picture windows with horizontal emphasis. • Clerestory or transom windows may be used as accents. • Frames in bronze, black, or white to maintain clean lines. • Refer to **Section 3.12.1.2.5: Four-Sided Architectural Elements** for more information on requirements for windows.

Table 3.12.1.1.5: Ranch/ Modern Ranch	
Style Elements	**Architectural Features**
Entries and Doors	• Covered entries with simple roof extensions. • Doors are flush, plank, or paneled styles with optional glazing. • Entryways are understated, focusing on proportion and shade. • Refer to **Section 3.12.1.2.3: Front Elevations** and **Section 3.12.1.2.4: Architectural Projections** for more information on requirements for entries and doors.
Garage Doors	• Horizontal plank or raised-panel garage doors. • Finishes in painted wood tones, neutral colors, or dark bronze. • Simple rectangular windows may be added as accents. • Refer to **Section 3.12.1.2.6: Garages** for more information.
Detail Elements	• Brick chimneys, extended roof beams, and porch columns establish character. • Accent materials are applied in limited locations. • Detailing is straightforward, emphasizing horizontal lines and material contrast, such as pop outs or other material embellishments.
Lighting	• A minimum of two (2) coach lighting fixtures are required. • Fixtures are rectilinear with restrained detailing. • Bulbs/light sources should not be visible. • Recommended finishes include black, bronze, or dark brown looks.

















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Exhibit 3.12.1.1.5: Architecture Character - Ranch/ Modern Ranch

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3.12.1.1.6 Prairie/ Modern Prairie

Prairie style homes often employ large square or rectangular building forms which support porch roofs and complimentary hipped roof forms. The Modern Prairie character further simplifies the style with refined lines in the building forms which feature asymmetrical building masses with low pitched roofs that utilize materials such as wood elements, smooth stucco bands as accents and other linear building materials.

Table 3.12.1.1.6: Prairie/ Modern Prairie

Style Elements	Architectural Features
Typical Building Form	• One (1) and two (2) story asymmetrical massing with one (1) story projections. • Linear and low horizontal massing. • Refer to **Exhibit 3.12.1.1.6: Architecture Character – Prairie/ Modern Prairie** for examples.
Roofs	Roof Form • Typically, hipped roof with broad eaves. Roof Material • Flat concrete tile. • Refer to **subsection 3.12.1.2.8.J** for more information. Roof Slope • Shallow pitch, 3:12 to 5:12 Roof Overhang • Eaves twelve (12) inches or greater provide shading and emphasize the roof line.
Walls	• Stucco utilized for the primary building structure with horizontal materials such as brick or stone utilized to emphasize building planes in a horizontal form. • Contrasting wall material and trim are common, particularly at the upper story. • All wall materials should terminate at inside corners. • At exterior corners, materials shall wrap a minimum of three (3) feet around the adjoining wall or extend to the return wall, whichever is less, to create a visually continuous and finished appearance. • Changes of colors and materials are discouraged at outside corners except where necessary to accommodate architectural features such as windows, doors, and garage doors.
Windows	• Windows assembled into horizontal bands with well-defined vertical detail. • Windows may be compressed above building masses or at the upper story. • Window trims are often a third color, typically darker than the rest of the home. • Refer to **Section 3.12.1.2.5: Four-Sided Architectural Elements** more information on requirements for windows.

Table 3.12.1.1.6: Prairie/ Modern Prairie	
Style Elements	**Architectural Features**
Entries and Doors	• Entries are often off center or hidden. • Entry doors may be deep set and have decorative surrounds. • Entry doors are often double hinged solid doors or glass with lights on the sides of the doors. • Refer to **Section 3.12.1.2.3: Front Elevations** for more information on requirements for entries and doors.
Garage Doors	• May be solid, contemporary, or all glass. • Horizontal windows which accentuate the linear form. • Refer to **Section 3.12.1.2.6: Garages** for more information.
Detail Elements	• Primary areas of elaboration are the entry, cornices, and windows. • Eves and cornices add embellishment and the horizontality of the style. • Connection of interior space to exterior space.
Lighting	• A minimum of two (2) coach lighting fixtures are required. • Design should be appropriate for the architectural style, for example horizontal or rectilinear lighting elements. • Bulbs/light sources should not be visible. • Recommended finishes include dark metal or aged brass looks.















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Exhibit 3.12.1.1.6: Architecture Character - Prairie/ Modern Prairie

THE CASCADE - PAD

3.12.1.1.7 Spanish/ Modern Spanish

The Spanish style evolved as a blend of the Mission Revival style and elements and details from Latin America. Attaining widespread popularity after 1915, this architectural style was ideal for the hot, dry weather of the Southwest where locally available materials in desert areas such as stone, dirt, and clay were utilized. The architecture was often organized around a courtyard to create shade and encourage airflow. Homes designed in the Modern Spanish style have integrated more contemporary materials and simple forms with the Spanish style.

Table 3.12.1.1.7: Spanish/ Modern Spanish

Style Elements	Architectural Features
Typical Building Form	• Building form is typically rectangular or "L" shaped. • Vertical elements that have a separate roof. • Two (2) story massing with a prominent one (1) story feature. • Refer to **Exhibit 3.12.1.1.7: Architecture Character – Spanish/ Modern Spanish** for examples.
Roofs	<u>Roof Form</u> • Typically comprised of a main front-to-back gable with front-facing gables. Round or half-round profiles are typical at front-facing gable ends. • Some hip roof areas may be used. <u>Roof Material</u> • Predominantly concrete barrel or S-tiles. • Flat concrete tile may be used. • Refer to **subsection 3.12.1.2.8.J** for more information. <u>Roof Slope</u> • Shallow pitched roofs, 4:12 to 5:12. <u>Roof Overhang</u> • Generally dependent on the proposed condition. Tightly raked roof will have a zero (0) inch overhang. Other roof expressions may overhang six (6") to twelve (12) inches.
Walls	• Typically stucco with a thick appearance, may be smooth or have a soft trowel pattern. • Stone is integrated as a key accent at base walls, entry surrounds, or chimneys to reinforce authenticity. • Tile may also be applied selectively. • The application of corbels, trim or other moldings shape appear at roof lines. • All wall materials should terminate at inside corners. • At exterior corners, materials shall wrap a minimum of three (3) feet around the adjoining wall or extend to the return wall, whichever is less, to create a visually continuous and finished appearance. • Changes of colors and materials are discouraged at outside corners except where necessary to accommodate architectural features such as windows, doors, and garage doors. • Stone or tile work can be used as an accent.

Table 3.12.1.1.7: Spanish/ Modern Spanish	
Style Elements	**Architectural Features**
Windows	• Windows may be recessed, having projecting head or sill trim, or be flanked by plank-style shutters. • Vertical divided light casement, single-hung, or double-hung windows. • Windows may be various sizes and shapes, though generally rectangular. • Arched or arch-top windows are integral to the style and should be used at prominent elevations. • Refer to **Section 3.12.1.2.5: Four-Sided Architectural Elements** for more information on requirements for windows.
Entries and Doors	• Segmented, rounded corners, and full-arch elements are typical in conjunction with windows, entry, or the porch. • Refer to **Section 3.12.1.2.3: Front Elevations** and **Section 3.12.1.2.4: Architectural Projections** for more information on requirements for entries and doors.
Garage Doors	• Sectional, flat, or raised panel doors. • Window lites in garage doors are discouraged. • Refer to **Section 3.12.1.2.6: Garages** for more information.
Detail Elements	• Decorative wrought-iron accents, grille work, post or balcony railing may be used.
Lighting	• A minimum of two (2) coach lighting fixtures are required. • Design should be appropriate for the architectural style, for example curved tops, scrolling detailing, wrought iron. • Bulbs/light sources should not be visible. • Recommended finishes include bronze, copper, or black looks.















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Exhibit 3.12.1.1.7: Architecture Character - Spanish/ Modern Spanish

THE CASCADE - PAD

3.12.1.2 Single-Family Residential Architecture Standards and Guidelines

The single-family residential architecture Standards and Guidelines foster a visually diverse yet harmonious community that balances traditional and contemporary design principles. The Standards and Guidelines are intended to enhance the neighborhood's overall character and provide residents with inviting, functional living environments. Homes should contribute to a unified streetscape while allowing individuality through distinctive architectural styles, varied elevation designs, and diverse material selections.

Key elements covered in this Section include:

A. The diversity of streetscape is encouraged to avoid monotony and promote visual interest.
B. Special attention is given to corner lots to ensure architectural interest is maintained from multiple viewpoints.
C. Front elevations are thoughtfully designed to positively interact with the public realm, enhancing street-level interaction.
D. Architectural detailing, including projections and four-sided architectural treatments, is specified to ensure comprehensive design quality. Color schemes and material selections are also meticulously defined to uphold high aesthetic standards throughout the community.
E. Garages are seamlessly integrated into building designs to minimize their visual impact.
F. Front yard pathways and driveways are strategically designed to complement the architectural character of the homes and enrich the overall streetscape.

The Standards and Guidelines serve as the foundation for creating an attractive, high-quality residential environmental, ensuring The Cascade remains a vibrant and architecturally diverse community.

3.12.1.2.1 Diversity of Streetscape

To enhance visual interest and prevent monotony within the community, a diverse array of home designs is encouraged. These designs aim to promote inclusivity and cultivate a unique neighborhood identity. The following Standards and Guidelines are set to ensure a varied and engaging streetscape:

A. Elevation Variety
    1. Each subdivision must feature a minimum of three (3) distinct elevations per product type. For details on the minimum number of floor plans, see **Section 3.11.2.9: Housing Diversity**.
    2. To foster architectural diversity, identical floorplans with the same elevation are prohibited from being placed side-by-side or directly across from one another.
    3. Each side of the street within every block must display at least three (3) distinct elevations to ensure a visually engaging and varied streetscape.
    4. For lots that back onto collector streets, arterial streets, or parkways, elevations with identical roof designs shall not be located directly adjacent to one another.

B. Front Yard Setbacks

1. Employing varied setbacks for porches, living spaces, and garages creates natural breaks in the streetscape, adding depth and visual intrigue. This strategy avoids a repetitive, linear appearance and enriches the neighborhood's character. Detailed setback requirements can be found in **Section 3.7.6.2: Development Standards**.
2. Specific Standards and Guidelines for porch setbacks and permitted front yard encroachments are designed to foster street interaction and enhance the welcoming ambiance of homes. Refer to **Section 3.7.6.2: Development Standards** and **Section 3.12.1.2.4: Architectural Projections** for additional information.

The Standards and Guidelines provide the foundation for creating an attractive, high-quality residential environment that ensures The Cascade remains a vibrant and architecturally diverse community.

3.12.1.2.2 Corner Conditions

Dwelling units on corner lots shall be designed with equal attention to all visible elevations to ensure compatibility with adjoining open spaces, streets, and major roadways. Corner homes occupy visually prominent locations within the community and therefore require enhanced architectural treatment that reinforces community character and provides visual interest from multiple viewpoints. Single-story dwelling units shall be provided on corner lots to reduce building mass at highly visible locations and maintain a compatible scale along adjacent streets.

To achieve these objectives, the following Standards and Guidelines apply to corner lot designs:

A. Avoid Blank Walls

1. To avoid an uninviting or unfinished appearance from important vantage points, the use of large blank walls and unorganized window placements on corner lots is discouraged.
2. Elevations should feature windows, varied materials, or additional architectural details to enhance visual appeal.

B. Logical Termination of Detail Elements

1. Architectural details and design elements on the front elevation should conclude at points that ensure visual coherence and unity, maintaining a consistent appearance across the structure.

C. Placement of Garages and Driveways

1. To preserve the aesthetic appeal of corner elevations, garages and driveways should be situated away from the corner to reduce their visual prominence.
2. The use of swing/turn-in or rear-facing garages is encouraged to further enhance the architectural integrity of the façade.

D. Corner Features and Wrapping Details

1. Consider incorporating corner entrances or architectural features that extend around the elevation where suitable. These design elements enhance visual interest and ensure the corner-facing side of the home is as visually engaging as the front elevation.

Adherence to these Standards and Guidelines will ensure that homes on corner lots contribute to a visually cohesive, high-quality streetscape and reinforce the community's overall design character.

3.12.1.2.3 Front Elevations

The front elevation establishes the home's primary architectural character and plays a critical role in defining the neighborhood's overall aesthetic quality. Thoughtfully designed front facades contribute to a cohesive and visually engaging streetscape while promoting an inviting relationship between the home and the public realm.

Design emphasis shall be placed on the composition and arrangement of architectural elements, including living areas, entries, porches, and garages, to ensure balance, visual interest, and stylistic consistency across the community.

Consider the following key criteria when designing front elevations to enhance community aesthetics and functionality:

A. Minimizing Garage Impact

1. Garage doors should be visually subdued to maintain the aesthetic harmony of the home. This can be achieved through strategic setbacks and selecting colors and architectural styles that integrate smoothly with the overall design of the home.
2. To reduce the visual dominance of garages in the front elevation, configurations such as side-access, rear-facing, and swing/turn-in garages are encouraged.

B. Front Entry Location

1. The front entry should be on the front façade, enhancing the sense of arrival even if the door isn't directly visible from the street. This placement should strengthen the home's street presence.

C. Prominent Entrances

1. Entrances should be emphasized with distinctive architectural features such as changes in massing, roof designs, or other unique elements to attract visual interest and reflect the home's character.

D. Architectural Elements

1. Features like courtyards, entry porticos, and porches are recommended to enhance the front elevation's appeal, fostering a welcoming atmosphere and connecting the home with the streetscape.

E. Building Massing

1. The massing must complement the architectural style of the home, ensuring coherence in form and design. This approach aids in creating a streetscape that is both visually diverse and attractive.

F. Attention to Details

1. Doors and windows should be proportionally sized to match the building's massing and enhance the overall architectural composition, ensuring a unified and orderly appearance on the front elevation.
2. Where appropriate to the architectural style, window muntin patterns shall be applied consistently to windows generally visible from public view, including second-story windows. Public view shall include roadways classified as major collectors or higher classifications, open space areas, parks, easements, and other publicly visible areas. Windows located along interior side lot lines, rear lot lines, or in rear-to-rear or side-to-rear conditions, behind side yard return fencing, or other similar non-public-facing conditions, shall not be required to incorporate enhanced treatments, regardless of visibility.

G. Trim Detailing

1. Trim should be included on at least two (2) sides of windows unless architectural styles like Spanish or Desert Modern, where trim may not be a standard feature.
2. Where appropriate to the architectural style, if trim detailing is not provided, windows should be recessed when generally visible from public view to provide façade depth and shadowing. Public view shall include roadways classified as major collectors or higher classifications, open space areas, parks, easements, and other publicly visible areas. Windows located along interior side lot lines, rear lot lines, or in rear-to-rear or side-to-rear conditions, behind side yard return fencing, or other similar non-public-facing conditions, shall not be required to be recessed, regardless of visibility.

H. Addressing the Street

1. Key features such as living areas, porches, terraces, entries, and windows should be oriented to face and engage with the street. This orientation encourages community interaction and enriches the pedestrian experience.

Adherence to these Standards and Guidelines ensures that front elevations are architecturally cohesive, visually engaging, and contribute to a vibrant and connected neighborhood character.

3.12.1.2.4 Architectural Projections

Architectural projections play a pivotal role in enhancing the visual depth and interest of a home's façade. These features, including elements that cast shadows or highlight significant aspects of the design like entries, prominent windows, or outdoor living spaces, serve as dynamic focal points. The choice, frequency, and scale of these projections should be tailored to fit the specific architectural style and composition of each home, ensuring they complement rather than clash with the overall aesthetic. The aim is to employ architectural projections that effectively accentuate the beauty and distinctiveness of the home. Refer to **Section 3.11.1.5: Setbacks** for detailed setback requirements.

Architectural projections may include, but are not limited to, the following elements:

A. Awnings
    1. Awnings, constructed of wood-like composite or metal, provide shading for windows and doors while adding depth, texture, and architectural character.

B. Balconies
    1. Balconies extend upper floor living areas outward, offering outdoor space for residents and introducing variety and visual interest to building facades.

C. Shutters
    1. Shutters, whether functional or decorative, frame window openings to emphasize placement and contribute additional detail to the elevation.

D. Overhangs
    1. Extended elements such as eaves, cornices, canopies, sunshades, gutters, chimneys, flues, belt courses, headers, sills, pilasters, lintels, or other ornamental features that provide shade, emphasize the roofline, and introduce shadow lines to reduce building mass.

E. Projecting Second or Third-Story Elements
    1. Upper-story elements that project beyond the primary wall plane to create depth, articulation, and variation in building massing.

F. Vertical Architectural Elements
    1. Vertical architectural elements or projections, including towers, rotundas, parapets, chimneys, flues, or similar features, that establish visual prominence, introduce variety, and serve as focal points in the building design.

G. Trellis Features
    1. Trellises structures that project from the façade to provide shade, introduce architectural texture, and connect outdoor space with the home's overall design.

H. Recessed Windows

    1. Windows recessed from the primary façade add shadow and depth, enhancing the visual emphasis on window placement and softening the overall form of the building.

I. Door and Window Surrounds

    1. Trim and framing elements around doors and windows elevate the visual impact and integrate these elements into the home's architectural design.

J. Porches

    1. Covered exterior spaces, such as stairways, landings, or terraces, that extend from the front elevation to connect indoor and outdoor living areas, provide shelter, and add architectural depth.

K. Patios

    1. Covered exterior spaces, such as stairways, landings, or terraces, that extend from the rear elevation to connect indoor and outdoor living areas, provide shelter, and add architectural depth.

L. Bay Windows or Dormers

    1. Projections extending outward from the primary wall plane that add dimension to the façade while creating additional usable space within the interior.

M. Shed Roof Elements

    1. Angled roof sections that project from the main roofline, introducing variation, reducing mass, and creating a more articulated and engaging silhouette.

N. Windowpane Treatment

    1. Detailing applied to window surfaces that adds depth, dimension, and architectural character to the façade.

O. ADA Access Ramps

    1. Accessible ramps extending to primary entry points that provide barrier-free access and integrate into the overall design of the home.

Architectural projections enhance the depth and visual diversity of a home, providing a means to emphasize key design features and enrich both the aesthetic appeal and functionality of the home.

3.12.1.2.5 Four-Sided Architectural Elements

To ensure a uniform and high-quality aesthetic, architectural elements and materials should be consistently applied to all sides of a home generally visible from public view. Public view shall include roadways classified as major collectors or higher classifications, open space areas, parks, easements, and other publicly visible areas. This approach prevents any side of the structure from appearing visually neglected, thereby enhancing the overall uniformity and appeal of the streetscape.

Elevations located along interior side lot lines, rear lot lines, in rear-to-rear or side-to-rear conditions, behind side yard return fencing, or other similar non-public-facing conditions, shall not be required to incorporate the same level of architectural detailing. Visible façades should maintain architectural consistency with the front elevation through the application of materials, detailing, and architectural features.

Four-sided architectural elements may include:

A. Architectural Features

1. Window surrounds, window types and style, shutters, cornice detailing, stone or brick veneers, metal accents, clay vent tile accents, or other architectural features should be consistently applied across all visible sides of a home. This ensures that every facet of the home reflects a uniform architectural quality and contributes to the overall aesthetic coherence.
2. Where second-story elevations are generally visible from public view, window types and styles should remain consistent with those used on the front elevation. Public view shall include roadways classified as major collectors or higher classifications, open space areas, parks, easements, and other publicly visible areas. Second-story elevations located along interior side lot lines, rear lot lines, in rear-to-rear or side-to-rear conditions, behind side yard return fencing, or other similar non-public-facing conditions shall not be required to maintain consistency with the front elevation, regardless of visibility.

B. Avoiding Blank Façades

1. Blank, unadorned façades that are visible from community areas are discouraged and should be avoided. Walls that face streets or public spaces should incorporate windows, varied materials, or other architectural elements to enhance visual interest and disrupt the monotony of the building mass.

C. Corner and Prominent Homes

1. Homes on corner lots, those with elevations facing open spaces or major roadways should include enhanced architectural detailing. This ensures that all visible sides maintain a polished appearance, aligned with the quality and style of the front elevation.

D. Exemptions for Limited Visibility

1. Where building facades are obscured by perimeter walls or are part of specific products types, (such as zero-lot line homes, townhomes, green court, auto-court products, and other attached or small-lot designs) extensive architectural detailing on all sides may not be required due to reduced visibility. Nevertheless, visible elevations should still include appropriate design elements to ensure aesthetic consistency.

These Standards and Guidelines are designed to ensure that homes maintain a uniform and appealing aesthetic, providing flexibility to adapt to specific contexts and types of housing. This strategy guarantees that the entire neighborhood upholds a high-quality visual character, irrespective of each home's orientation or location.

3.12.1.2.6 Garages

Garages significantly influence the streetscape, and reducing their visual impact is key for fostering pedestrian-friendly neighborhoods that enhance community interaction. Thoughtful design that integrates garages in a manner complementary to the home's architectural style, while positioning them as secondary elements, enriches the streetscape's appeal and accessibility.

To accommodate varying lot sizes and architectural preferences, a range of garage configurations are permitted, including single-car, tandem, and split garages. This flexibility allows garages to be designed in a way that they integrate smoothly with the overall neighborhood character, enhancing both functionality and aesthetic coherence.

A. Architectural Consistency
    1. Garage doors should complement the home's architectural style, incorporating decorative elements that align with the overall aesthetic without becoming the focal point.

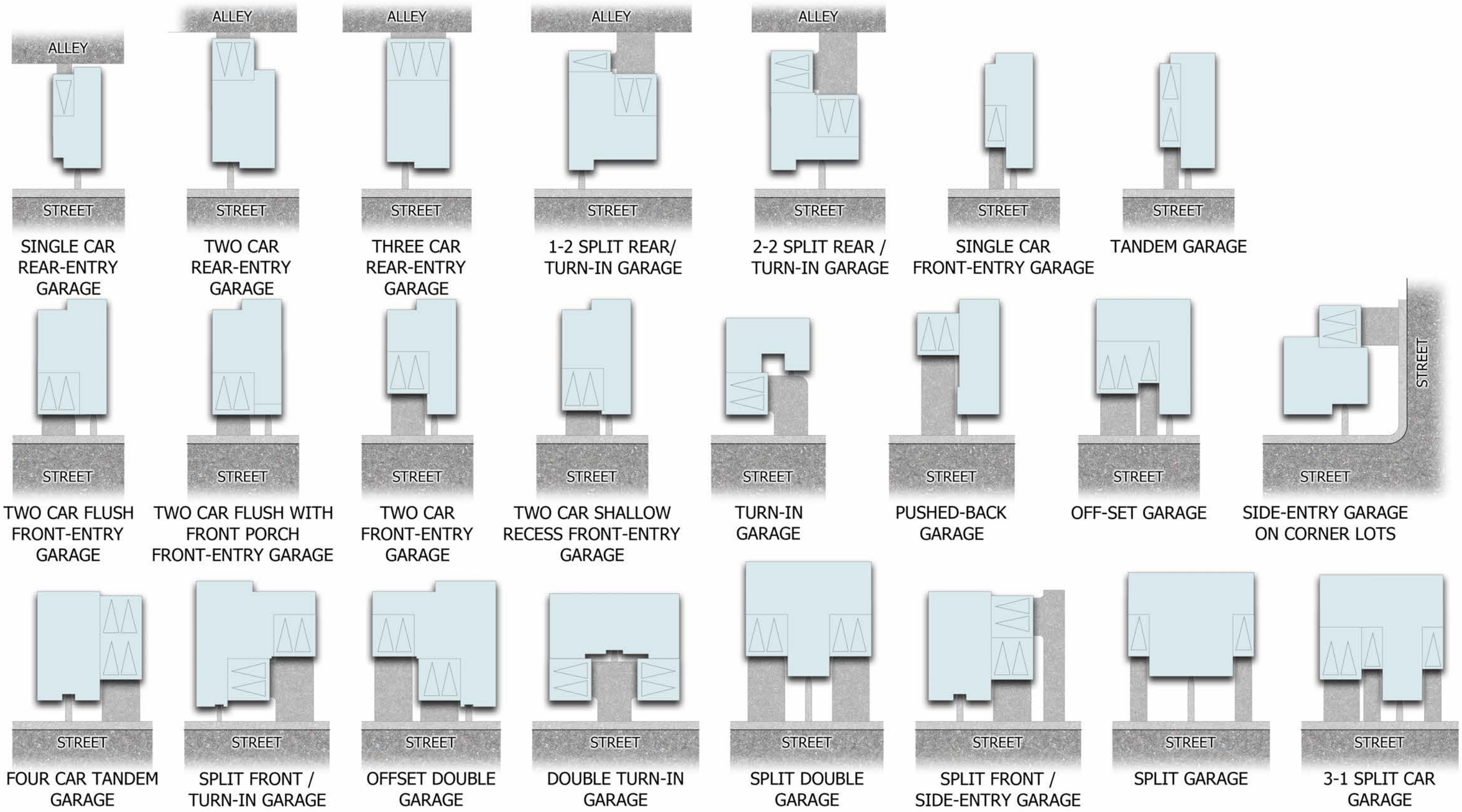
B. Design Variety
    1. To maintain visual interest and avoid monotonous appearance, garage doors should feature varying designs, windows, and/or colors that enhance the home's architectural style.
    2. Diverse garage placements along a block are encouraged to prevent the visual dominance of garages in the streetscape.
    3. Recessed, swing/turn-in, and rear-facing garage configurations are preferred to enhance the visual appeal. If front-facing garages are necessary, they should include architectural enhancements such as ornamental details, window accents, or distinctive garage door styles to enhance streetscape diversity.

C. Visual Mitigation for Larger Garages
    1. For garages that occupy more than fifty (50) percent of the home's front elevation, visual mitigation techniques should be applied to diminish their prominence. Effective strategies include:
        a. Incorporating architectural elements like windows, wainscoting, or varied materials to soften the visual impact of the garage.
        b. Designing recessed or offset garage bays to fragment the building mass and lessen its visual dominance.

D. Corner Lot Considerations
    1. For homes situated on corner lots, especially those near neighborhood entrances, garages should be located on the side of the house farthest from the corner. This placement minimizes visual impact and preserves the aesthetic integrity of the corner elevation.

E. Garage Configurations

1. A variety of garage configurations are encouraged to enhance the diversity of the streetscape and diminish the visual dominance of garages. For examples of acceptable configurations, refer to **Exhibit 3.12.1.2.6.E: Garage Configurations for Single-Family**.
2. These configurations include:
   a. Single Car Rear-Entry Garage
   b. Two Car Rear-Entry Garage
   c. Three-Car Rear-Entry Garage
   d. 1-2 Split Rear/ Turn-in Garage
   e. 2-2 Split Rear/ Turn-in Garage
   f. Single Car Front-Entry Garage
   g. Tandem Garage
   h. Two Car Flush Front-Entry Garage
   i. Two Car Flush with Front Porch Front-Entry Garage
   j. Two Car Front-Entry Garage
   k. Two Car Shallow Recess Front-Entry Garage
   l. Turn-In Garage
   m. Pushed-Back Garage
   n. Off-Set Garage
   o. Side-Entry Garage on Corner Lots
   p. Four Car Tandem Garage
   q. Split Front/ Turn-In Garage
   r. Offset Double Garage
   s. Double Turn-In Garage
   t. Split Double Garage
   u. Split Front / Side-Entry Garage
   v. Split Garage
   w. 3-1 Split Car Garage
   x. Or other styles as approved by the applicable ARC and the Zoning Administrator or their individual designee.



NOTE: NOT AN EXHAUSTIVE LIST OF EXAMPLES OF GARAGE CONFIGURATIONS.

Exhibit 3.12.1.2.6.E: Garage Configurations for Single-Family

F. Enhancing Visual Interest

1. In instances where lot constraints limit garage placement flexibility, utilize a mix of ornamental details, varied garage door styles, and harmonious colors to elevate visual interest and enrich the streetscape's diversity.
2. For swing/turn-in garages, the forward-facing elevation should integrate architectural elements such as windows and wainscoting that align with the home's design, ensuring it resembles a habitable part of the residence.
3. Vehicular rated paver driveways may be incorporated as an additional design feature to soften the visual prominence of garage-dominant elevations and enhance the overall streetscape character.

By integrating garages into the overall design of homes, these Standards and Guidelines ensure that garages complement rather than overshadow the streetscape. This approach fosters a more inviting and unified neighborhood atmosphere, enhancing the interaction between homes and the public realm.

3.12.1.2.6.1 Width and Orientation of Garages

A. Façade Requirements

1. For homes with front-loaded garages, the portion of the front-facing building façade, excluding garage doors, must comprise at least twenty-five (25) percent of the total width of the front façade.
   a. Exceptions to this requirement may be approved by the applicable ARC and the Zoning Administrator or their individual designee.

B. Three-Car Garage Standards

1. For any three-car garage facing a street, excluding swing/turn-in garages, the design of the third bay must vary, by either:
   a. Have a different orientation compared to the first two (2) bays; or
   b. Be recessed or offset by at least two (2) feet from the first two (2) bays if it shares the same orientation.

C. Swing/ Turn-In Garages

1. Swing/ turn-in garages must include windows or similar architectural elements on the side facing the street, mirroring the features found on the living areas of the home. This design approach helps maintain visual consistency across the façade and enhances the pedestrian-friendly appeal of the streetscape.

D. Garages in Single-Family Attached Development

1. Garages must be accessed from alleys, where available, to minimize their visual impact on the streetscape.

2. In the absence of alleys, when garages face the street, they should implement visual mitigation strategies to lessen their prominence. Such strategies may include:
    a. Incorporating architectural features like ornamental details, varied rooflines, or window treatments that integrate the garage with the home's overall architectural style.
    b. Designing garage doors to complement the façade using decorative panels, windows, or materials that add visual interested.
    c. Recessing garages or offsetting garage bays to disrupt the building mass and diminish the visual impact of the garage on the streetscape.

3.12.1.2.7 Recreational Vehicle ("RV") Garages

Where Recreational Vehicle ("RV") garages are integrated into single-family homes, they must be designed to contribute to a cohesive and visually appealing streetscape, while preserving the architectural style of both the home and the neighborhood. The following Standards and Guidelines are provided to ensure that RV garages harmoniously blend with the home's design and avoid overpowering the façade, streetscape, or public view.

A. Visual Mitigation
    1. RV garages must incorporate visual mitigation techniques to lessen their visual prominence, including but not limited to:
        a. Employing varied materials and architectural details to minimize the massing of the garage.
        b. Recessing garage doors to add depth and create shadow effects.
        c. Adding architectural features such as overhangs or trellises to soften visual impact.
    2. In homes with front-facing garages, the building façade, excluding any garage doors, must account for a minimum of forty-four (44) percent of the total front-facing façade. The RV garage door must not exceed twenty-four percent (24) of the home's total front-facing façade.

B. RV Garage Placement
    1. RV garages must be strategically placed to minimize their visibility from public streets, employing the following placement strategies:
        a. Utilizing recessed or side-entry configurations for RV garages.
        b. On corner lots, RV garages must be positioned on the side of the home that is furthest from the corner to preserve the visual appeal of the streetscape.
        c. RV garages shall be set back at least two (2) feet from the front plane of any livable portion of the principal structure to diminish their prominence from the street.

C. Architectural Consistency
    1. RV garages must align with the home's overall architectural style, incorporating similar rooflines, materials, and detailing to ensure a cohesive appearance.

2. The roofline of the RV garage may extend a maximum of four (4) feet above the highest point of the principle structure's roofline. This standard helps to avoid disproportionate bulk and maintains aesthetic congruence with the home's design.
3. The materials and colors used for the RV garage should match or complement those of the home, enhancing visual unity.

D. Subdivision Limits
    1. To maintain a balanced streetscape and avoid the over-dominance of RV garages, no more than forty-five (45) percent of the homes within a subdivision may include RV garages.

These Standards and Guidelines are designed to ensure that RV garages enhance the architectural quality of homes while promoting a harmonious and aesthetically pleasing neighborhood environment. For detailed guidelines on driveways and additional RV requirements, refer to **Section 3.11.2.2: Residential Access** for more information.

3.12.1.2.8 Colors and Materials

Colors and materials are essential in shaping the architectural character of homes and the overall neighborhood ambiance. Color schemes should resonate with natural tones or align with specific architectural styles, fostering diversity and vibrancy within the streetscape. To ensure visual interest and distinctiveness, adjacent homes must feature different color schemes. Accent materials should complement the home's architectural style and enrich the neighborhood's overall aesthetic.

Each Parcel Developer's product series in a neighborhood is required to provide a minimum of six (6) distinct color schemes. Roofing materials must include at least two (2) material types and offer a minimum of three (3) color options. Where a Parcel Developer develops multiple parcels, color schemes and roofing materials may be repeated between parcels; however, directly adjacent parcels should incorporate variation in the overall combination of color schemes and roofing materials where feasible to promote visual distinction while allowing appropriate overlap between palettes.

The selection and application of colors and materials are guided by the following criteria to enhance the architectural and neighborhood aesthetics:

A. Enhancing Neighborhood Character
    1. Colors should be chosen to complement and elevate the overall character of the neighborhood, fostering a cohesive and visually appealing streetscape.

B. Distinguishing Architectural Character
    1. Each color scheme should enhance the home's architectural style, emphasizing distinct architectural features and adding to the home's individuality.

C. Encouraging Diversity

1. A diverse palette of colors and materials is recommended to ensure a dynamic and visually appealing streetscape, minimizing monotony between adjacent homes.

D. Elevating Architectural Interest

1. Colors and materials should be used strategically to enhance texture, depth, and architectural interest, crafting visually appealing homes that enrich the overall neighborhood's aesthetic.

E. Logical Material Transitions

1. Material transitions should occur at natural or architecturally defined termination points, including internal corners, return walls, or locations influenced by openings or structural elements. Transitions should appear intentional and reinforce the home's overall design character.

F. Creating Texture and Depth

1. Employ a deliberate variation in materials and colors to foster visual texture and depth, thereby elevating the architectural quality and character of the entire neighborhood.

G. Wrapping Columns and Architectural Elements

1. Columns, tower elements, and pilasters shall be consistently wrapped with materials extending to logical breakpoints, enhancing continuity and ensuring a unified appearance.

H. Garage Material Breaks

1. Material transitions on garages should be designed to terminate at internal corners, ensuring a polished and complete look.

I. Garage Doors

1. White garage doors are generally discouraged, except when they align with the specific architectural style employed. Garage doors must complement the home's overall color scheme and architectural aesthetics.

J. Durable Materials

1. Roofing and siding materials must be chosen for their durability and longevity to minimize the need for frequent maintenance or replacement. Metal and shingled roofs are acceptable if they align with the architectural style of the home.

These Standards and Guidelines ensure that the use of colors and materials across the community contribute to a visually appealing and cohesive neighborhood aesthetic while supporting architectural diversity and individual expression.

3.12.1.2.9 Mechanical Equipment and Screening in Single-Family Residential

To preserve the architectural integrity and visual appeal of single-family homes, it is crucial to strategically integrate mechanical equipment, such as air conditioning units, solar panels, antennas, satellite dishes, and utility meters into the home's design. These Standards and Guidelines are designed to ensure that such equipment enhances rather than detracts from the architectural aesthetics and streetscape. For detailed screening requirements, refer to **Section 3.17: Walls, Fences, and Screening Standards and Guidelines**.

3.12.1.2.10 General Mechanical Equipment Standards in Single-Family Residential

A. Equipment should be strategically placed to minimize visibility from the front elevation.
B. Equipment should be situated so that it does not encroach on property lines, ensuring it remains unobtrusive to neighbors and minimally visible from the street.
C. The use of solar panels and other alternative energy solutions is encouraged. However, these systems must be thoughtfully incorporated into the home's design, balancing visual discretion with energy efficiency.

3.12.1.2.11 Ground-Mounted Equipment

Ground-mounted mechanical equipment, such as air conditioning units, shall be located in the side or rear yards and incorporated into the home's design to minimize visibility from public streets and spaces. Equipment shall not be located in a manner that obstructs access between rear and front yards. All equipment installations must adhere to the City Building Code and comply with utility provider specifications. For Standards and Guidelines on effectively screening such equipment, refer to **Section 3.17: Walls, Fences, and Screening Standards and Guidelines**. Utility meters and other essential service equipment should be placed in less conspicuous locations like side yards or specially designed recessed spaces to ensure they are accessible for maintenance without compromising the aesthetic integrity of the home.

3.12.1.2.12 Roof-Mounted Mechanical Equipment in Single-Family Residential

Roof-mounted mechanical equipment should be integrated into the home's roofline as feasible and strive to maintain visual harmony with the architecture.

A. Solar panels should be installed flush with the roof to maintain a low profile, ensuring they align with the roof's pitch to minimize the visual impact.
B. Mechanical equipment should be positioned toward the rear or sides of the roof to reduce visibility from the street, where feasible. Utilizing parapets or other architectural features for screening is encouraged.
C. Antennas, satellite dishes, and similar types of equipment should be situated to minimize visibility from the public street and spaces, enhancing the home's aesthetic appeal.

D. Roof-mounted mechanical equipment shall be located and screened to minimize visibility from public streets and adjacent properties. Screening may be achieved through parapets, varying roof geometry, architectural elements, or other methods deemed appropriate by the applicable ARC.

3.12.1.3 Additional Standards for Single-Family Attached

A. Housing Variation

1. In single-family attached housing developments, ensure each dwelling unit is distinct by varying building massing, roof forms, colors, materials, and other architectural features. This diversity helps distinguish individual dwelling units and enhances the overall visual appeal of the development.

B. A maximum of eight (8) units may be attached in a single row or building cluster, unless otherwise approved by the applicable ARC and the Zoning Administrator or their individual designee.

C. Buildings composed of up to eight (8) units must incorporate at least two (2) of the following methods to enhance architectural and visual interest:

1. Introduce a projection, recess, or reveal at least every twenty (20) feet minimum, with at least a two (2) foot change of plane;
2. Apply a minimum of two (2) distinct materials on each façade;
3. Incorporate unique features such as balconies or similar features, between individual dwelling units;
4. Vary roof forms to contribute to a non-uniform style; or,
5. Design the cluster to visually represent a series of connected but distinct buildings rather than a single contiguous structure.

D. Entryway Treatment

1. Entrances of front-facing garages should be distinctly visible from the street and adjacent parking areas. For homes with rear access that face communal spaces, the pathways and entry points must be clearly marked for easy navigation.
2. Each home's primary entrance must include architectural features, walkways, landscape, and lighting to highlight its importance and enhance its welcoming presence.

3.12.1.4 Multi-Family Residential Architecture Standards

Multi-family developments shall be designed to enhance community character, promote pedestrian-friendly environments, and maintain architectural compatibility with surrounding neighborhoods. These Standards and Guidelines ensure that multi-family buildings incorporate high-quality design elements that contribute to a cohesive and functional built environment.

3.12.1.4.1 Building Mass and Articulation in Multi-Family Development

A. Multi-family buildings should integrate human-scale design features at the ground level to promote a pedestrian-friendly streetscape. Arranging buildings around common recreational spaces can enhance the community layout and encourage resident interaction.

B. Variations in building massing and articulation, such as offsets, recesses, and differentiated wall planes, help create architectural interest and contribute to a visually engaging environment.

C. Building materials and color palettes should align with the overall architectural style, ensuring a cohesive yet varied streetscape that blends seamlessly with the surrounding neighborhood.

3.12.1.4.2 Roof Form in Multi-Family Development

A. Roof forms should enhance the architectural style of the building, with variations in height, pitch, and ridgelines that add depth and interest to the overall design.

   1. Continuous rooflines longer than fifty (50) feet should include at least one (1) vertical elevation change of two (2) feet or more to break up the expanse.

B. Broad roof overhangs, gables, and other roof projections create dynamic shadows, enhancing the building's aesthetic appeal while contributing to energy efficiency and shade.

C. Thoughtfully designed rooflines help break up larger structures, making them feel more connected to the pedestrian scale.

3.12.1.4.3 Facades and Detail Elements in Multi-Family Development

A. Building facades should incorporate a mix of architectural details, such as balconies, decorative moldings, and recessed elements, to create visual depth and texture.

   1. For façades extending beyond fifty (50) feet, plane shifts or other design variations shall be incorporated to reduce visual massing and enhance architectural interest. Such articulation shall include a minimum of two (2) depth creating elements.

   2. Architectural details shall maintain consistency with the building's architectural style and may incorporate any combination of the following elements to achieve façade articulation:

      a. Balconies to enhance façade articulation and outdoor space;

      b. Bay or box windows to create depth and variation;

      c. Porches or covered entries for defined building entrances;

      d. Dormers to add character and roofline variety;

      e. Material variations to create contrast and visual interest;

f. Variations in roof form to break up massing and add architectural expression;
g. Window size and shape variations to enhance design rhythm;
h. Vertical elements to emphasize height and articulation;
i. Other features as approved by the applicable ARC.

B. High-quality materials, such as stone or brick veneers, should be thoughtfully incorporated into the façade to enhance visual depth and architectural character.

C. Windows and doors should be proportionate to the building design, with features like shutters, trim, or dormers used consistently with the architectural style to add visual interest. Where appropriate to the architectural style, windows may incorporate recessed or projecting treatments to provide depth and visual interest.

D. Highly reflective materials should be avoided in locations where they may cause solar glare that could impact surrounding properties.

E. Natural, smooth-face CMU shall not serve as a primary exterior finish.

F. Siding materials should terminate at logical transition points, such as plane changes, to ensure a consistent and cohesive appearance.

G. Multi-family developments featuring multiple buildings should introduce distinct architectural details or variations in color palettes to differentiate individual buildings while maintaining a unified design aesthetic throughout the development.

3.12.1.4.4 Entrances and Porches in Multi-Family Development

A. Building entrances should be clearly distinguished using architectural features, such as porches or roof projections, to establish a defined sense of arrival.

1. At least one (1) primary building entrance must be oriented toward the adjacent public street.

B. Walkways should provide direct connections between building entries and public sidewalks, avoiding pedestrian routes that pass through parking areas.

C. Pedestrian entries should be accentuated with landscape, decorative paving, or lighting to improve wayfinding, particularly for entrances facing the public ROW.

D. Balconies, patios, and porches are encouraged to strengthen the connection between indoor and outdoor spaces, promoting engagement with the surrounding environment.

3.12.1.4.5 Accessory Elements in Multi-Family Development

A. Accessory elements, such as awnings and trellises, should be incorporated to enhance both functionality and aesthetics, providing shade and architectural depth to the building design.

B. Multi-family developments shall include covered, enclosed, and secure storage areas for bicycles and other personal belongings that may not be accommodated with individual units.

C. All accessory elements shall be constructed using materials and architectural details that are consistent with the design of the primary structures, ensuring a cohesive visual appearance.

3.12.1.4.6 Garages in Multi-Family Development

A. Garages and parking areas should be strategically positioned to reduce their visual prominence along the streetscape, preferably behind buildings or integrated into the overall design.
    1. Garage entrances and carports should be located at the side or rear of buildings to maintain a welcoming and uninterrupted street frontage.
    2. Garage and carport structures shall be limited to a maximum of eight (8) spaces per structure. No more than eight (8) garage doors may be visible on any multi-family building elevation that includes front doors, unless otherwise approved by the applicable ARC and the Zoning Administrator or their individual designee.
        a. Each garage door plane shall be offset by at least two (2) feet from the adjacent garage door to provide visual variation and reduce massing impact.

B. Detached garages should be designed to complement the architectural style of the primary structures, using materials and colors consistent with the overall development.

C. Parking structures should incorporate architectural elements and materials that integrate with the surrounding development. Street-facing or highly visible facades should include material variations, screening, and articulation in both vertical and horizontal planes to prevent the appearance of blank walls.
    1. Pedestrian access points should be clearly defined and seamlessly incorporated into the design to promote safety and ease of movement between parking structures and adjacent buildings.

D. Parking canopies should be positioned near primary structures for convenience and designed with materials and placement that complement the architectural character of the development.

3.12.1.4.7 Mechanical Equipment and Screening in Multi-Family Development

A. All mechanical equipment, including HVAC units and satellite dishes, shall be fully screened using parapets or architectural elements that blend with the building's design to maintain a cohesive appearance and minimize visual impact from streets and neighboring properties. For additional screening requirements, refer to **Section 3.17: Walls, Fences, and Screening Standards and Guidelines**.

B. Dumpsters are not permitted in multi-family developments or sites with six (6) or fewer dwelling units.
    1. For developments with six (6) or fewer dwelling units, trash receptacles must be stored in screened enclosures that are not visible from public areas and located away from street frontages.

C. Trash enclosures shall be located in multiple areas across the Site to provide convenient access for all residents. Developments that offer a valet-style collection service, in which staff regularly collect refuse from individual dwelling units and deliver it to a centralized dumpster or compactor, are not required to provide multiple enclosures.

D. Solar panels are encouraged and must be integrated into the building's architectural design to minimize visual impact.
    1. Flush-mounted rooftop panels should be used whenever possible, with colors and framing that complement the roof materials to reduce visual contrast.
    2. Flat-roof solar panel installations should be positioned to limit visibility from ground level, and screening may be required to reduce visibility from adjacent properties and public spaces.
E. Utility lines, cords, and connections should be painted or finished to match the surrounding architecture, ensuring a clean and unobtrusive appearance.

3.12.2 Non-Residential and Mixed-Use Architecture Standards

Non-residential and mixed-use developments are pivotal in defining the community's architectural identity and meeting the needs of both residents and visitors. These buildings are crafted to align with The Cascade's overarching architectural principles, promoting a unified and standout aesthetic throughout all commercial and mixed-use areas. Architectural designs must prioritize pedestrian accessibility and engagement, reflecting high-quality construction that is in line with The Cascade's visionary Standards and Guidelines.

3.12.2.1 Building Facades in Non-Residential and Mixed-Use Development

A. Building facades facing street frontages should actively engage the pedestrian environment and enhance visual interest. This engagement can be facilitated through the implementation of various architectural elements, such as:
    1. Clearly defined building entries;
    2. Varied textures and colors that add depth and character;
    3. Structural features like pilasters, offsets, and recesses;
    4. Diverse window fenestration;
    5. Shadow boxes;
    6. Overhangs and canopies;
    7. The continuation of distinctive rooflines that contribute to a building's silhouette and presence.
B. To prevent large, monotonous wall expanses, facades must incorporate architectural elements that add depth and rhythm. This may include variations in massing or material changes, particularly distinguishing between the ground and upper floors to enhance visual engagement.
C. In developments featuring multiple buildings, the selection of architectural styles, materials, and colors must be harmonious, fostering a unified site identity while allowing for distinct expression of individual buildings.

D. Material transitions on building facades should correspond with changes in building mass or form to achieve a balanced and cohesive look. Transitions should occur at logical points to maintain architectural integrity.

E. Corporate branding elements should be subtly integrated into the building's design, ensuring they complement the overall architectural style. Branding should act as an accent, enhancing rather than overwhelming the façade, and must not detract from the development's aesthetic harmony.

3.12.2.2 Architectural Character in Non-Residential and Mixed-Use Development

Non-residential and mixed-use buildings should embody the community's architectural vision, blending timeless design principles that harmonize traditional and contemporary elements. These structures are expected to contribute to a cohesive yet dynamic visual identity that aligns with both the local environment and the Site's overarching aesthetic goals.

Key elements of architectural character include:

A. Consistency with The Cascade's overarching architectural vision, promoting harmony between non-residential, mixed-use, and residential structures.

B. Incorporate locally sourced materials and regional architectural styles where appropriate to strengthen the connection to The Cascade's surrounding environment.

C. Avoid overly ornamental or excessively modern designs that could create a stark contrast with the established character of the community.

3.12.2.3 Building Massing and Roof Form in Non-Residential and Mixed-Use Development

The massing and roof forms of non-residential and mixed-use buildings should be carefully designed to achieve a sense of balance and proportion. This ensures that the buildings present a visually engaging and appropriately scaled appearance, contributing positively to the streetscape and overall architectural harmony.

A. Rooflines should incorporate a mix of flat and sloped roofs, along with parapets and additional architectural elements that contribute to the overall complexity and massing of the building.

B. To prevent monolithic structures, massing should feature vertical and horizontal shifts that break up the uniformity, enhancing visual interest and creating more dynamic buildings.

C. Elements like overhangs, parapet walls, and cornices should be integrated thoughtfully into the design to accentuate the building's architectural style while adding depth and refined detailing.

3.12.2.4 Pedestrian Friendly Design in Non-Residential and Mixed-Use Development

Designing non-residential and mixed-use development in The Cascade to prioritize pedestrian access is crucial for creating lively, walkable public spaces. Given the climate of the region, special attention must be devoted to ensuring both the comfort and safety of pedestrians.

The following Standards and Guidelines ensure that pedestrian routes are comfortable, safe, and seamlessly integrated into the overall site design:

A. Integration of Pedestrian Pathways
    1. Pedestrian pathways should be considered a core component of the building and site design, providing straightforward and intuitive access from parking areas, streets, and adjacent sidewalks. These pathways must prioritize pedestrian safety and aim to reduce conflicts with vehicular traffic.
    2. Pathways should directly align with building entrances and be distinctly marked to enhance visibility and accessibility.

B. Shading and Climate Adaptation
    1. Considering Arizona's hot and arid climate, it is crucial to provide shaded walkways for pedestrian comfort. Architectural elements like overhangs, trellises, and awnings should be utilized along the main building facades to offer ample shade along vital pedestrian pathways.
    2. The use of complementary landscape elements, such as trees and shrubs, should be strategically integrated to bolster the shade provided by architectural features, thus mitigating the urban heat island effect. For suitable plant species that enhance shading, refer to **Section 3.16: Landscape Standards and Guidelines**.

C. Clearly Defined Building Entrances
    1. Primary building entrances should be conspicuously positioned and readily accessible from pedestrian pathways, bolstering connectivity and facilitating intuitive wayfinding for visitors. The architectural prominence of entrances can be enhanced using the following design strategies:
        a. Architectural Projections
            i. Incorporate features such as canopies, porticos, arcades, or other similar projections to provide shelter and clearly delineate entrances, simultaneously elevating the visual appeal of the façade.
        b. Prominent Architectural Features
            i. Integrate design elements such as towers, spires, or domes at entrances. These architectural features should act as focal points, drawing visual attention and guiding visitors towards the entrance.
        c. Distinctive Rooflines
            i. Employ varied rooflines, such as peaked roofs or forward projections, near entrances to underscore the entry point and contribute to additional architectural depth of the structure.

d. Recessed or Projected Entries

i. Construct entrances that are either recessed into or projected out from the main façade. This design choice not only adds visual depth but also provides a sheltered area that protects visitors from the elements.

e. Outdoor Amenities

i. Complement entrances with outdoor amenities such as seat walls, landscape areas featuring seasonal colors, or planters that double as benches. These additions create inviting, shaded spaces that enhance the entrance's appeal. For detailed guidance on selecting appropriate landscape elements, refer to **Section 3.16: Landscape Standards and Guidelines**.

f. Additional Techniques

i. Employ other architectural elements or design strategies that align with and enhance the building's overall architectural style, subject to approval from the applicable ARC.

3.12.2.5 Ground Floor Transparency in Non-Residential and Mixed-Use Development

Ground floor transparency is vital for enriching the pedestrian experience by creating a more open, visible, and interactive environment between indoor and outdoor spaces. The following Standards and Guidelines are set for non-residential and mixed-use development:

A. Transparency Requirements for Large Buildings

1. For non-residential and mixed-use buildings that encompass seventy thousand (70,000) square feet or more of Gross Floor Area ("GFA"), at least fifteen (15) percent of the façade facing the principal street must be designed with transparent or semi-transparent glazing.

B. Transparency Requirements for all other Non-Residential and Mixed-Use Buildings

1. For all other non-residential and mixed-use buildings, a minimum of thirty (30) percent of the ground-floor façade facing the principal street must be designed with transparent or semi-transparent glazing to enhance visual interaction between the building interior and the street.

C. Placement and Climate-Responsive Design

1. Glazing should be strategically placed in areas frequented by pedestrians, such as along primary walkways, at entrances, and where active engagement between the building and the public realm is encouraged.

2. In response to The Cascade's desert climate, glazing should be combined with energy efficient shade strategies, including deep overhangs, awnings, recessed windows, arcades, or covered walkways. These design strategies help minimize solar heat gain while maintaining visibility and interaction with the streetscape.

D. Unobstructed Transparency for Pedestrian Engagement

1. Transparent glazing should be kept free of obstructions that impede visibility and hinder interaction with the public realm. The use of interior shelving, displays, or coverings that obscure clear sightlines is discouraged.
2. To maintain transparency, any window signs, displays, or internal elements should be positioned a minimum of three (3) feet from the glazing surface, ensuring that the ground-floor façade offers unobstructed views from the exterior. The use of window blinds during business hours should not compromise the visibility and openness of the glazing.

3.12.2.6 Architectural Details in Non-Residential and Mixed-Use Development

Attention to architectural detail is essential for crafting visually appealing and high-quality non-residential and mixed-use developments. Thoughtful details enhance depth, refinement, and cohesion within the architectural design:

A. Incorporate architectural elements like door and window trims, decorative moldings, trellises, and awnings to add depth and intricacy to the building's exterior. These elements should enrich the architectural character and contribute to the overall aesthetic quality of the development.

B. Projections, such as balconies, overhangs, or recessed windows, should be utilized to add visual depth and provide shade where applicable. These architectural elements enhance aesthetics while improving energy efficiency.

C. Avoid large blank walls on facades. Instead, buildings should feature textural elements, architectural detailing, and articulation to segment the surface, creating a visually dynamic and engaging presence.

D. Architectural detailing must be consistent across all building sides to align with the front façade. The use of blank walls without architectural details or variations is prohibited to ensure a cohesive and visually appealing design from every perspective.

E. For buildings featuring exterior trademarked architectural elements located twelve (12) feet or more above finished grade, including unique roof and parapet designs but excluding signage, the following horizontal articulation Standards and Guidelines should be applied to enhance visual interest:

1. Horizontal articulation:
    a. To break up the façade and enrich visual engagement, incorporate a minimum of four (4) of the following design strategies to articulate the building façade into smaller, distinct segments:
        i. Segmentation of the facades into identifiable parts, with no single segment exceeding sixty (60) feet in length;
        ii. Variations in roof form of an elevation change in roof height of at least four (4) feet;
        iii. Changes in wall planes by a minimum of two (2) feet;
        iv. Varied window arrangements or recesses to create depth;
        v. Noticeable changes in texture, material, or color of the surface;

vi. Engagement of columns to add vertical depth;

vii. Implementation of a minimum of two (2) feet of parapet returns to accentuate design depth; or,

viii. Other architectural enhancements compatible with the building's style, subject to the applicable ARC's approval.

2. Vertical articulation:

a. Buildings should be designed to have a distinct base, body, and top. Employ horizontal elements to delineate these sections, effectively reducing the perceived mass of a building:

i. The body of the building should make up at least fifty (50) percent of the total building height to ensure a proportional balance and visual harmony.

F. In large stores that house multiple functions, such as coffee shops, delis, or florists, a secondary storefront should be provided. This storefront should have its own separate entrance to enhance the activity along the street frontage, encouraging pedestrian interaction and access.

G. For substantial retail operations like grocery stores, department stores, or warehouse stores, multiple building entrances should be implemented. This strategy not only enhances accessibility but also significantly improves the pedestrian experience by diversifying points of entry and interaction.

3.12.2.7 Materials and Colors in Non-Residential and Mixed-Use Development

The selection of materials and colors is critical in establishing the architectural character of non-residential and mixed-use buildings:

A. Materials used in construction should be durable and of high quality to convey a sense of permanence and reflect fine craftsmanship. Suitable materials include brick, stone, metal, or glass, chosen in accordance with the building's architectural style.

1. Prohibited Wall Materials

a. Untextured Tilt-Up Concrete Panels

i. These are permitted for industrial buildings only.

b. Prefabricated Steel and Kit Metal Buildings

i. Buildings or structures that are pre-designed and mass-produced, intended for universal placement without customization, are prohibited. Architecturally designed metal panels and systems that complement the overall design intent may be considered, subject to the applicable ARC's approval.

c. Highly Reflective Glass

i. The use of highly mirrored or reflective glass that results in significant glare or disrupts the visual comfort of neighboring properties and pedestrians is prohibited. Glass with moderate reflectivity that effectively manages glare while ensuring pedestrian comfort is permitted.

2. Roof Materials
    a. Acceptable roofing options include flat roofs, standing seam metal roofs, solar tiles, concrete and clay tiles, and other architectural-grade roofing materials, subject to the applicable ARC's approval.
    b. Asphalt shingle roofs are prohibited.

B. Color palettes should be selected to complement the architectural style and overall design vision for The Cascade, utilizing a variety of tones and textures to add visual interest.
    1. Metal finishes should be compatible with the architectural style of the building and may either be painted or left to naturally weather and oxidize, depending on the desired aesthetic.
    2. The use of bright or highly reflective metal finishes is prohibited to maintain visual harmony and prevent glare.
    3. All colors, materials, and finishes are subject to the applicable ARC's approval.

3.13 Open Space and Parks Standards and Guidelines

Open spaces and parks play a pivotal role in defining the distinctive character of The Cascade, enhancing community engagement, and improving the visual landscape of the area. These spaces are carefully designed to blend natural desert aesthetics with purposeful amenities, fostering recreation, relaxation, and connectivity among residents.

The Cascade's open spaces encompass a diverse array of both natural and developed areas, created to enhance community enjoyment. These spaces not only contribute to the aesthetic appeal but also serve essential functions such as recreational opportunities, preservation of natural features, and enhancement of accessibility. The design of these areas reflects a deep appreciation for the natural desert environment, integrated with practical features that maximize their enjoyment and utility.

Given the large scale of the Site and the need for a multi-tiered approach to community planning, the provision of open space and park areas occurs at multiple stages of the planning process. The open space framework incorporates drainage corridors and an extensive trail system that establishes connectivity across the community while respecting the existing desert setting. These elements are intended to integrate development with the surrounding landscape, encourage residents to spend time outdoors, and provide opportunities to experience the natural scenery of the Southwest.

A. Open space in The Cascade includes a variety of areas designed to enhance community life and preserve natural environments:
    1. Natural landscapes and preserved desert areas
        a. These areas are dedicated to protecting and highlighting the native desert ecosystem. They serve as scenic backdrops and are integral to the open space network. Features such as washes are utilized to offer passive recreational opportunities and contribute to environmental conservation.
    2. Schools, churches, and parks
        a. Grounds associated with public and institutional facilities like schools and churches are considered part of the open space system when they augment the recreational and aesthetic value of The Cascade. These spaces provide additional venues for community gatherings and interactions.
    3. Easements, drainage areas, parking, and landscape buffers
        a. These functional spaces are strategically designed with landscape and pathways to serve multiple purposes. Drainage corridors, for example, are enhanced with vegetation and trails, providing effective stormwater management while also offering recreational opportunities.
    4. Common areas, common area tracts, ROW landscape areas, setbacks, and landscaped tracts
        a. These shared spaces, including landscape medians and community entryways, are designed to enhance the beauty of The Cascade and create pedestrian-friendly environments that encourage walking and community interaction.

5. Trail corridors and walkways
    a. The extensive path and trail network links parks, neighborhoods, and natural landscapes, promoting walkability and active lifestyles. These paths and trails provide residents with easy access to outdoor amenities, fostering a connected and active community environment. For information on paths and trails, refer to **Section 3.14: Path and Trail Circulation Standards and Guidelines**.

B. Parks are a distinct category of open space primarily intended for recreation and community use. While all parks qualify as open space, not all open spaces function as parks. Parks may encompass areas for both active and passive recreation, as well as corridors for paths and trails. Retention areas may be incorporated into designated park space, provided they comply with the criteria outlined in **Section 3.13.2.8: Using Retention Areas as Park Space**.

The Open Space and Parks Framework Plan, as detailed in **Section 3.10.2: Open Space and Parks Framework Plan** and depicted in **Exhibit 3.10.2: Open Space and Parks Framework Plan**, presents a broad overview of the planned open space network across the Site. As individual Villages progress through the planning process, within the Preliminary Plat or Site Plan process, the precise location, size and characteristics of parks and open space areas will be defined in greater detail through the applicable Village Plan, Preliminary Plat, or Site Plan process.

3.13.1 Required Open Space

Each Village must designate a portion of its net site area as open space to promote resident well-being and establish connectivity with adjacent parks, open spaces, and path and trail networks. To ensure fair distribution and accessibility, the required open space percentage must be satisfied within each Village. Where a Village is developed through more than one Village Plan, the required open space percentage shall be calculated and satisfied across the Village as a whole and shall not be required to be achieved independently within each Village Plan Area.

A. Residential Open Space Allocation
    1. The required open space for residential development must be measured and accounted for within each Village and incorporated into the Land Use Budget, as outlined in **Section 3.6: Land Use Budget**. Each Village Plan shall identify the open space provided within the applicable Village Plan Area and demonstrate how the proposed open space contributes toward satisfaction of the overall Village requirement.
    2. Individual Village Plan Areas and subdivision plats within a Village are not required to meet the open space percentage individually, so long as the Village as a whole fulfills the requirement.

B. Minimum Open Space Standards

1. The minimum open space and active open space requirements for each type of use are detailed in **Table 3.13.1: Required Open Space**.

Table 3.13.1: Required Open Space				
Description	**Single-Family Residential Uses**	**Multi-Family Residential Uses**	**Mixed-Use Uses**	**Commercial Uses**
Usable Open Space Percentage of Net Site Area	None Required. Refer to **Section 3.6: Land Use Budget** and **Section 3.13.1.1: Park Acreage Level of Service**.			
Total Open Space Percentage of Net Site Area	18% Overall per Village tracked by Subdivision Plat and Site Plan submittals, refer to **Section 3.6: Land Use Budget**			

3.13.1.1 Park Acreage Level of Service

The site will surpass the park acreage requirements set forth in the City of Buckeye's 2025 Parks & Recreation Master Plan ("Parks and Recreation Master Plan"). While the community may deviate from standardized park sizes, the PAD provides an overall increase in open space and active landscape and park areas to ensure a comprehensive and connected network.

The Park and Recreation Master Plan establishes the overarching vision for the open-space network. This PAD is consistent with that vision by establishing park typologies, identifying appropriate size ranges, and specifying required number of active amenities. Individual parks are intended to be developed within these ranges rather than at a fixed acreage, which provides flexibility to align each park's configuration and scale with its surrounding neighborhood. This approach ensures that programming and amenities can be tailored to meet the needs of residents while still achieving or exceeding the City's adopted park acreage standards.

Schools and their associated parks will be planned in coordination to strengthen and expand the community's open-space framework. The required and proposed park acerate is outlined in **Table 3.13.1.1: Park Acreage Level of Service**, while **Exhibit 3.10.2: Open Space and Parks Framework Plan** provides a conceptual illustration of planned park locations. Detailed calculations will be provided as part of the open space tables. The final location, configuration, size, and amenities of each park will be determined through the applicable Village Plan, Preliminary Plat or Site Plan approval process to ensure alignment with the overall development framework.

Table 3.13.1.1: Park Acreage Level of Service							
Description	**Gross Acreage**	**Required Park Acreage (5% of Gross Acreage)**	**Maximum Proposed Dwelling Units**	**Residents (3.25 Per Household)**	**City of Buckeye Desired Park Acreage**	**Proposed Park Acreage**	**Proposed Park Acreage Per 1,000 Residents**
Cascade Park Type A	2,771.07	138.55	11,600	37,700	4 Acres Per 1,000 Residents	155.00	4.11
Cascade Park Type B							
Cascade Park Type C							
Minor Trailhead							
Community Trail Node							
Paths and Cascade Trail Types A-C							
Total	2,771.07	138.55	11,600	37,700		155.00	4.11

3.13.2 Parks

Parks serve as key community gathering spaces, fostering connections between residents and providing opportunities to engage with nature. To offer a diverse range of recreational experiences, a structured hierarchy of parks has been established, consisting of Cascade Park Type A, Cascade Park Type B, and Cascade Park Type C.

Each park will be strategically designed and programmed based on its location, scale, and relationship to other parks to enhance accessibility and usability. Park areas will also include improved open space features, such as amenitized trail corridors, to further integrate the parks into the broader open space recreational network.

To allow for flexibility in site planning and the creation of distinct neighborhood character within each Village, the final location, configuration, type, and number of parks shall be determined through the applicable Village Plan, Preliminary Plat or Site Plan process, based on the following criteria:

A. Parks shall be distributed within each Village to ensure that all residents have access to a park within a five (5) minute walking distance. Where a Village is developed through more than one Village Plan, each Village Plan shall demonstrate how the proposed park and open space network within the applicable Village Plan Area contributes to satisfaction of this requirement and provides for logical connectivity with existing or future parks and open spaces within the remainder of the Village.

B. Parks should serve as an integral component of a Village's overall open space network, enhancing connectivity and accessibility.

C. Parks shall not be required for non-residential developments.

D. Multi-family developments may satisfy park requirements through common open space provided within the designated multi-family parcel.

E. Parks may take various configurations, including rectangular layouts or linear open space systems. Parks may also be divided or intersected by roadways, drainage features, easements, or other site constraints as part of the broader neighborhood, community, or Village design.

F. The following areas within a development shall be counted as park space:

1. Active recreation areas are designated spaces for organized or informal recreational activities, including playgrounds, open play fields, sports courts, and other programmed spaces, such as picnic areas equipped with amenities that support active recreation.

2. Passive recreation areas are open spaces that do not include active recreation facilities but offer opportunities for walking, biking, picnicking, fishing, or other leisure activities in a natural or landscaped setting.

3. Trail corridors

   a. Calculation of Trail Corridor Areas

      i. Trails located within development boundaries:

         (a.) When a trail is bounded on both sides by development, the entire paseo corridor shall be included in the area calculation. Refer to **Exhibit 3.13.2: Trail Corridors – Calculating Area** for further details.

         (b.) Where trails connect to an adjacent ROW or parcel boundary, the calculation shall extend the lot line or boundary line projection to the ROW, forming a closed area.

      ii. Trails at Edge Conditions:

         (a.) For trails situated along the edges of a development, the area calculation shall be determined by connecting tangent lines from one (1) outer convex curve of the meandering trail to the next. Refer to **Exhibit 3.13.2: Trail Corridors – Calculating Area** for further details.

         (b.) Only common open space shall be included in the acreage calculation.

4. Paths

   a. The total acreage of paths shall be determined by multiplying the width of the path by its length.

   b. For detailed design and dimensional requirements, refer to:

      i. Section 3.14: Path and Trail Circulation Standards and Guidelines,

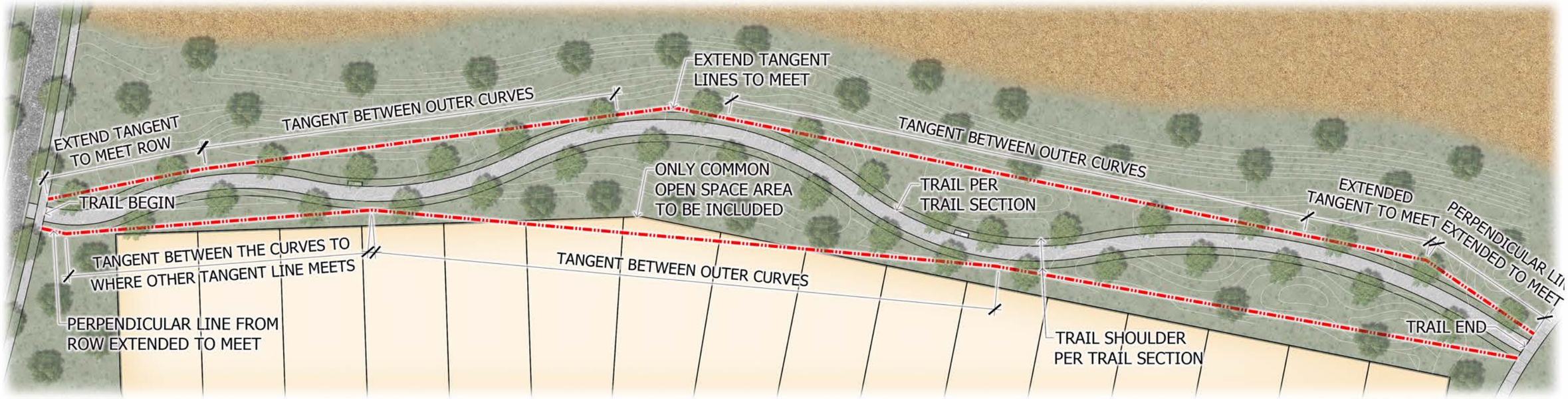
      ii. Section 3.15: Street Standards and Guidelines, and

      iii. Exhibit 3.15: Street Sections.

G. All landscape areas within parks shall comply with the Standards and Guidelines set forth in **Section 3.16: Landscape Standards and Guidelines** to ensure consistency in design, sustainability, and functionality.

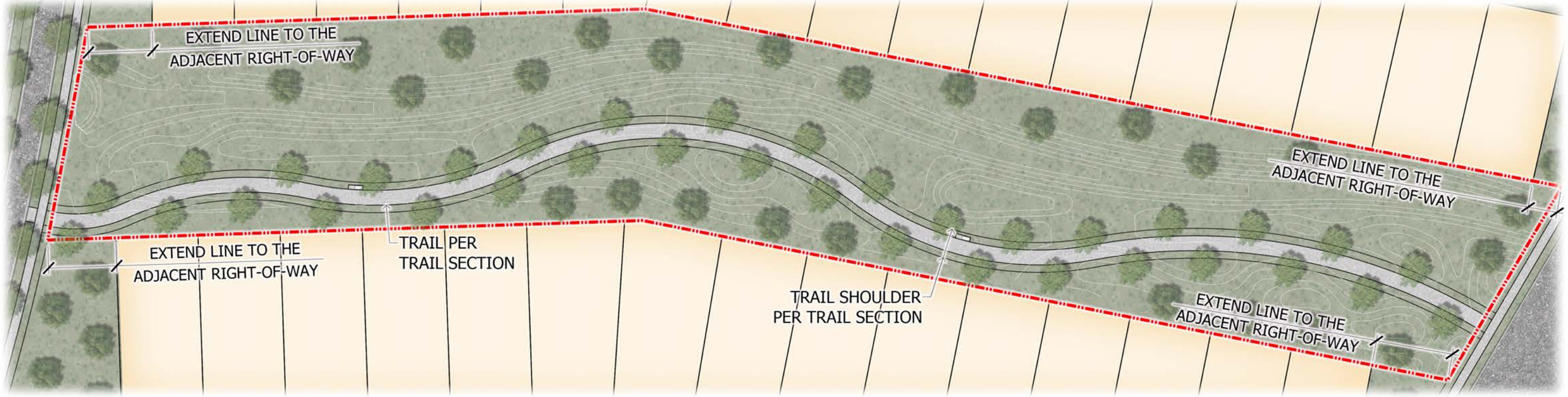
H. Public or private schools may be developed adjacent to parks to facilitate shared use of park facilities and enhance community access to recreational and educational amenities, as established through the applicable Village Plan, Preliminary Plat, Site Plan, or other applicable City approval process.

I. Any park type may be designated as private and limited to use by residents of a specific gated community.



CALCULATING PARK AREA OF TRAILS ALONG EDGE CONDITIONS

SCALE: 1"=30'-0"



CALCULATING PARK AREA OF TRAILS

SCALE: 1"=30'-0"

Exhibit 3.13.2: Trail Corridors - Calculating Area

THE CASCADE - PAD

3.13.2.1 Park Hierarchy

This Section defines the hierarchy of parks based on scale, amenities, and community function, ensuring a diverse range of recreational opportunities across the community.

A. The park hierarchy is comprised of four (4) categories of parks.

1. The Largest Park
    a. The Largest Park is the most expansive park, exceeding the size of Cascade Park Type A and designed to serve the entire community with a comprehensive range of recreational amenities. Refer to **Section 3.13.2.2: Largest Park** for more details.
2. Cascade Park Type A
    a. Cascade Park Type A parks are larger than Cascade Park Type B parks and serve multiple neighborhoods, often incorporating community centers and expanded recreational facilities. Refer to **Section 3.13.2.3: Cascade Park Type A** for more details.
3. Cascade Park Type B
    a. Cascade Park Type B parks are larger than Cascade Park Type C parks and cater to a wider area within the community. Refer to **Section 3.13.2.4: Cascade Park Type B** for more details.
4. Cascade Park Type C
    a. Cascade Park Type C parks are small, neighborhood-oriented parks designed to serve local residents with essential recreational amenities. Refer to **Section 3.13.2.5: Cascade Park Type C** for more details.

B. Trail Access Points

Trail access points within The Cascade are categorized into two (2) distinct types, each designed to accommodate different levels of use and accessibility.

1. Minor Trailhead
    a. The Minor Trailhead is a designated access point within The Cascade that supports regional connectivity to the broader trail system. It is intended to accommodate higher user capacity. Refer to **Section 3.13.2.6: Minor Trailhead** for more details.
2. Community Trail Nodes
    a. Community trail nodes provide smaller-scale access points that may be integrated within Cascade parks or function as standalone neighborhood connections to the internal trail system. Refer to **Section 3.13.2.7: Community Trail Nodes** for more details.

C. Cascade Paths and Trails

1. For detailed Standards and Guidelines, circulation requirements, and connectivity guidelines, refer to **Section 3.14: Path and Trail Circulation Standards and Guidelines**.

3.13.2.2 Largest Park

The "Largest Park" shall encompass a minimum of fifty (50) acres and is intended to serve as a community-wide recreational system accessible to multiple neighborhoods. The Largest Park is not required to be a single, standalone park and may be satisfied through a combination of contiguous open space areas, including Cascade Park Type A, Cascade Park Type B, Cascade Park Type C, open space corridors, and trail linkages.

All areas contributing to the Largest Park shall be physically connected to form a continuous open space network. Connections may occur across local streets, provided pedestrian and bicycle connectivity is maintained through enhanced crossings, trail alignments, or similar improvements.

The configuration of the Largest Park shall function as an integrated system of open space that may incorporate engineered drainage channels, trails, and similar recreational areas that support recreation and connectivity. The Largest Park may include active open space or passive open space based on the intended use of each area.

The location, configuration, and programming of the Largest Park shall be determined through the applicable Village Plan, Preliminary Plat or Site Plan process and documented on the applicable Village Plan or Village Plans and supporting exhibits. Where the Largest Park extends across more than one Village Plan Area, each applicable Village Plan shall demonstrate how the portion of the Largest Park within that Village Plan Area connects to and contributes toward the overall Largest Park system. Refer to **Exhibit 3.13.2.2: Conceptual Largest Park Map** for the general intent.

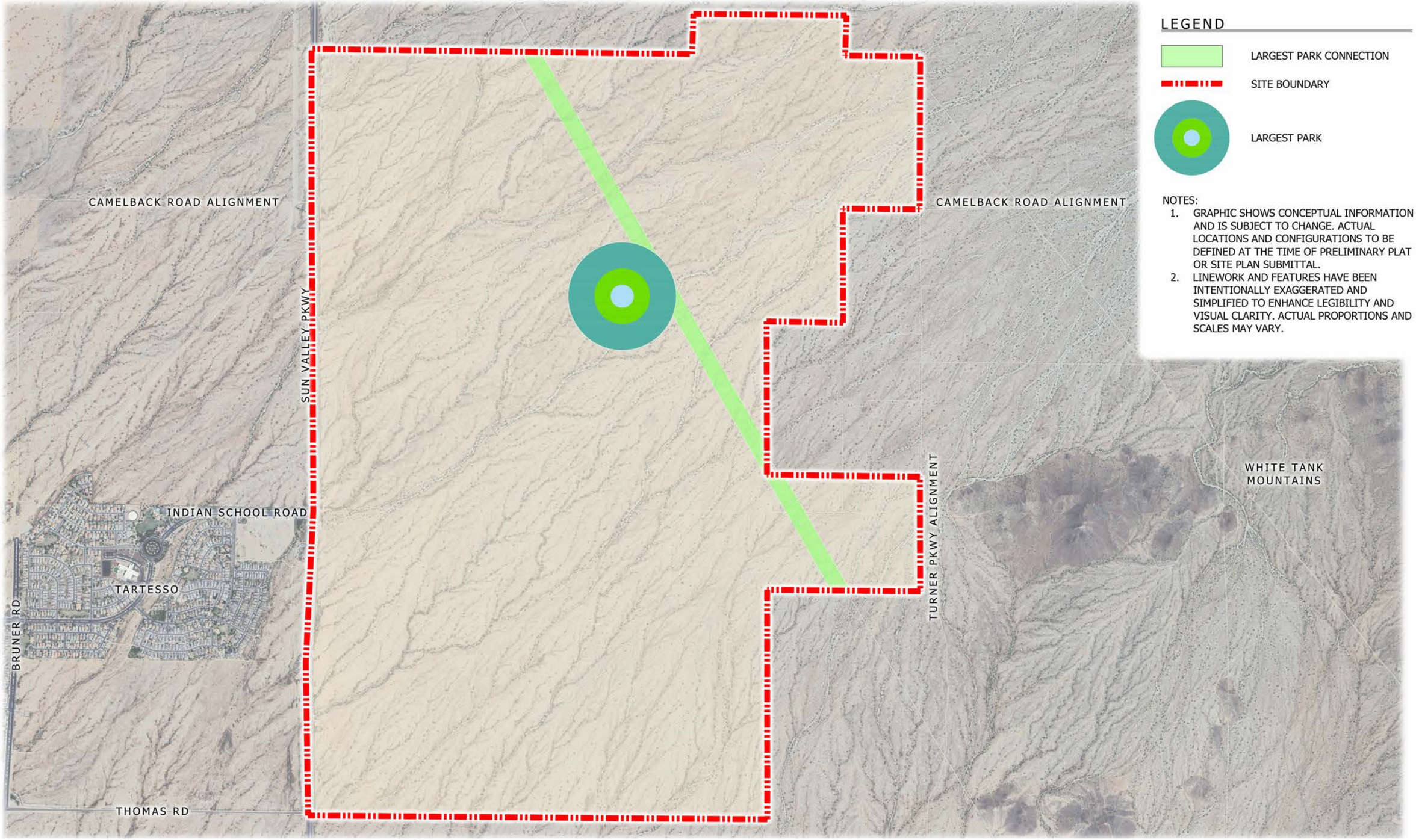


Exhibit 3.13.2.2: Conceptual Largest Park Map

THE CASCADE - PAD

3.13.2.3 Cascade Park Type A

Cascade Park Type A is designed to serve multiple neighborhoods, proving a diverse range of recreational amenities that accommodate both active and passive uses. The parks are strategically located near collector roadways, ensuring convenient vehicular access for visitors. Larger in scale than Cascade Park Type B and Cascade Park Type C, Cascade Park Type A offers facilities that support a variety of recreational activities, enhancing community engagement and accessibility. Refer to **Exhibit 3.13.2.3: Cascade Park Type A Character** for character imagery that illustrates the envisioned level of quality and design intent.

A. Size and Service Area
    1. Cascade Park Type A parks shall be owned and maintained by the HOA to ensure long-term upkeep and functionality.
    2. Minimum size of five (5) acres, offering substantial space for recreational programming.
    3. Designed to serve residents within a two-and-a-half (2.5) mile radius, ensuring accessibility for multiple neighborhoods.

B. Programming and Features
    1. Cascade Park Type A parks shall include a minimum of eight (8) programming elements to provide a well-rounded recreational experience.
        a. Typical amenities may include sports fields, sport courts, restrooms, shade structures, picnic tables, barbeque areas, and/or large and small children's play areas.
        b. Refer to **Section 3.13.2.9: Park Amenities** and **Table 3.13.2.9: Park Amenities** for specific amenity options and requirements.
    2. Parking accommodations may include an on-site parking lot, on-street parking, or designated parking areas to support visitor access.
        a. For detailed information, refer to **Section 3.18: Parking Standards and Guidelines**.
    3. Landscape areas should incorporate tree canopy shade and complementary plantings that enhance the character of adjacent residential neighborhoods.
        a. For detailed information, refer to **Section 3.16: Landscape Standards and Guidelines**.

C. Final location, configuration, size, and amenity programming for Cascade Park Type A will be determined through the applicable Village Plan, Preliminary Plat or Site Plan process to ensure alignment with the broader Village Plan.










Exhibit 3.13.2.3: Cascade Park Type A Character

THE CASCADE - PAD

3.13.2.4 Cascade Park Type B

Cascade Park Type B serves as a larger community park, offering a broader range of amenities compared to Cascade Park Type C. These parks are designed to support both neighborhood and community-wide recreational needs, acting as central gathering spaces while integrating seamlessly with the path and trail network to ensure accessibility for residents. By balancing active and passive recreational opportunities, Cascade Park Type B enhances the overall quality of life for the community. Refer to **Exhibit 3.13.2.4: Cascade Park Type B Character** for character imagery that illustrates the envisioned level of quality and design intent.

A. Size and Service Area
    1. Cascade Park Type B parks shall be owned and maintained by the HOA to ensure long-term upkeep and functionality.
    2. Park size typically ranges from one (1) to three (3) acres, which may include trail corridors and trail-connected park areas that function as part of the overall park.
    3. Minimum park dimension of fifty (50) feet in any one (1) direction to maintain usability.
    4. Designed to serve residents within a walkable distance, with connectivity reinforced through the trail system rather than separated by vehicular roadways.

B. Programming and Features
    1. Cascade Park Type B parks shall include a minimum of six (6) programming elements to enhance recreational offerings.
        a. Typical amenities may include open play turf, basketball courts, shade structures, picnic tables, barbeque areas, and/or a children's play area.
        b. Refer to **Section 3.13.2.9: Park Amenities** and **Table 3.13.2.9: Park Amenities** for details on park amenity options and requirements.
    2. Landscape should incorporate grouped tree plantings to provide shade and define usable spaces, contributing to a well-structured park environment. For detailed information, refer to **Section 3.16: Landscape Standards and Guidelines**.

C. Final location, configuration, size, and amenity programming for Cascade Park Type B will be determined through the applicable Village Plan, Preliminary Plat or Site Plan process to ensure alignment with the broader Village Plan.











Exhibit 3.13.2.4: Cascade Park Type B Character

THE CASCADE - PAD

3.13.2.5 Cascade Park Type C

Cascade Park Type C is the smallest category of parks, designed to serve nearby residents by providing localized recreational spaces within neighborhoods. These parks are typically at least one-half (1/2) acre in size, offering accessible and intimate gathering spaces for surrounding homes. Refer to **Exhibit 3.13.2.5: Cascade Park Type C Character** for character imagery that illustrates the envisioned level of quality and design intent.

A. Size and Service Area
    1. Cascade Park Type C parks shall be owned and maintained by the HOA to ensure long-term upkeep and functionality.
    2. Minimum size of one-half (1/2) acre, providing an appropriate scale for neighborhood use.
    3. Minimum dimension of fifty (50) feet in any one (1) direction to maintain usability.
    4. Designed to serve residents within a quarter (1/4) mile radius, ensuring walkable access for nearby residents.

B. Programming and Features
    1. Cascade Park Type C parks shall include a minimum of four (4) programming elements, scaled appropriately for neighborhood use.
        a. Typical amenities may include open play turf, benches, picnic tables, shade structures, and/or a children's play area.
        b. Refer to **Section 3.13.2.9: Park Amenities** and **Table 3.13.2.9: Park Amenities** for specific amenity options and requirements.
    2. Path and trail connectivity must comply with the Standards and Guidelines set forth in **Section 3.14: Path and Trail Circulation Standards and Guidelines**.
    3. Landscape requirements must comply with the Standards and Guidelines set forth in **Section 3.16: Landscape Standards and Guidelines**.

C. Final location, configuration, size, and amenity programming for Cascade Park Type C will be determined through the applicable Village Plan, Preliminary Plat or Site Plan process to ensure alignment with the broader Village Plan.



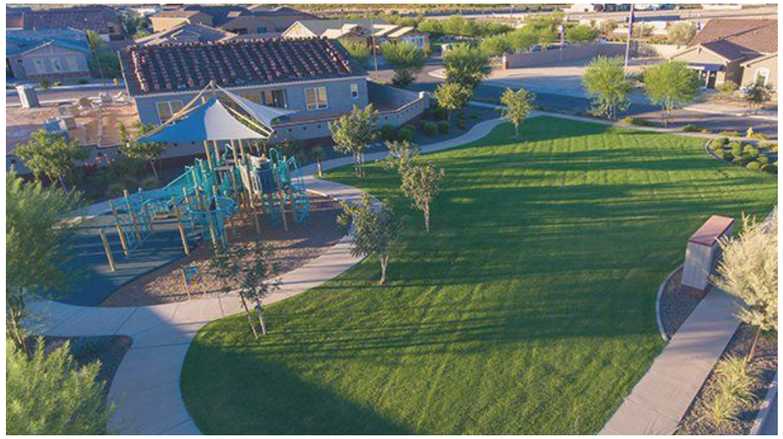








Exhibit 3.13.2.5: Cascade Park Type C Character

THE CASCADE - PAD

3.13.2.6 Minor Trailhead

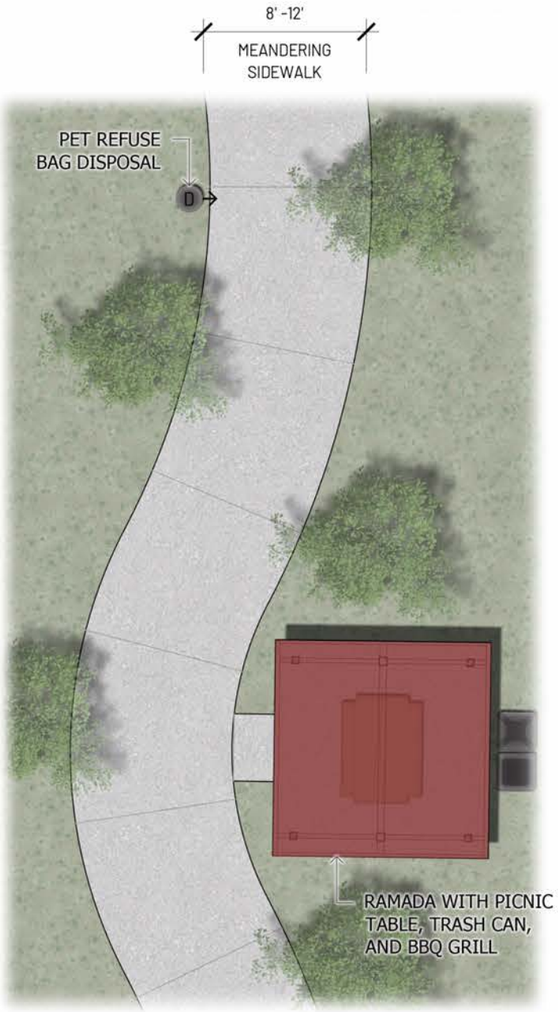
The Minor Trailhead serves as a public access point to the community's path and trail network and is designed to support trail users with parking and other trail-related amenities. The Minor Trailhead is intended to be consistent with the City's Parks and Recreation Master Plan while providing flexibility in its final location and design.

A. Location
    1. The conceptual location of the Minor Trailhead is identified on **Exhibit 3.10.3: Path and Trail Framework Plan**.
    2. The final location of the Minor Trailhead may be relocated, provided it remains within the Site and is approved through the applicable Village Plan, Preliminary Plat, Site Plan, or other applicable City approval process.
    3. The Minor Trailhead may be integrated with a Cascade Park Type A, Cascade Park Type B, or it may function as a stand-alone trailhead that contributes toward the required park acreage.
B. Size and Configuration
    1. The Minor Trailhead shall have a minimum area of one (1) acre.
    2. The Minor Trailhead shall provide ten (10) parking spaces for trail users.
C. Programming and Features
    1. Refer to **Section 3.13.2.9: Park Amenities** and **Table 3.13.2.9: Park Amenities** for amenity options.
    2. Additional amenities may be incorporated through the applicable Village Plan, Preliminary Plat, Site Plan, or other applicable City approval process.
D. Regional trails and the Minor Trailhead may be conveyed to, and thereafter maintained by the City, subject to City approval.

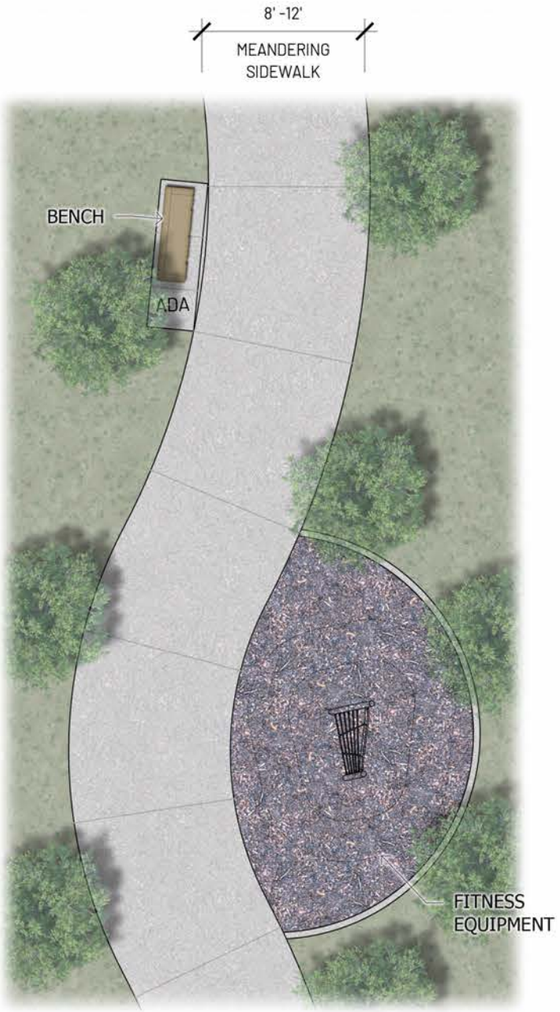
3.13.2.7 Community Trail Node

Community trail nodes provide localized access points that enhance connectivity to the broader path and trail network while supporting neighborhood-scale recreation. These access points are smaller in scale than the Minor Trailhead and are intended to complement it by distributing access throughout the community.

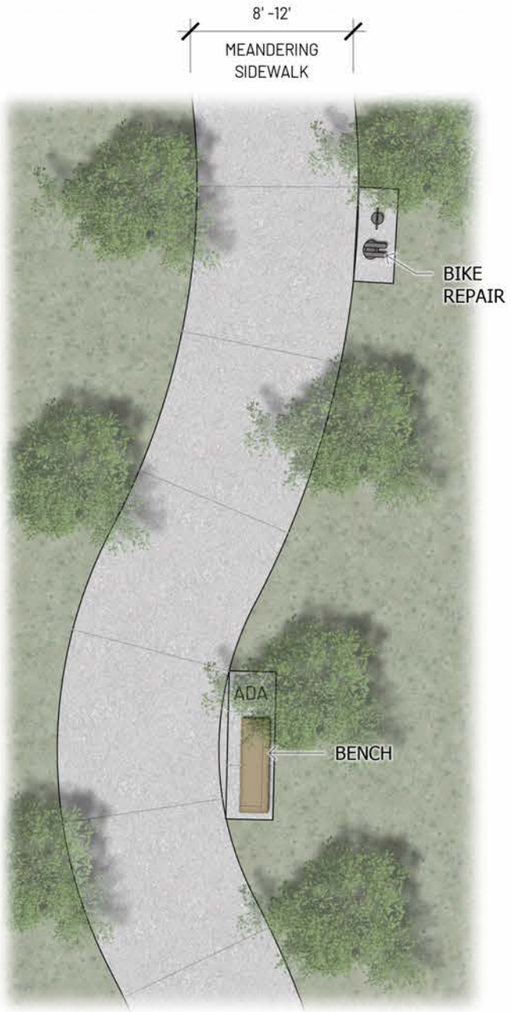
A. Community trail nodes may be integrated within Cascade parks or developed as standalone connections to the trail system.
B. Each trail node shall include a minimum of two (2) amenities to enhance user experience.
    1. Conceptual examples are illustrated in **Exhibit 3.13.2.7: Community Trail Nodes.**
    2. Suggested amenities are provided in **Table 3.13.2.9: Park Amenities**, though this list is not exhaustive.
        a. Additional amenities may be incorporated through the applicable Village Plan, Preliminary Plat, Site Plan, or other applicable City approval process.



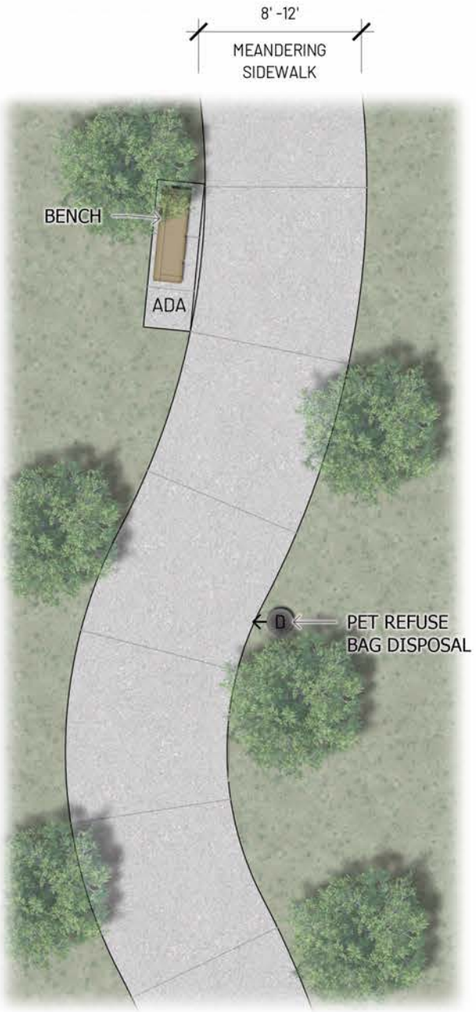
EXAMPLE 1



EXAMPLE 2



EXAMPLE 3



EXAMPLE 4

Exhibit 3.13.2.7: Community Trail Nodes

3.13.2.8 Using Retention Areas As Park Space

Retention areas may be counted toward the required park space within the development, provided they meet specific design criteria to ensure both usability and recreational value.

A. Design and Usability
    1. Retention areas shall be designed with accessibility and recreation in mind to support active and passive uses.
        a. Side slopes should generally not exceed a four to one (4:1) ratio to maintain safety and functionality.
        b. Where feasible, curvilinear slopes with natural undulation should be incorporated to emulate the natural landscape, enhancing both aesthetics and recreational usability.
    2. Variation in slope is encouraged to accommodate additional functions, such as:
        a. Seating areas for spectator events; and
        b. Graded areas suitable for sports fields or event spaces, improving versatility and community engagement.

B. Amenity and Accessibility
    1. To qualify as park space, retention areas must include adjacent or integrated amenities that enhance usability and recreation and be designed to function as usable open space.
        a. Amenities such as ramadas, playgrounds, or splash pads shall be located outside of flood-prone zones, positioned above the hundred-year High Water Elevation ("HWE") to ensure year-round accessibility.
    2. Sports courts with permanent surfaces, such as concrete pads, may be located within the retention area but must be designed to withstand intermittent flooding with appropriate drainage and materials.
        a. Courts shall be elevated at least one (1) foot above the bottom of the basin to maintain functionality and longevity.

C. Dimension and Placement of Amenities
    1. Retention basins with a minimum bottom width of thirty (30) feet by thirty (30) feet may incorporate optional active recreation amenities, such as sport courts or fields, through the applicable Village Plan, Preliminary Plat, Site Plan, or other applicable City approval process.
        a. These amenities should be designed to accommodate both flood control and recreational use, ensuring functionality in varying conditions.

D. Turf and Landscape

1. Turf lining is not required for retention basins to qualify as a park space, provided the area supports recreational usability in accordance with **Subsection 3.13.2.8.B**; alternative landscape approaches are encouraged.
    a. Water-efficient landscaping, such as xeriscaping or desert-adapted plants, is recommended for reducing water consumption while maintaining recreational usability.
    b. For specific landscape requirements, refer to **Section 3.16: Landscape Standards and Guidelines**.

E. Lighting and Safety

1. Where basins incorporate amenities, lighting may be installed along the top perimeter and directed downward to promote safety and functionality during evening hours. Additional requirements are provided in **Section 3.20: Lighting Standards and Guidelines**.

F. Natural Aesthetic

1. Where feasible, retention basins should be designed to emulate natural landforms, integrating seamlessly with the broader open space network.
    a. This approach enhances stormwater management functionality while providing aesthetic and recreational value to the community.

3.13.2.9 Park Amenities

A diverse range of park amenities and activity areas fosters a vibrant and engaging community, proving opportunities for residents of all ages to participate in physical activities, connect with nature, and enjoy social gatherings.

A baseline of park amenity options has been established for each park type, as outlined in **Table 3.13.2.9: Park Amenities**. This list is not exhaustive but serves as a guide for the intended level of intensity, quality, and programming for various park types. Final amenity selections shall demonstrate conformance with the minimum amenity requirements for the applicable park type. Final park amenities shall be established through the applicable Village Plan, Preliminary Plat, Site Plan, or other applicable City approval process to ensure consistency with the broader community vision. Additional amenities not listed in **Table 3.13.2.9: Park Amenities** may be incorporated, provided they maintain the intended level of quality and intensity established by this PAD.

Table 3.13.2.9: Park Amenities					
Description	**Cascade Park Type A**	**Cascade Park Type B**	**Cascade Park Type C**	**Minor Trailhead**	**Community Trail Node**
Number of Additional Park Amenities Required From Any of The Below List [1]	**8**	**6**	**4**	**4**	**2**
Augmented Reality/ Geocache Elements	X			X	X
Accessible Play	X	X	X		
Amphitheater	X				
Bag Toss Court	X	X	X		
Barbeque Grill	X	X	X		
Baseball/Softball Field	X	X			
Basketball Court	X	X			
Bench	X	X	X	X	X
Bicycle Parking	X			X	
Bocce Ball Court	X	X			
Community Garden	X	X			
Community Pools	X				
Covered Large Play Structure (Ages 5-12)	X				
Covered Small Play Structure (Ages 5-12)	X	X	X		
Covered Tot Lot (Ages 2-5)	X	X	X		
Dog Park	X				
Drinking Fountain	X				
Fire Pit	X	X	X		
Football Field	X				
Great Lawn	X				
Interpretive Signage	X	X	X	X	X
Internal Trail and/or Path	X	X	X	X	
Little League Field	X				
Meditative Labyrinth Walk	X	X			
Multi-Use Sports Field	X				
Nature Trail System/ Decomposed Granite				X	X
Open Space	X	X	X		
Outdoor Fitness/Stretch Equipment	X	X			X
Park Internal Interpretive Level Signage	X				
Parking Facility	X			X	

Table 3.13.2.9: Park Amenities					
Description	**Cascade Park Type A**	**Cascade Park Type B**	**Cascade Park Type C**	**Minor Trailhead**	**Community Trail Node**
Number of Additional Park Amenities Required From Any of The Below List [1]	**8**	**6**	**4**	**4**	**2**
Parkour Course	X	X			X
Passive Turf Area	X				
Pet Waste Station	X	X	X	X	X
Pickleball Court	X	X			
Picnic Table	X	X		X	
Plaza	X				
Pollinator Garden	X	X	X	X	X
Pond	X				
Public Art	X	X	X	X	X
Restroom Facilities	X				
Sculpture/Art					X
Seating Node	X			X	X
Sensory Garden	X	X			
Shade Structure	X	X	X	X	
Shade Tree	X	X	X	X	X
Small Turf Area	X	X	X		
Soccer Field	X	X			
Splash Pad	X	X			
Tennis Court	X	X			
Trash Receptacle	X	X	X	X	X
Volleyball Court	X	X			
Yoga Lawn	X				

1. Additional amenities not listed may be substituted, as approved by the ARC.

2. X = Suggested amenity compatible by park type. Permitted amenities are not limited to only those which are marked.

3.13.2.9.1 Shade Structures

Shade structures are architectural elements designed to provide protection from direct sunlight and heat, enhancing the comfort and usability of parks year-round. These structures vary in form, ranging from fabric canopies mounted on vertical supports, such as palm trees, poles, or standalone structures to permanent architectural fixtures, including ramadas, gazebos, and pavilions. As versatile shelters, shade structures accommodate a wide range of recreational and social activities, offering visitors a comfortable retreat from the elements. They also serve as focal points for gatherings, celebrations, and quiet relaxation, further integrating into the park's design and functionality.

The size and scale of a shade structure should be appropriate for its location and context within the park. When shade structures include seating and picnic table elements, trash and recycling receptacles may be required through the applicable Village Plan, Preliminary Plat, Site Plan, or other applicable City approval process to maintain cleanliness and sustainability within the park environment.

3.13.2.9.2 Play Structures

Play structures serve as vital recreational spaces for children, offering engaging, safe, and accessible environments that encourage outdoor activity. Proper design considerations, including shade, accessibility, safety, and age-appropriate elements, are essential to enhancing usability and comfort. The following Standards and Guidelines address the placement and design of play structures to ensure an inclusive and enjoyable experience for all users.

A. Play structures shall incorporate shade coverage to improve comfort and usability.
    1. Shade may be provided through fixed structures such as canopies, pergolas, or fabric sails.
B. All play structures shall comply with ADA accessibility standards to ensure inclusiveness for children of all abilities.
C. Shaded seating areas shall be included nearby for parents and guardians.
    1. Seating areas may be covered by shade structures or strategically placed trees to enhance comfort.
D. Playgrounds should be positioned away from high-traffic streets and parking areas to minimize safety risks.
    1. They should remain visible from public spaces to promote passive supervision and community oversight.
E. Play areas should be divided into separate zones to accommodate different age groups.
    1. Equipment and design should be tailored specifically for children ages two (2) to five (5) years old and five (5) to twelve (12) years old, ensuring safety and appropriate play opportunities.

3.13.3 Wildlife Corridors

Wildlife corridors play a crucial role in preserving ecological connectivity by allowing wildlife to move between habitat areas while accommodating responsible community development. The Buckeye Wildlife Corridor Best Practices Guide recognizes that wildlife movement corridors may consist of natural landscape features such as washes, drainageways, open space areas, parks, and trail systems that allow species to move between larger habitat blocks and reduce fragmentation of the Sonoran Desert landscape.

There are no officially designated regional wildlife linkage identified within the Site. However, the planning framework for the community considers the principles outlined in the Buckeye Wildlife Corridor Best Practices Guide, which emphasizes maintaining landscape connectivity, preserving open space networks, and incorporating landscape features that may support wildlife movement.

The Cascade incorporates an interconnected system of parks, open space areas, trails, and engineered drainage channels, see **Section 3.13.5: Engineered Drainage Channels.** Together, these elements form a continuous open space framework throughout the community and may function as multi-purpose corridors that support stormwater management, recreation, and localized wildlife movement.

Engineered drainage channels and associated open space areas generally follow historic drainage patterns across the site. These areas create linear open space corridors that connect surrounding desert areas to open space within the development.







Landscape treatments within these areas will incorporate native and desert-adapted vegetation to reinforce the surrounding Sonoran Desert environment and support ecological function. Naturalized landscape areas and buffers further support transitions between open space areas and adjacent desert landscapes.

Development adjacent to open space corridors will emphasize design approaches that maintain visual openness and minimize barriers where feasible. Such approaches may include view fencing, single-loaded streets along open space corridors, and open edge conditions that maintain connections between the built environment and adjacent open space areas.

Through the integration of parks, trails, open space areas, and engineered drainage channels, The Cascade supports a multi-functional landscape framework that reinforces desert character while providing opportunities for wildlife movement across the community.









3.13.4 Edge Condition Treatment for Open Space and Parks

Development adjacent to parks, open space, and engineered drainage corridors shall enhance community access, preserve scenic and ecological value, and provide a seamless transition between the built and natural environments. These edge conditions serve as vital interfaces that reinforce Cascade's community character while supporting visibility, safety, and connectivity.

The Cascade's open space framework includes a variety of interconnected parks, trails, and naturalized corridors designed to promote outdoor living and recreation. Lots are encouraged to front onto parks and open space areas to enhance visibility, access, and neighborhood integration. Roadways, paths, and trail corridors may occur along open space frontages to strengthen accessibility and visually integrate these areas into surrounding neighborhoods.

As development progresses alongside these drainage corridors, edge condition treatments will be implemented to ensure these areas remain accessible, visible, and well-integrated into the community. These treatments will support safe circulation, recreational use, and visual cohesion between built and naturalized landscapes.

A. Walls and Fencing
    1. Wherever appropriate, view fencing should be prioritized to maintain visual and physical connectivity to open spaces.
        a. If two (2) rear yards back onto an open space, one (1) shall incorporate view fencing, while the other may utilize a solid wall for privacy.
    2. Certain designated frontages along engineered drainage corridors may remain open and unfenced, as established through the applicable Village Plan, Preliminary Plat, Site Plan, or other applicable City approval process, to preserve key access points and maintain a sense of openness.
    3. In age-targeted or active adult neighborhoods, edge conditions may be designed with minimal or no walls or fencing to create a more open and connected neighborhood character.
    4. For additional wall and fence requirements, refer to **Section 3.17: Walls, Fences, and Screening Standards and Guidelines**.

B. Community-Wide Open Space Standard
    1. Edge condition treatments shall be tracked with each Preliminary Plat or Site Plan submission to ensure alignment with The Cascade's open space and parks framework.

C. Open Edge Treatments

1. To maintain accessibility, safety, and integration within the development, open-edge treatments may include, but are not limited to, the following:
   a. Single-loaded streets that front open spaces, maximizing access and visibility.
   b. Arterial or collector streets that are designated to enhance pedestrian-friendly connectivity adjacent to open spaces.
   c. Cul-de-sac or knuckle openings with a minimum width of fifteen (15) feet, facilitating neighborhood connections to open spaces.
   d. Open space paseos with integrated path or trail corridors shall maintain a minimum width of thirty (30) feet to support pedestrian and bicycle circulation. Localized reductions in width to a minimum of fifteen (15) feet may be permitted for segments not to exceed one hundred fifty (150) feet in length where necessary to accommodate lotting constraints resulting from roadway alignment or similar site design conditions.
   e. Adjacent parks provide access points to the broader open space and drainage network.
   f. Portions of the engineered drainage corridor frontage where utility easements exist, ensuring continued community access and integration.

3.13.5 Engineered Drainage Channels

The Cascade's engineered drainage channels are designed to redirect floodplain water and runoff into controlled corridors that function as both infrastructure and community amenities. These engineered drainage channels are intentionally integrated with the open space, parks, and trail network to create a cohesive system that promotes recreation, walkability, and environmental sustainability. In doing so, they serve a dual purpose, providing essential stormwater management while shaping a lifestyle centered around outdoor living and connectivity.

The engineered drainage channels contribute to The Cascade's placemaking framework by establishing naturalized, engaging spaces that encourage residents to experience the desert landscape. Trail corridors within and adjacent to these channels embrace organic, flowing forms that vary in width and side slope, with soft, naturalized edges. Berming and grading provide a sense of enclosure and separation from adjacent roadways, enhancing comfort, safety, and visual continuity. The overall experience emphasizes movement, interaction with nature, and a strong connection between residents and the land.

The engineered drainage channels themselves will be designed to be visually engaging and environmentally responsive. Materials may include naturalized treatments such as soil cement or similar finishes that provide stabilization while maintaining a natural appearance. The design approach supports low-impact development principles by integrating stormwater conveyance with the landscape, enhancing infiltration where feasible, and promoting function and aesthetic connections between natural systems and the built environment.

As development progresses, the final design, placement, and material treatment of the engineered drainage channels will be refined through the Preliminary Plat and Site Plan process, to ensure that each segment supports both stormwater management and community experience.









3.14 Path and Trail Circulation Standards and Guidelines

This Section establishes Standards and Guidelines for The Cascade's comprehensive pedestrian path and trail network, ensuring seamless connectivity among the community's open spaces, parks, neighborhoods, and roadways. The network is designed to foster a cohesive and walkable community that provides access to both active and passive recreational opportunities.

For an overview of the conceptual alignment of paths and trails within The Cascade, refer to **Section 3.10.3: Path and Trail Framework Plan**. For design requirements of paths and trails located adjacent to roadways, refer to **Section 3.15: Street Standards and Guidelines** and **Exhibit 13.15: Street Sections**.

A. Path and Trail Connectivity Standards

1. Paths and trails shall provide connections between Villages and link to regional trails and pathways extending beyond The Cascade.
2. The community-wide path and trail network shall be integrated within parks, open spaces, paseos, engineered drainage channels, utility or powerline corridors, and along streets, ensuring continuous access to adjacent communities and key destinations.
3. Paths and trails proposed along utility or powerline corridors are subject to approval by the respective utility company. All paths and trails shall maintain consistency in material and width to ensure a uniform and accessible experience throughout the community.
4. Where a path or trail segment is installed as part of a phased improvement or is planned for future development, the surface material and width shall remain consistent until the termination of the segment to maintain continuity and usability.
5. Path and Trail Lighting
    a. Regional trails must include lighting to enhance visibility and safety, with all illumination standards, such as spacing and design. Refer to **Section 3.20: Lighting Standards and Guidelines** for additional information on lighting requirements.
    b. To support wayfinding and emergency response, Regional trails must feature elements that adhere to the City and Maricopa County 911 Geographic Information System ("GIS") emergency marker system, including trail maps for navigation.
    c. Lighting for other paths and trails may be incorporated where feasible, as established through the applicable Village Plan, Preliminary Plat, Site Plan, or other applicable City approval process. Refer to **Section 3.20: Lighting Standards and Guidelines** for additional information on lighting requirements.
6. Landscape areas shall be incorporated along paths and trails to enhance comfort and usability. Shade trees should be included along paths and trails; however, they may be omitted in locations where conflicts exist with utilities, drainage infrastructure, grading constraints, or other site conditions that restrict tree planting. All landscape must comply with the applicable requirements outlined in **Section 3.16: Landscape Standards and Guidelines.**

7. The precise location of access points, as well as the types of paths and trails and their surface materials, will be determined during the Preliminary Plat or Site Plan process.
8. Trash cans and pet waste stations shall be placed at regular intervals along paths and trails, as established through the applicable Village Plan, Preliminary Plat, Site Plan, or other applicable City approval process.
9. Seating areas with shade trees should be strategically placed along paths to enhance user comfort, as established through the applicable Village Plan, Preliminary Plat, Site Plan, or other applicable City approval process.
10. Each Parcel adjacent to a Cascade Trail Type A or Cascade Trail Type B must provide at least one (1) connection to the trail network, ensuring continuous access.
11. Adequate maintenance shall be provided to facilitate the maintenance of paths and trails, which will be managed by the local HOA.
12. All non-residential and multi-family development must include an onsite pedestrian walkway system that connects building entrances, including pad site buildings, to promote accessibility and walkability.
13. Pedestrian walkways and crosswalks within non-residential development can incorporate design enhancements to improve visibility, safety, and wayfinding, ensuring both motorists and pedestrians can easily navigate shared spaces. **Figure 3.14.A.13: Examples of Pedestrian Connections** illustrates potential strategies for achieving this. Enhancements may include:
    a. Utilizing different paving materials, patterns, or colors to distinguish pedestrian pathways (excluding painted surfaces);
    b. Adjusting paving height to create elevated walkways that slow traffic and enhance safety;
    c. Stamped or stained concrete to provide a visual and textural distinction for pedestrian areas;
    d. Decorative bollards to separate pedestrian zones from vehicular traffic; or
    e. Raised median walkways with landscape buffers to provide both aesthetic and functional separation.
14. To further define pedestrian circulation routes, special design elements should be incorporated to physically separate foot traffic from vehicles and provide protection from the desert climate, including:
    a. Pedestrian-scale lighting to enhance visibility and safety;
    b. Bollards for traffic calming and spatial definition;
    c. Seat walls or benches for resting areas along walkways; or,
    d. Landscape planters that provide shade and enhance aesthetics.

15. For visual examples of the design intent and intended quality of Cascade's paths and trails, refer to **Exhibit 3.14: Path and Trail Character**.

Figure 3.14.A.13: Examples of Pedestrian Connections

















Exhibit 3.14: Path and Trail Character

THE CASCADE - PAD

3.14.1 Path and Trail Hierarchy

The final locations, access points, surface materials, and types of paths and trails will be determined during the Preliminary Plat or Site Plan process. The following classifications define the hierarchy of paths and trails within Cascade:

A. Paths are walkways attached or detached from the back of curb along roadways, providing pedestrian connectivity along streetscapes. Path design shall follow the requirements outlined in **Section 3.15: Street Standards and Guidelines**, **Table 3.15: Street Standards**, and **Exhibit 3.15: Street Sections**.

B. Trails are walkways not directly adjacent to roadways, designed to extend beyond the street network, connecting paths, open spaces, and parks to create recreational and pedestrian linkages throughout the community.

3.14.2 Path and Trail Surface Material

The Cascade incorporates a variety of path and trail types with different surface materials to accommodate various users and recreational activities. Hard surface paths are intended for bicyclists, in-line skaters, and pedestrians, while soft surface trails provide options for joggers, mountain bicyclists, and equestrians. The following Standards and Guidelines apply to path and trail surface materials throughout the community:

A. Paths must be constructed with concrete, asphalt, or another approved hard paved surface, as established through the applicable Village Plan, Preliminary Plat, Site Plan, or other applicable City approval process. Path designs shall comply with the requirements outlined in **Section 3.15: Street Standards and Guidelines**, **Table 3.15: Street Standards**, and **Exhibit 3.15: Street Sections**.

B. Trails may utilize concrete, stabilized decomposed granite, or another approved stabilized material, as established through the applicable Village Plan, Preliminary Plat, Site Plan, or other applicable City approval process.

    1. Natural trails may consist of hand-cleared natural soil, stabilized decomposed granite, decomposed granite, or other approved soft trail materials.

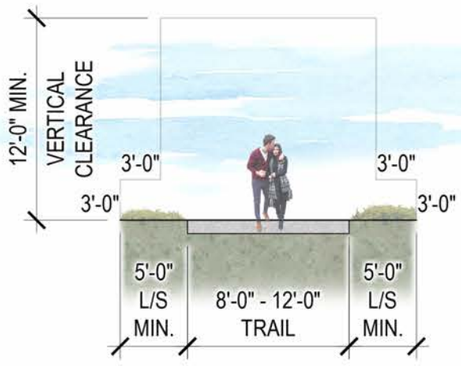
    2. Equestrian trails may be constructed using hand-cleared natural soil.

        a. A minimum vertical clearance of twelve (12) feet shall be maintained for horse and rider safety along equestrian trails.

3.14.3 Trail Classifications

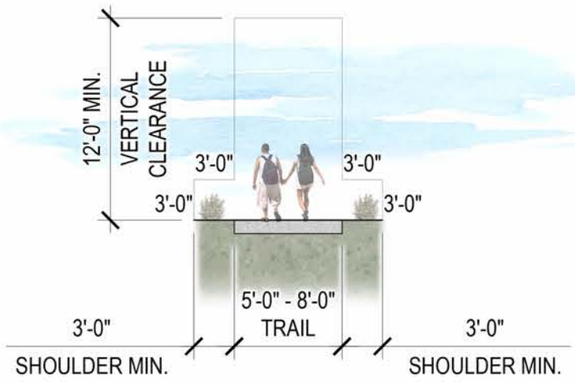
The following trail classifications establish the overall circulation framework for the Site. All trails identified under these classifications are located within common elements or tracts. Additional trail types may be introduced within individual Parcels or Villages through the applicable Village Plan, Preliminary Plat, Site Plan or other applicable City approval process. For further details, refer to **Exhibit 3.14.3: Trail Sections**.

A. Cascade Trail Type A
B. Cascade Trail Type B
C. Cascade Trail Type C
D. Equestrian Trail



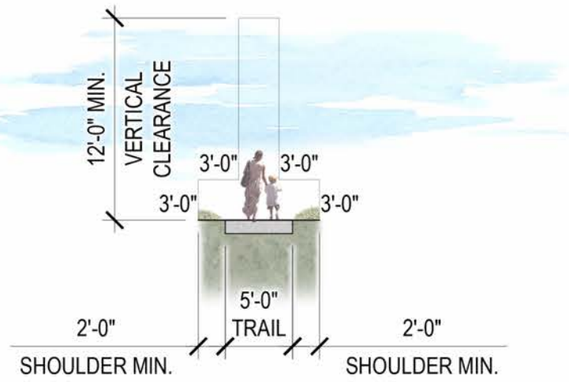
A Cascade Trail Type A

SCALE: NTS



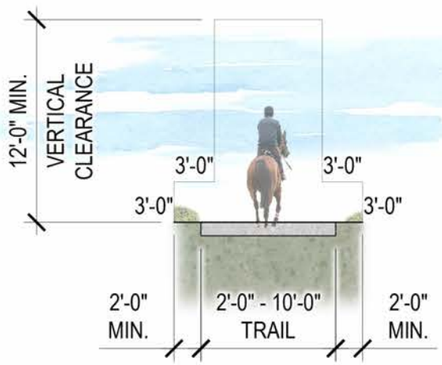
B Cascade Trail Type B

SCALE: NTS



C Cascade Trail Type C

SCALE: NTS



D Equestrian Trail

SCALE: NTS

3.14.3.1 Cascade Trail Type A

Cascade Trail Type A consists of pedestrian and cyclist routes that connect Villages, key destinations, amenities, and open spaces throughout the community. These trails shall be designed according to the following criteria:

A. Width may range from eight (8) to twelve (12) feet.
B. A five (5) foot landscape buffer shall be provided on both sides of the trail.
C. A minimum twelve (12) foot vertical clearance shall be maintained, free of vegetation, to accommodate maintenance and emergency vehicle access.
D. For additional information, refer to **Exhibit 3.14.3: Trail Sections**.
E. Trails shall strive to meet ADA requirements where feasible; however, natural slope conditions within The Cascade may limit full compliance in certain areas.

3.14.3.2 Cascade Trail Type B

Cascade Trail Type B consists of trails that provide connections between Parcels, parks, schools, and other community amenities and open spaces. These trails shall be designed according to the following criteria:

A. Width may range from five (5) to eight (8) feet.
B. A three (3) foot landscape buffer shall be provided on both sides of the trail.
C. A minimum twelve (12) foot vertical clearance shall be maintained, free of vegetation, to accommodate maintenance and emergency vehicle access.
D. For additional information, refer to **Exhibit 3.14.3: Trail Sections**.
E. Trails shall strive to meet ADA requirements where feasible; however, natural slope conditions within The Cascade may limit full compliance in certain areas.

3.14.3.3 Cascade Trail Type C

Cascade Trail Type C includes trails connecting on-street paths and trails with larger trail systems and paseos. These trails shall be designed according to the following criteria:

A. Trail width shall be five (5) feet.
B. A two (2) foot shoulder shall be provided on both sides of the trail.
C. A minimum twelve (12) foot vertical clearance shall be maintained, free of vegetation, to accommodate maintenance and emergency vehicle access.
D. For additional information, refer to **Exhibit 3.14.3: Trail Sections**.
E. Trails shall strive to meet ADA requirements where feasible; however, natural slope conditions within The Cascade may limit full compliance in certain areas.

3.14.3.4 Equestrian Trails

Equestrian trails provide designated pathways for horseback riders, allowing for safe and enjoyable access through the community's open space network. These trails shall be designed according to the following criteria:

A. Equestrian trails within The Cascade shall primarily consist of hand-cleared native soil.
    1. Alternative surface materials may be used as established through the applicable Village Plan, Preliminary Plat, Site Plan, or other applicable City approval process.
B. Width may range from two (2) to ten (10) feet.
C. For additional information, refer to **Exhibit 3.14.3: Trail Sections**.

3.15 Street Standards and Guidelines

Aligned with **Section 3.10.1: Transportation Framework Plan**, this Section establishes Standards and Guidelines for the design and implementation of roadways within the Site. All streets, pathways, and associated infrastructure must comply with the Americans with Disabilities Act ("ADA") and other applicable federal regulations to ensure accessibility for all users.

Table 3.15: Street Standards and **Exhibit 3.15: Street Sections** define the roadway hierarchy, which includes arterial, collector, and local residential streets. These Standards and Guidelines are designed to accommodate vehicular traffic while integrating pedestrian and bicycle infrastructure, ensuring a balanced and multimodal transportation network.

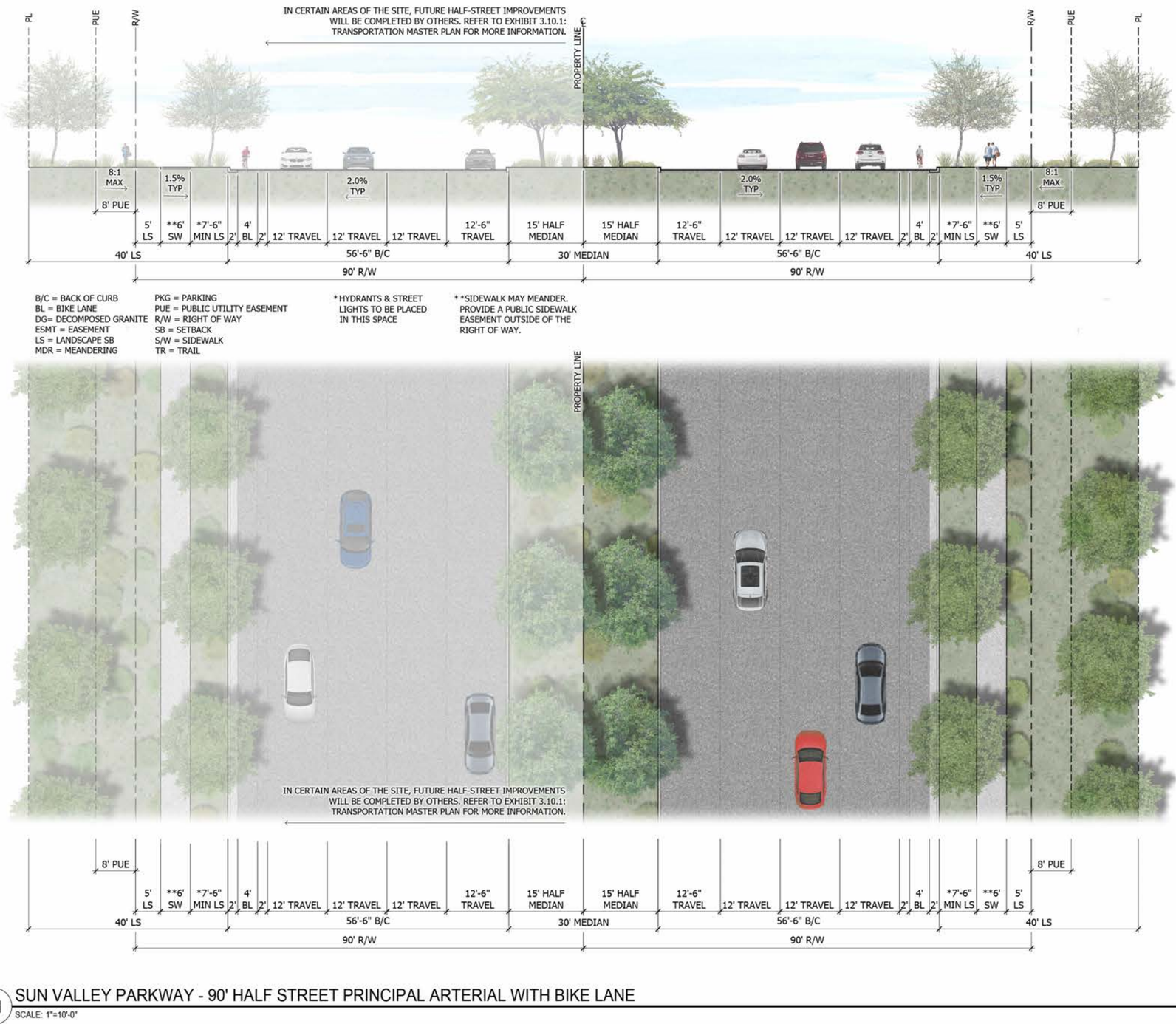
Roadway and pathway design shall incorporate curb ramps, crosswalks, and appropriate signed in compliance with ADA requirements and applicable Public Right-of-Way Accessibility Guidelines ("PROWAG"), ensuring accessible routes throughout the community. Additionally, pedestrian walkways, crossings, and transit facilities shall adhere to federal accessibility guidelines to promote safe and inclusive mobility.

Table 3.15: Streets Standards

Street Name		Lanes	Public or Private	Public ROW or Private Tract Width	Parking	Bike Lane	Median / Turn Lane	Sidewalk
A1	Sun Valley Parkway - 90' Half Street Parkway with Bike Lane	Eight travel lanes/ Four travel lanes in each direction	Public	90' Half Street Improvement	N/A	4'	15' Half Raised Median (30' Raised Median)	6' Detached (One Side)
A2	Sun Valley Parkway - 90' Half Street Parkway with 10' MUT	Eight travel lanes/ Four travel lanes in each direction	Public	90' Half Street Improvement	N/A	N/A	15' Half Raised Median (30' Raised Median)	10' Mutli-Use Trail Detached (One Side)
B1	Turner Parkway - 100' Half Street Parkway with Bike Lane	Six travel lanes/ Three travel lanes in each direction	Public	100' Half Street Improvement	N/A	4'	37' Half Raised Median (74' Raised Median)	6' Detached (One Side)
B2	Turner Parkway - 100' Half Street Parkway with 10' MUT	Six travel lanes/ Three travel lanes in each direction	Public	100' Half Street Improvement	N/A	N/A	37' Half Raised Median (74' Raised Median)	10' Mutli-Use Trail Detached (One Side)
C1	Thomas Road, Camelback Road, and Indian School Road - 70' Half Street Major Arterial with Bike Lane	Six travel lanes/ Three travel lanes in each direction	Public	70' Half Street Improvement	N/A	4'	10' Half Raised Median (20' Raised Median)	6' Detached (One Side)
C2	Thomas Road, Camelback Road, and Indian School Road - 70' Half Street Major Arterial with 10' MUT	Six travel lanes/ Three travel lanes in each direction	Public	70' Half Street Improvement	N/A	N/A	10' Half Raised Median (20' Raised Median)	10' Mutli-Use Trail Detached (One Side)
D1	Camelback Road, Wilson Avenue, and Indian School Road - 140' Major Arterial with Bike Lane	Six travel lanes/ Three travel lanes in each direction	Public	140'	N/A	4'	20' Raised Median	6' Detached (Both Sides)
D2	Camelback Road, Wilson Avenue, and Indian School Road - 140' Major Arterial with 10' MUT	Six travel lanes/ Three travel lanes in each direction	Public	140'	N/A	N/A	20' Raised Median	10' Mutli-Use Trail Detached (One Side)
E1	Indian School Road - 120' Minor Arterial with Bike Lane	Four travel lanes/ Two lanes in each direction	Public	120'	N/A	4'	20' Raised Median	6' Detached (Both Sides)
E2	Indian School Road - 120' Minor Arterial with 10' MUT	Four travel lanes/ Two lanes in each direction	Public	120'	N/A	N/A	20' Raised Median	10' Mutli-Use Trail Detached (One Side)
F1	110' Major Collector with Bike Lane	Four travel lanes/ Two travel lanes in each direction	Public	110'	N/A	4'	20' Raised Median	6' Detached (Both sides)
F2	110' Major Collector with 10' MUT	Four travel lanes/ Two travel lanes in each direction	Public	110'	N/A	N/A	20' Raised Median	10' Mutli-Use Trail Detached (Both Sides)
G1	108' Minor Collector with Swale Tract	Two travel lanes/ One lane in each direction	Public	108'	Both Sides	N/A	40' Privately Maintained Median	5' Detached (Both Sides)
G2	108' Minor Collector with Swale Tract and Dual Swale	Two travel lanes/ One lane in each direction	Public	108'	Both Sides	N/A	40' Privately Maintained Median	5' Detached (Both Sides)
H	80' Minor Collector with Optional Raised Median or Striped Median/ Turn Lane	Two travel lanes/ One lane in each direction/ One left turn lane	Public	80'	N/A	4'	14' Optional Raised Median or Striped Median/Turn Lane	6' Detached (Both Sides)
I	60' Residential Entrance - 5' Detached Sidewalk	Two travel lanes/ One lane in each direction	Public or Private	60'	N/A	N/A	8' Raised Median	5' Detached (Both Sides)
J	60' Residential Entrance - 5' Attached Sidewalk	Two travel lanes/ One lane in each direction	Public or Private	60'	N/A	N/A	8' Raised Median	5' Attached (Both Sides)
K	62' Major Local Street	Two travel lanes/ One lane in each direction	Public or Private	62'	One Side	N/A	N/A	5' Detached (Both Sides)
L	60' Major Local Street	Two travel lanes/ One lane in each direction	Public or Private	60'	One Side	N/A	N/A	5' Attached (Both Sides)
M	60' Major Local Street	Two travel lanes/ One lane in each direction	Public or Private	60'	One Side	N/A	N/A	5' Detached (Both Sides)
N	55' Minor Collector Street - Raised Median	Two travel lanes/ One lane in each direction	Public or Private	55'	N/A	4'	14' Raised Median	6' Detached (Both Sides)

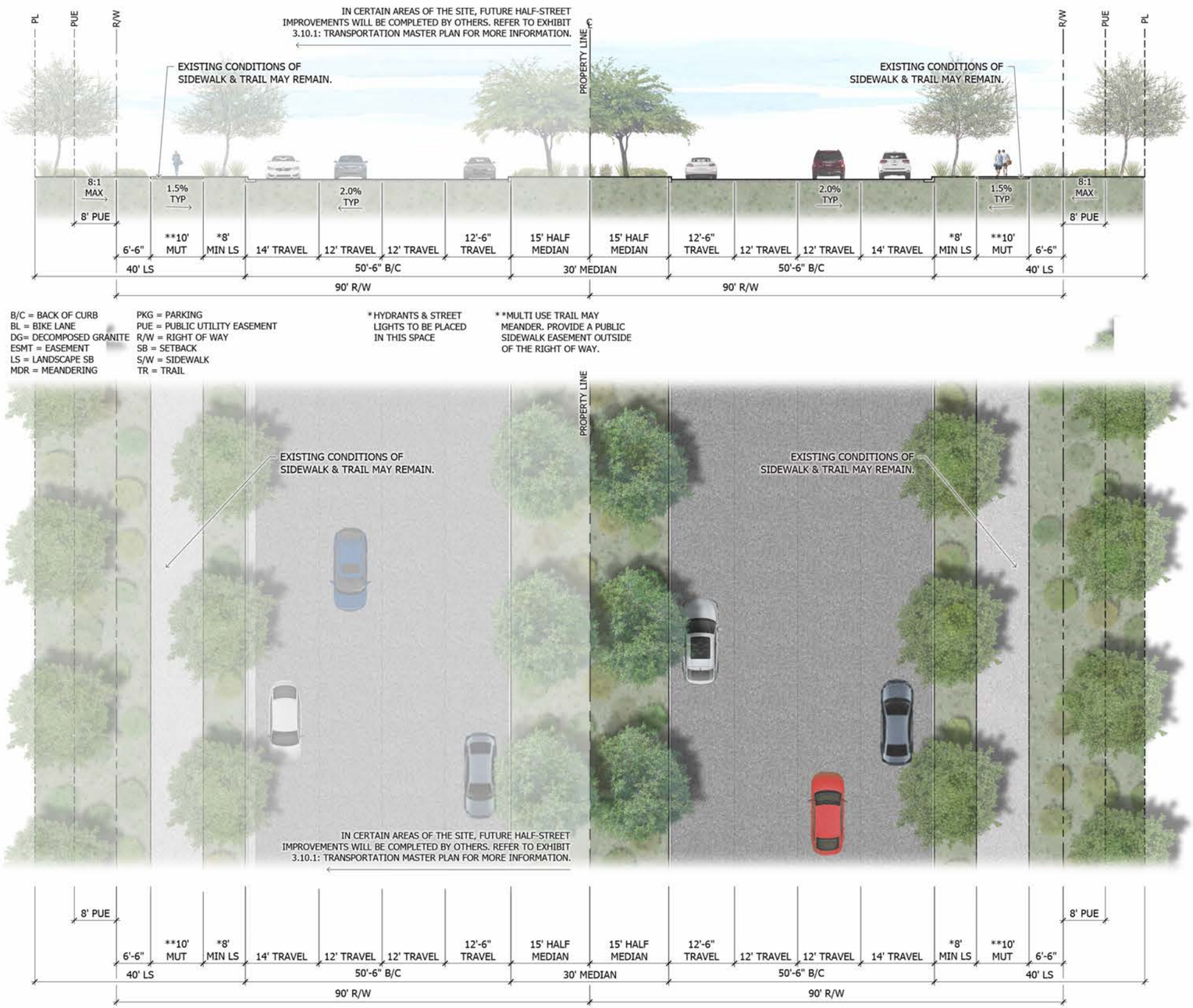
Table 3.15: Streets Standards Continued

Street Name		Lanes	Public or Private	Public ROW or Private Tract Width	Parking	Bike Lane	Median / Turn Lane	Sidewalk
O	52′ Local Street	Two travel lanes/ One lane in each direction	Public or Private	52′	Both Sides	N/A	N/A	5′ Detached (Both sides)
P	50′ Local Street	Two travel lanes/ One lane in each direction	Public or Private	50′	Both Sides	N/A	N/A	5′ Detached (Both sides)
Q	50′ Local Street	Two travel lanes/ One lane in each direction	Public or Private	50′	Both Sides	N/A	N/A	5′ Attached (Both sides)
R	47′ Narrow Local Street	Two travel lanes/ One lane in each direction	Public or Private	47′	N/A	N/A	N/A	5′ Detached (Both sides)
S	46′ Local Street	Two travel lanes/ One lane in each direction	Public or Private	46′	One Side	N/A	N/A	5′ Detached (Both sides)
T	42′ Local Street	Two travel lanes/ One lane in each direction	Public or Private	42′	Both Sides	N/A	N/A	5′ Attached (Both Sides)
U	38′ Local Street	Two travel lanes/ One lane in each direction	Public or Private	38′	One Side	N/A	N/A	5′ Attached (Both Sides)
V	25′ Private Drive (Roll Curb)	Two travel lanes/ One lane in each direction	Private	25′	N/A	N/A	N/A	Optional 3′ Attached on One Side
W	25′ Private Drive (Ribbon Curb)	Two travel lanes/ One lane in each direction	Private	25′	N/A	N/A	N/A	Optional 3′ Attached on One Side
X	25′ Private Drive (Wedge)	Two travel lanes/ One lane in each direction	Private	25′	N/A	N/A	N/A	Optional 3′ Attached on One Side
Y	24′ Private Alley (Roll Curb)	Two travel lanes/ One lane in each direction	Private	24′	N/A	N/A	N/A	Optional 3′ Attached on One Side
Z	22′ Private Auto Court (Roll Curb)	Two travel lanes/ One lane in each direction	Private	22′	N/A	N/A	N/A	Optional 3′ Attached on One Side
AA	20′ Private Alley (One Way)	One travel lane	Private	20′	N/A	N/A	N/A	Optional 3′ Attached on One Side
AB	40′ Local Street (Private Accessway)	Two travel lanes/ One lane in each direction	Private	40′	One Side	N/A	N/A	5′ Attached (Both Sides)
AC	38′ Local Street (One Way)	One travel lane	Public or Private	38′	One Side	4′	N/A	5′ Detached (One Side)
AD	32′ Local Street (One Way)	One travel lane	Public or Private	32′	One Side	N/A	N/A	5′ Detached (One Side)



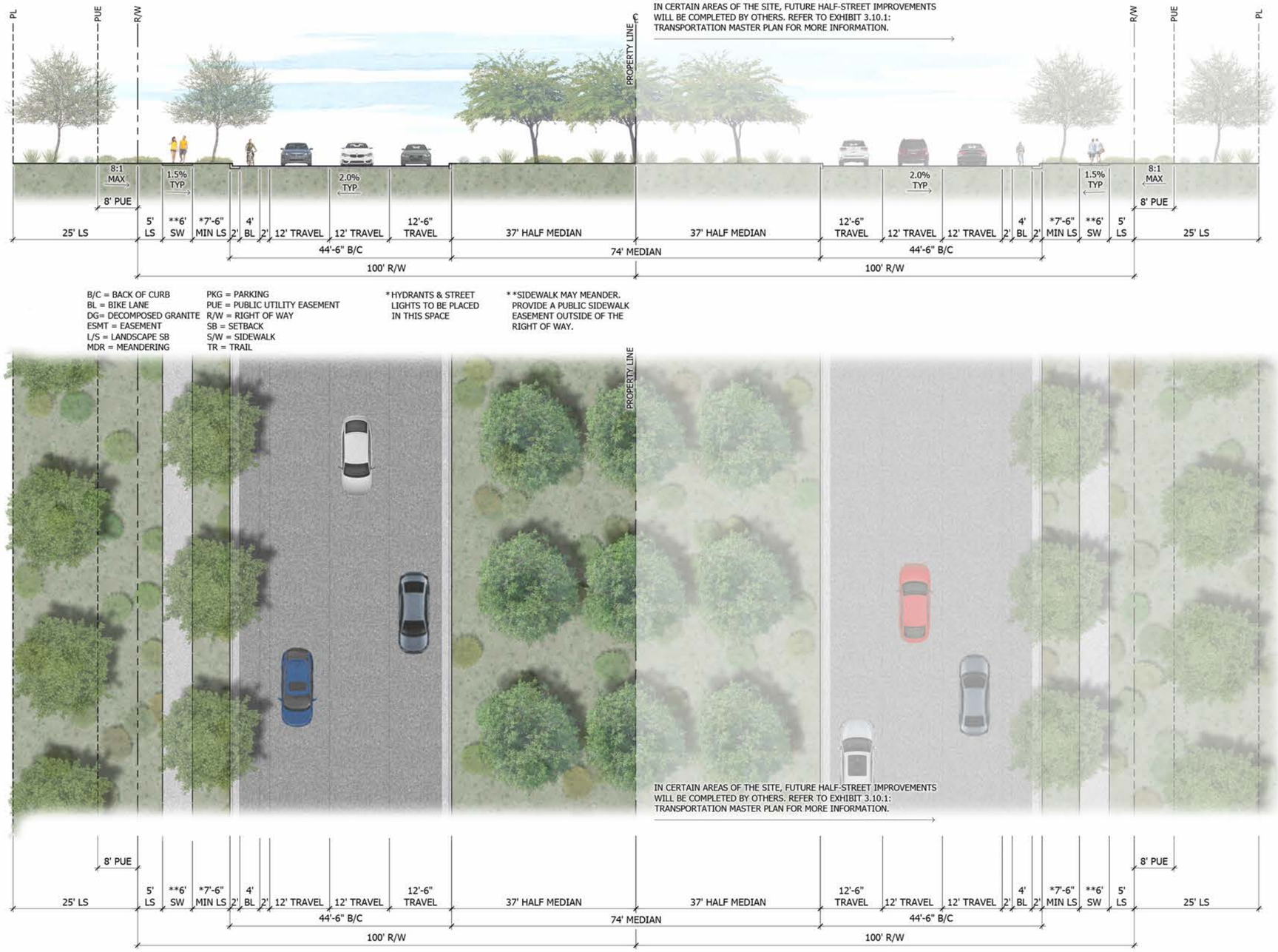
A1 SUN VALLEY PARKWAY - 90' HALF STREET PRINCIPAL ARTERIAL WITH BIKE LANE

SCALE: 1"=10'-0"

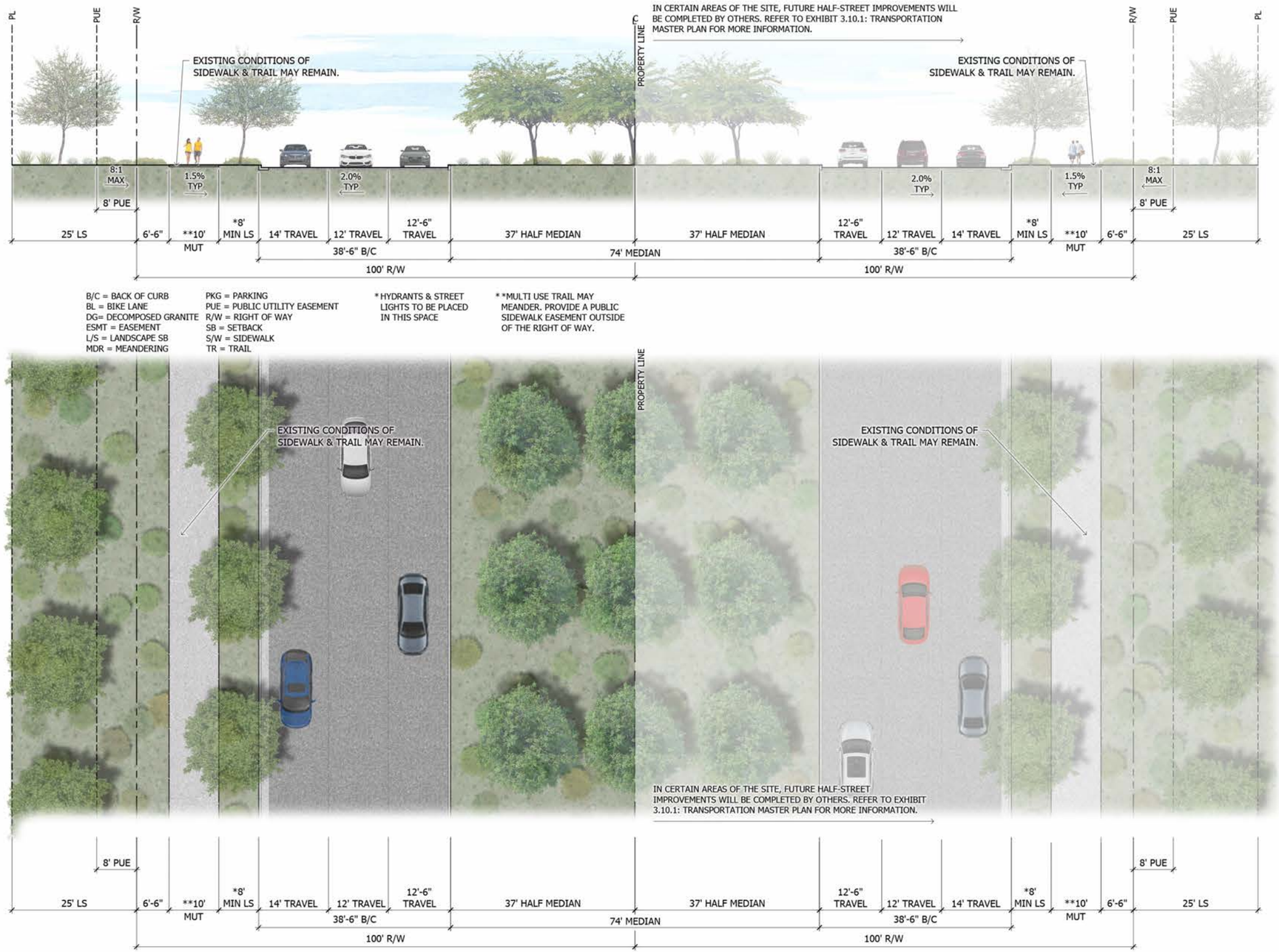


A2 SUN VALLEY PARKWAY - 90' HALF STREET PRINCIPAL ARTERIAL WITH 10' MUT

SCALE: 1"=10'-0"



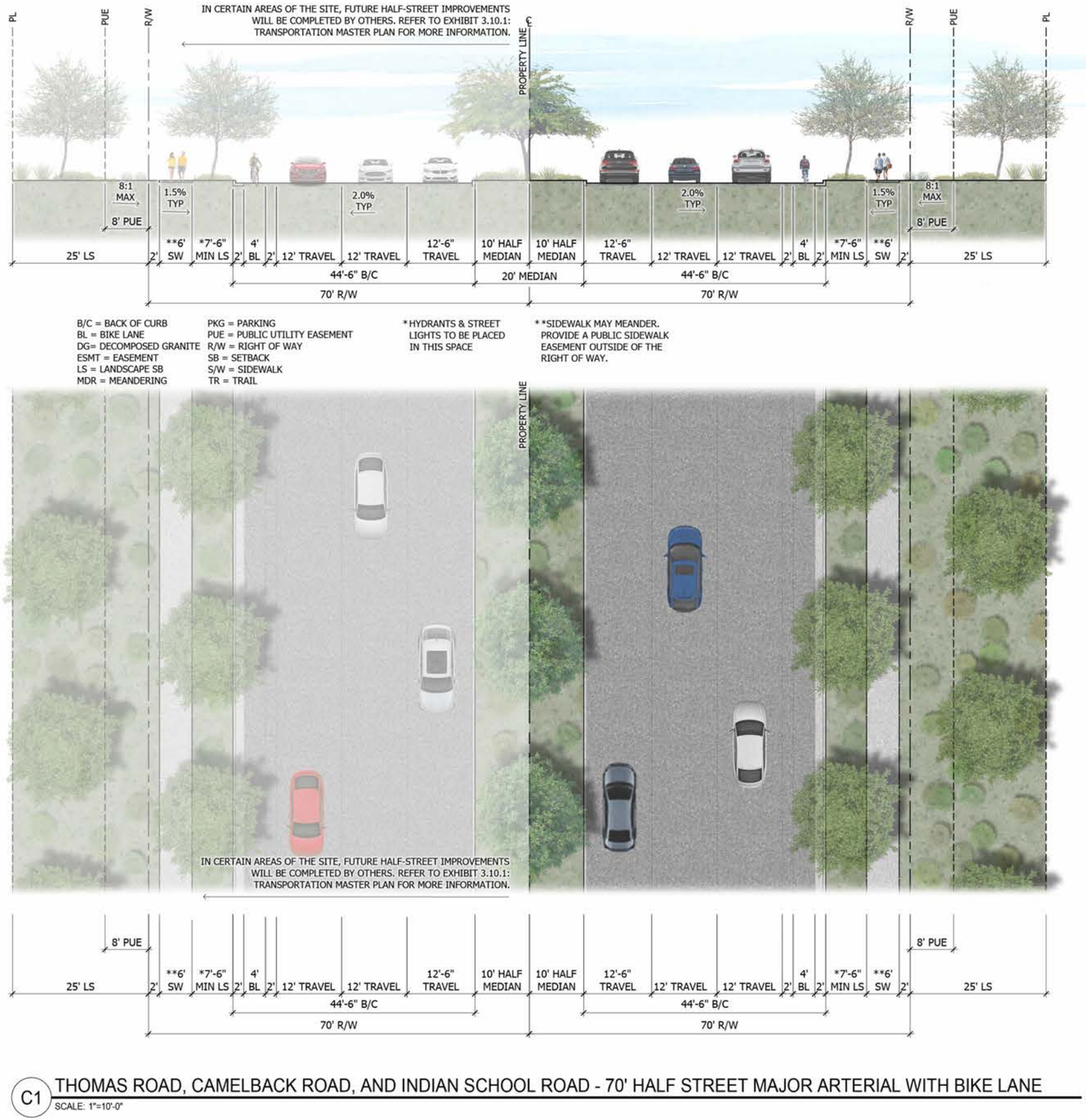
B1 TURNER PARKWAY - 100' HALF STREET PARKWAY WITH BIKE LANE
SCALE: 1"=10'-0"



B2 TURNER PARKWAY - 100' HALF STREET PARKWAY WITH 10' MUT
SCALE: 1"=10'-0"

Exhibit 3.15: Street Sections Continued

THE CASCADE - PAD

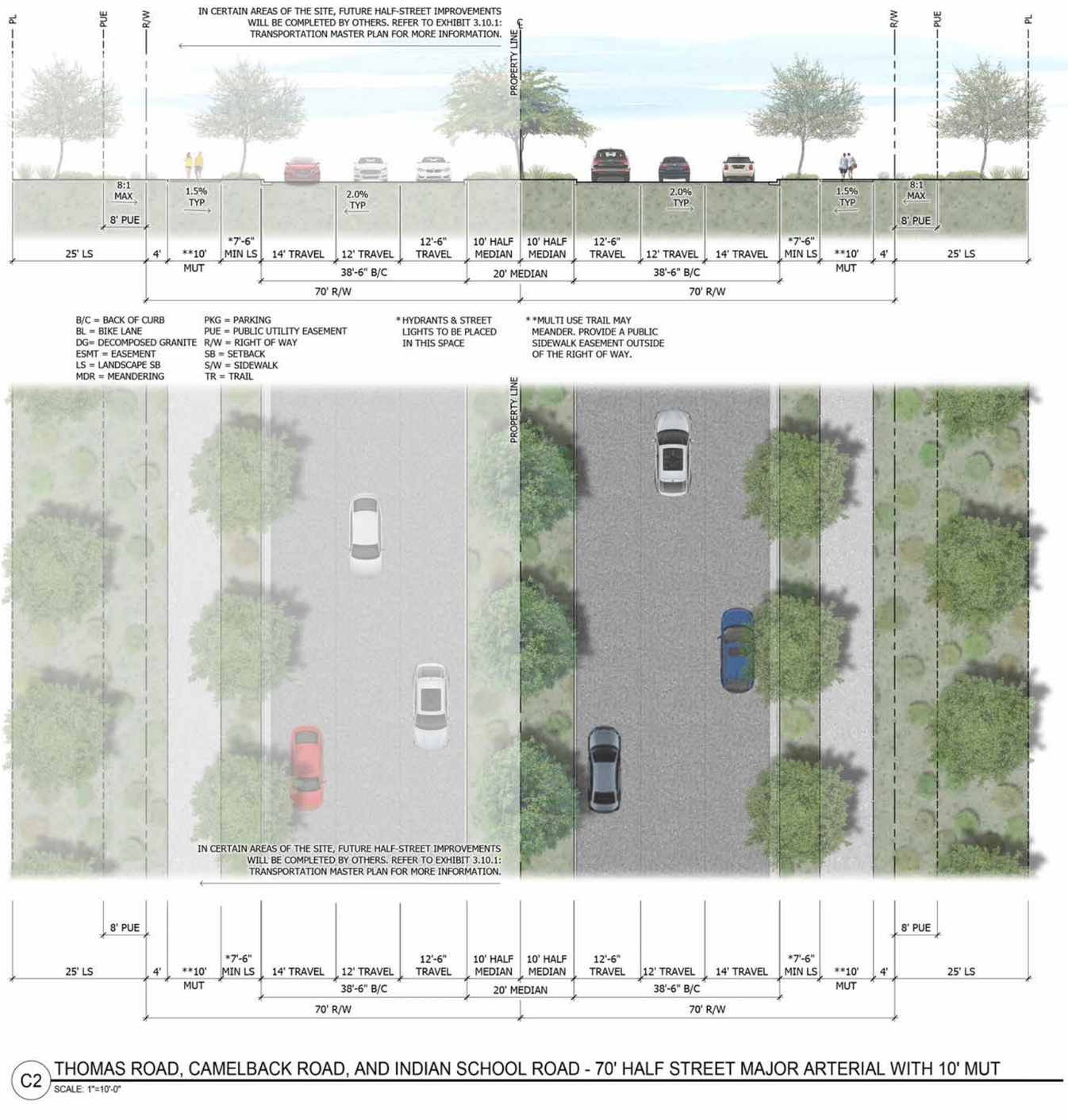


C1 THOMAS ROAD, CAMELBACK ROAD, AND INDIAN SCHOOL ROAD - 70' HALF STREET MAJOR ARTERIAL WITH BIKE LANE

SCALE: 1"=10'-0"

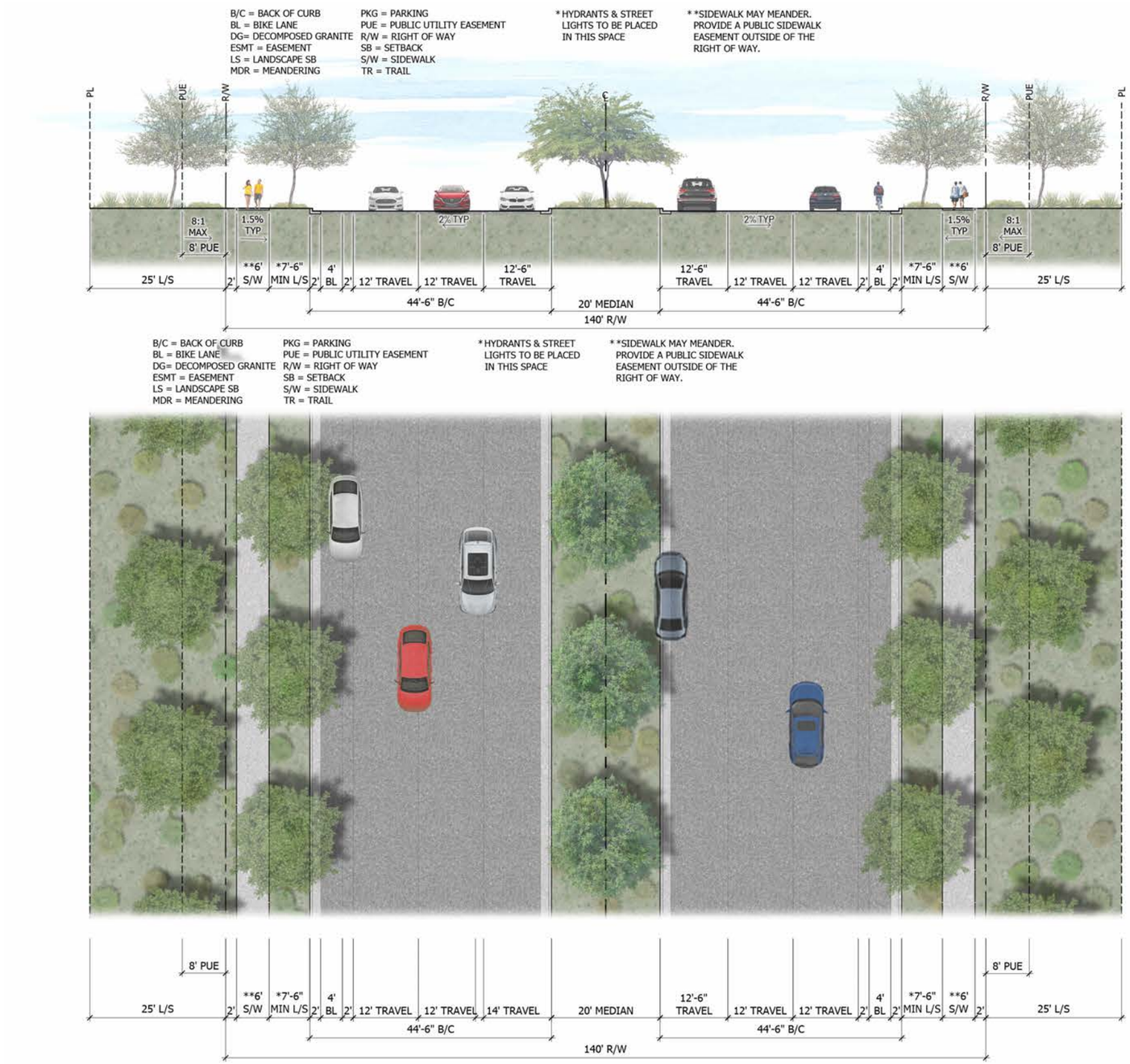
Exhibit 3.15: Street Sections Continued

THE CASCADE - PAD



C2 THOMAS ROAD, CAMELBACK ROAD, AND INDIAN SCHOOL ROAD - 70' HALF STREET MAJOR ARTERIAL WITH 10' MUT

SCALE: 1"=10'-0"

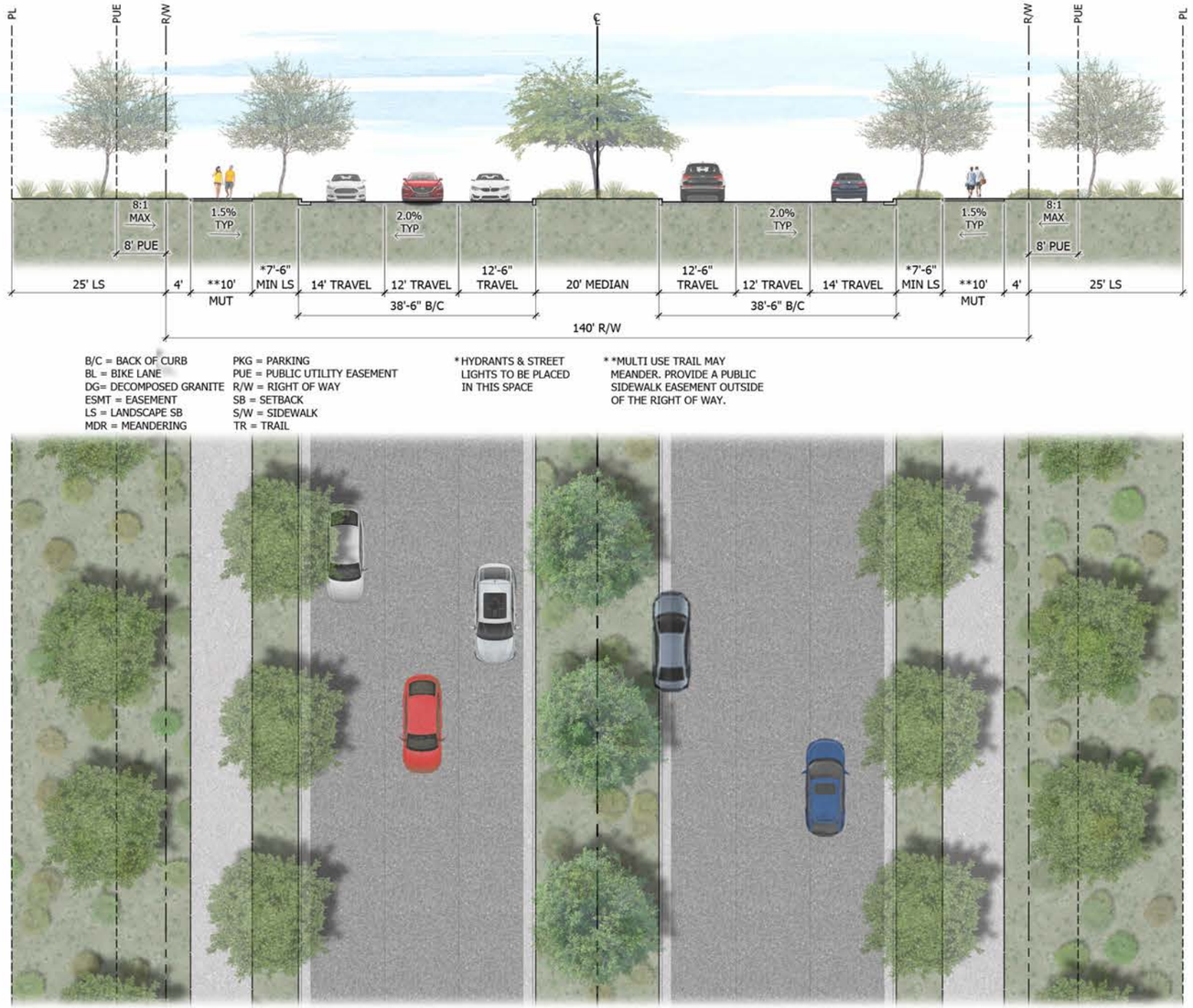


D1 CAMELBACK ROAD, WILSON AVENUE, AND INDIAN SCHOOL ROAD - 140' MAJOR ARTERIAL WITH BIKE LANE

SCALE: 1"=10'-0"

Exhibit 3.15: Street Sections Continued

THE CASCADE - PAD

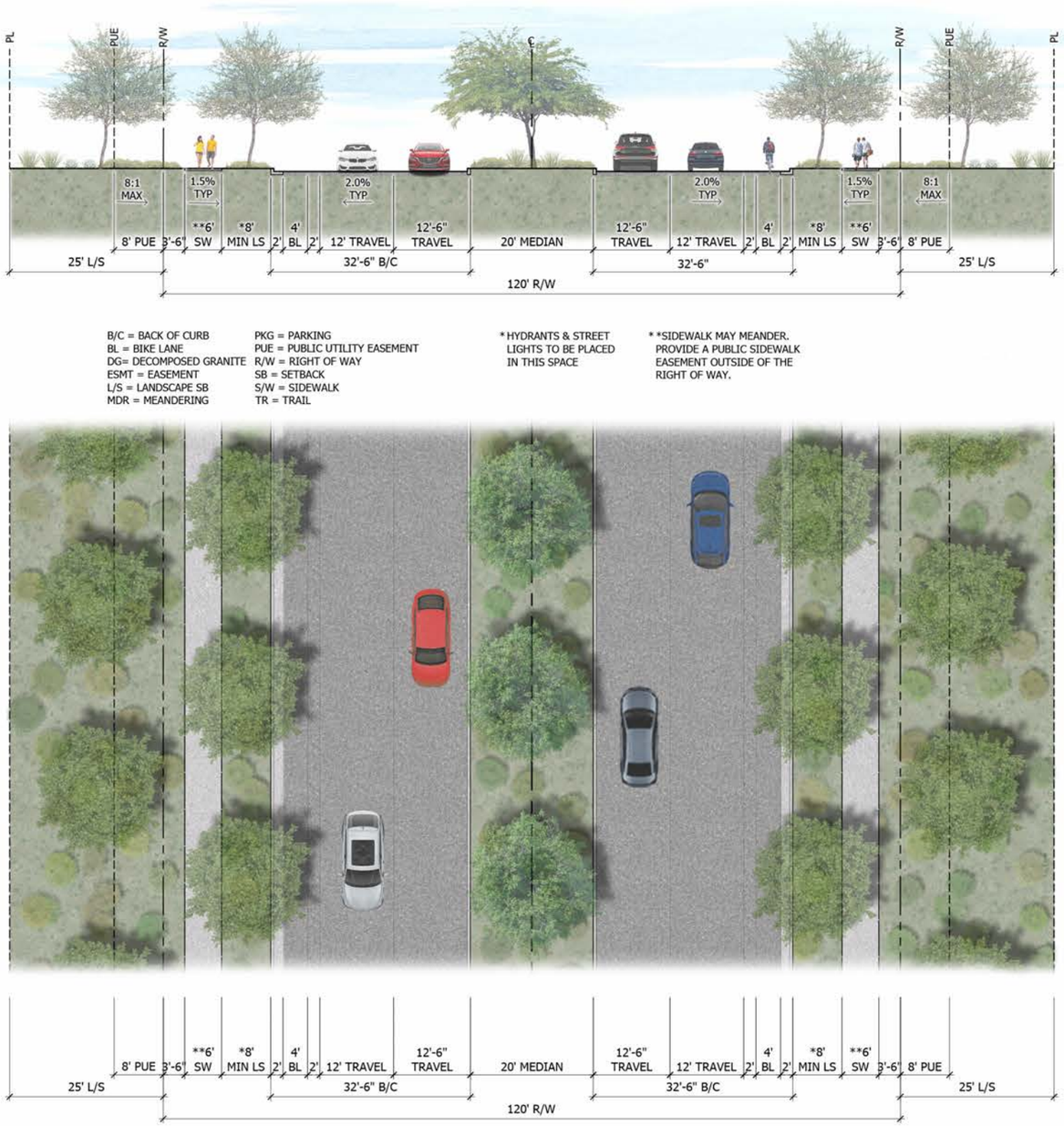


B/C = BACK OF CURB
BL = BIKE LANE
DG= DECOMPOSED GRANITE
ESMT = EASEMENT
LS = LANDSCAPE SB
MDR = MEANDERING
PKG = PARKING
PUE = PUBLIC UTILITY EASEMENT
R/W = RIGHT OF WAY
SB = SETBACK
S/W = SIDEWALK
TR = TRAIL

*HYDRANTS & STREET LIGHTS TO BE PLACED IN THIS SPACE

* *MULTI USE TRAIL MAY MEANDER. PROVIDE A PUBLIC SIDEWALK EASEMENT OUTSIDE OF THE RIGHT OF WAY.

D2 CAMELBACK ROAD, WILSON AVENUE, AND INDIAN SCHOOL ROAD - 140' MAJOR ARTERIAL WITH 10' MUT
SCALE: 1"=10'-0"

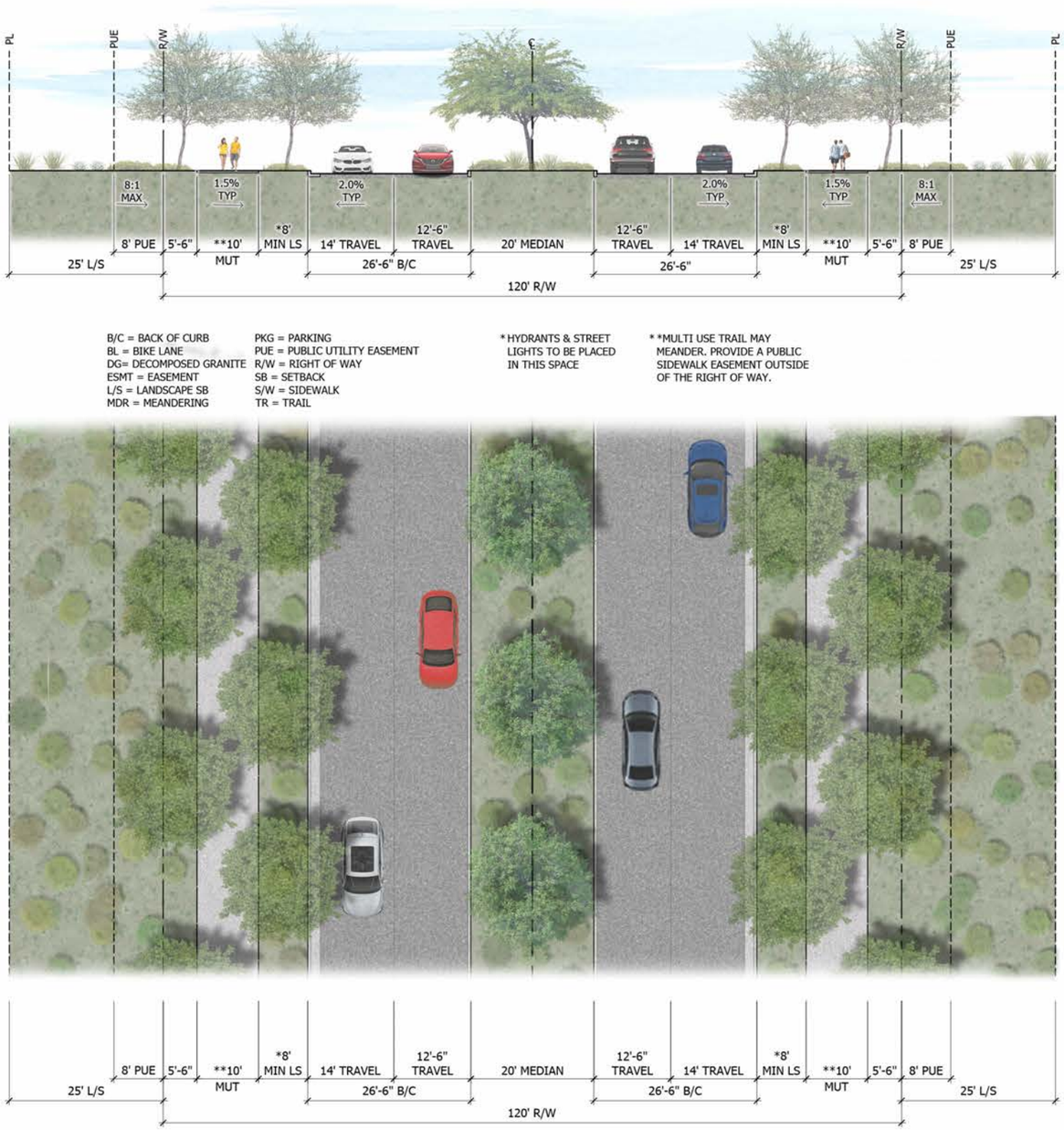


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E1 INDIAN SCHOOL ROAD - 120' MINOR ARTERIAL WITH BIKE LANE
SCALE: 1"=10'-0"

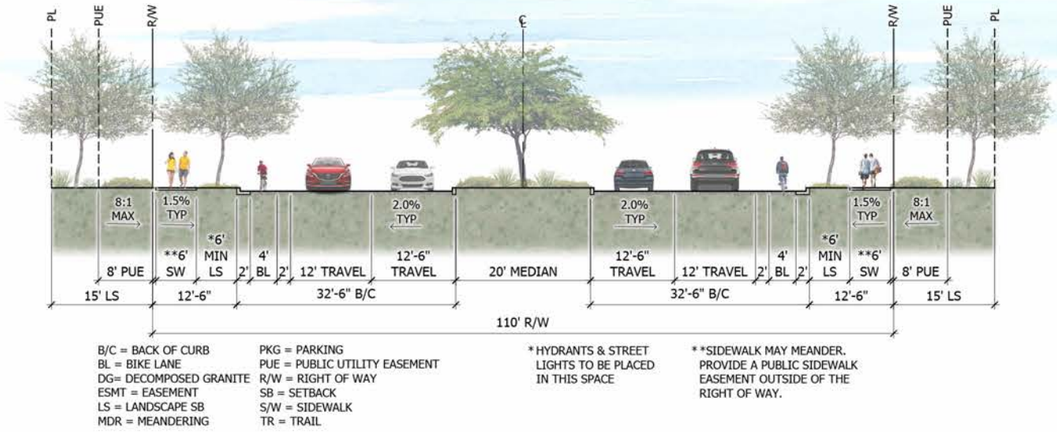


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E2 INDIAN SCHOOL ROAD - 120' MINOR ARTERIAL WITH 10' MUT
SCALE: 1"=10'-0"

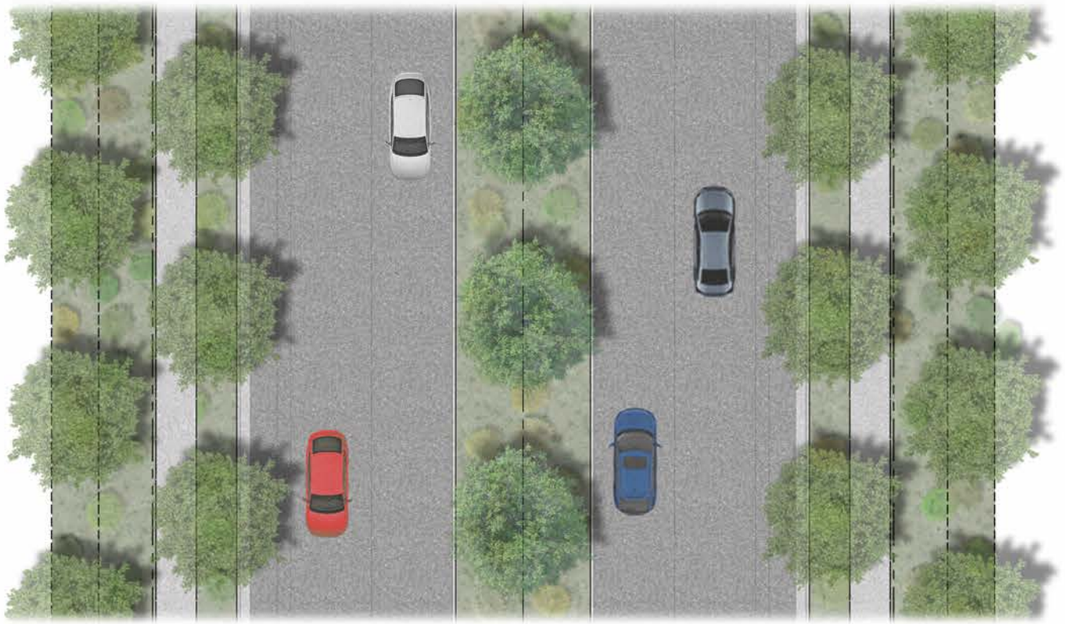


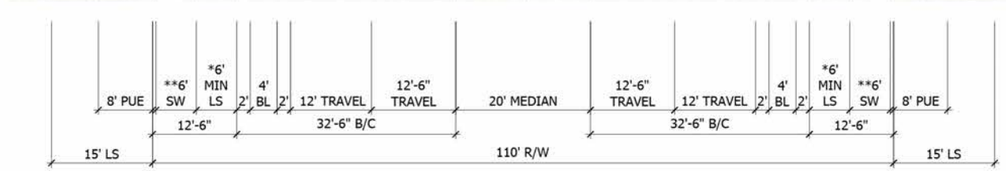
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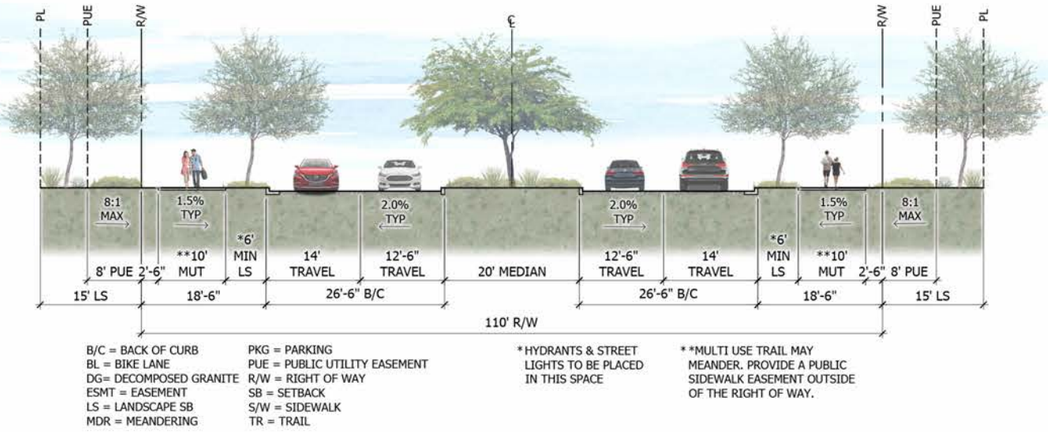
*HYDRANTS & STREET LIGHTS TO BE PLACED IN THIS SPACE

**SIDEWALK MAY MEANDER. PROVIDE A PUBLIC SIDEWALK EASEMENT OUTSIDE OF THE RIGHT OF WAY.





F1 110' MAJOR COLLECTOR WITH BIKE LANE
SCALE: 1"=10'-0"

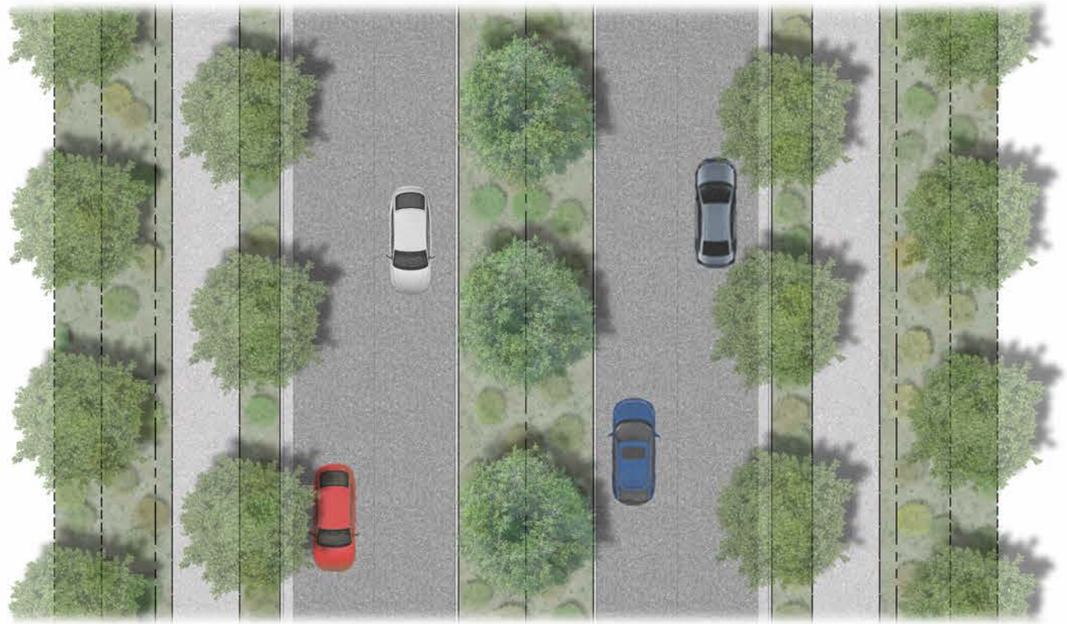


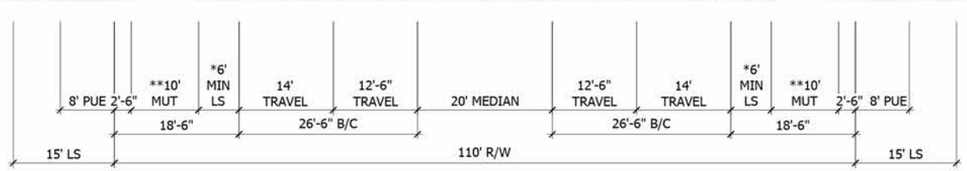
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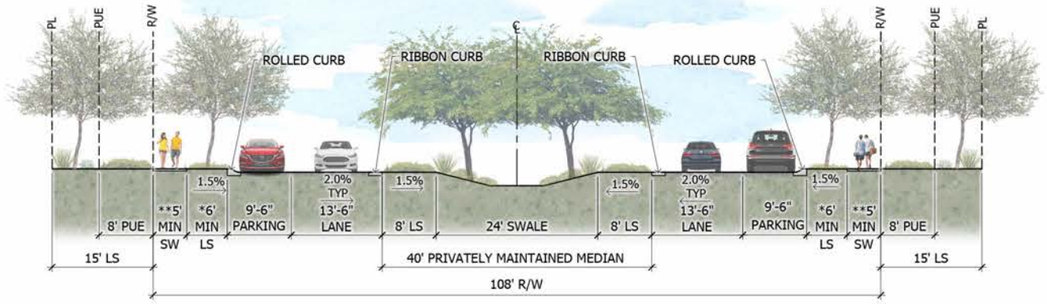
*HYDRANTS & STREET LIGHTS TO BE PLACED IN THIS SPACE

**MULTI USE TRAIL MAY MEANDER. PROVIDE A PUBLIC SIDEWALK EASEMENT OUTSIDE OF THE RIGHT OF WAY.





F2 110' MAJOR COLLECTOR WITH 10' MUT
SCALE: 1"=10'-0"



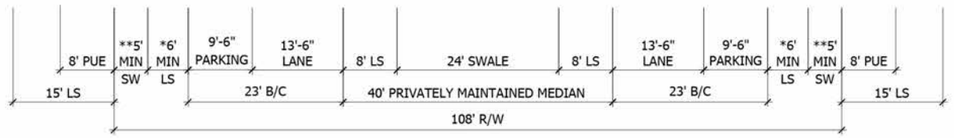
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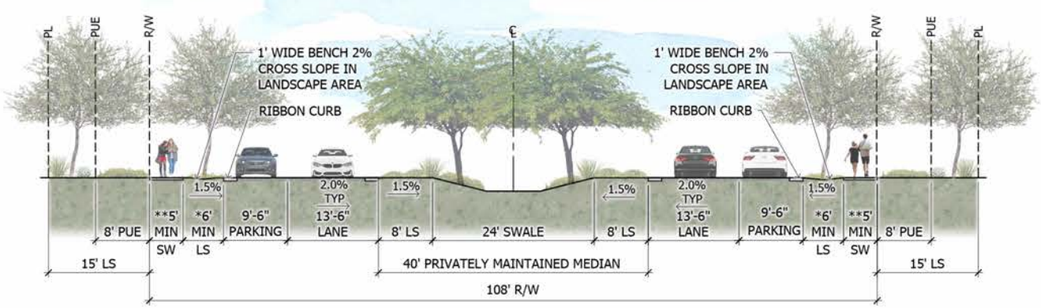




G1 108' MINOR COLLECTOR WITH SWALE TRACT

SCALE: 1"=10'-0"

PARKING BOTH SIDES / DETACHED SIDEWALK



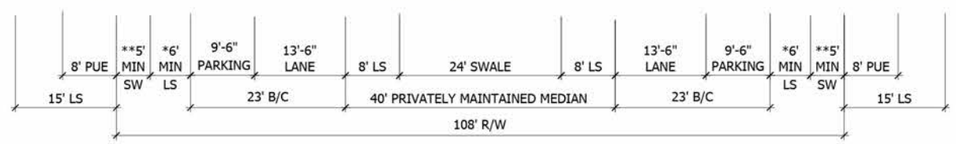
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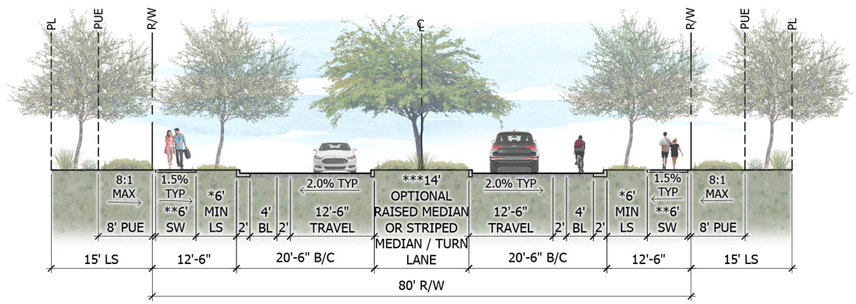




G2 108' MINOR COLLECTOR WITH SWALE TRACT AND DUAL SWALE

SCALE: 1"=10'-0"

PARKING BOTH SIDES / DETACHED SIDEWALK

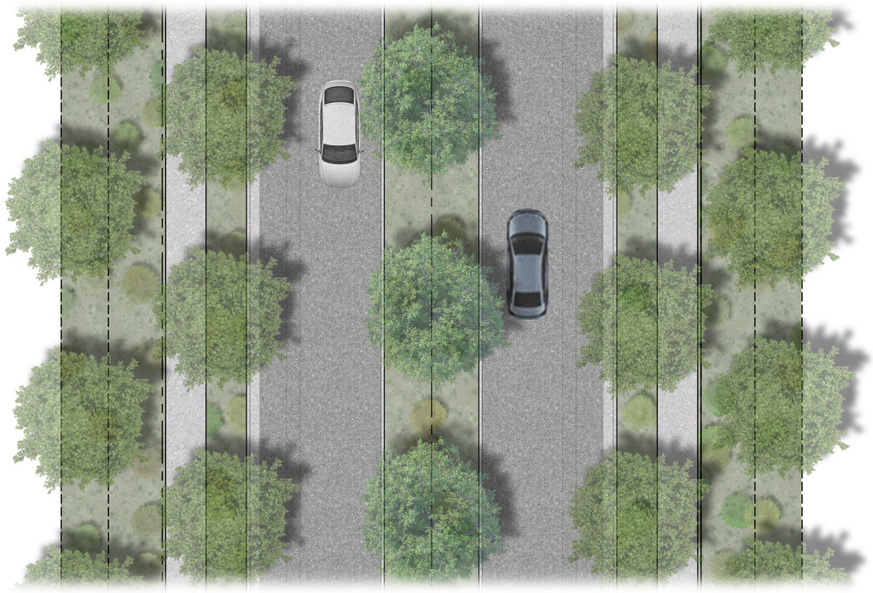


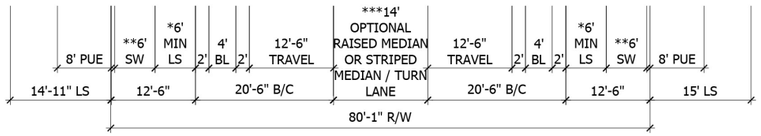
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* *SIDEWALK MAY MEANDER. PROVIDE A PUBLIC SIDEWALK EASEMENT OUTSIDE OF THE RIGHT OF WAY.

***10' OR 11' TURN LANE CAN BE PROVIDED TO ALLOW FOR MEDIAN.

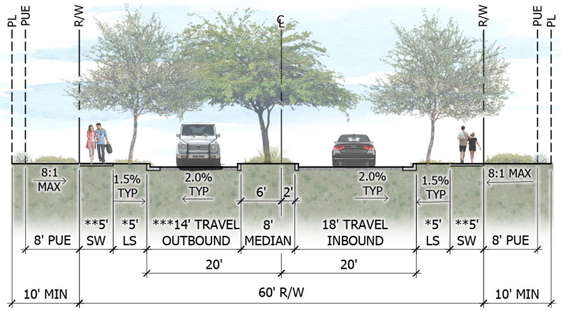




H 80' MINOR COLLECTOR RAISED MEDIAN OR STRIPED MEDIAN / TURN LANE

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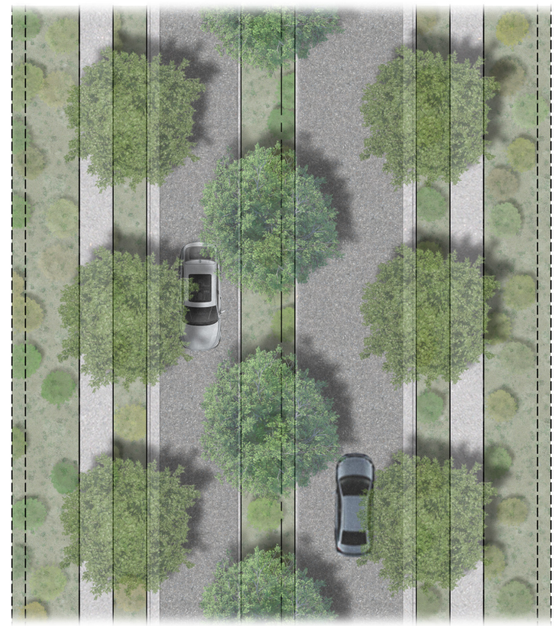
NO PARKING / DETACHED SIDEWALK

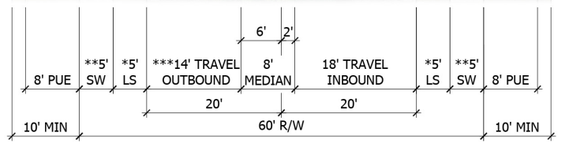


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* HYDRANTS & STREET LIGHTS TO BE PLACED IN THIS SPACE
* *SIDEWALK MAY MEANDER. PROVIDE A PUBLIC SIDEWALK EASEMENT OUTSIDE OF THE RIGHT OF WAY.
* **OUTBOUND TRAVEL LANE WIDTH TO BE INCREASED IF MULTIPLE TURN LANES ARE REQUIRED.

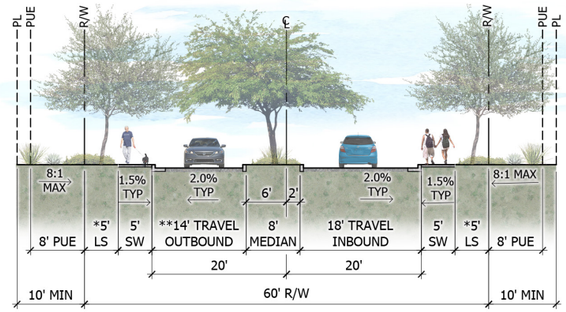




I 60' RESIDENTIAL ENTRANCE - 5' DETACHED SIDEWALK

SCALE: 1"=10'-0"

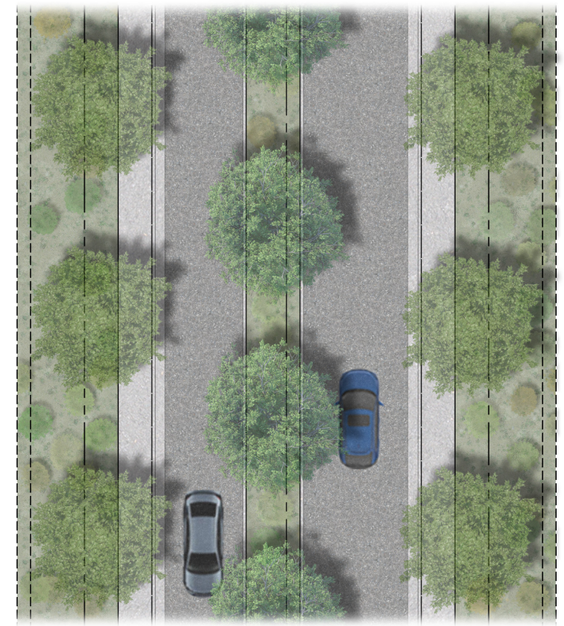
NO PARKING / DETACHED SIDEWALK

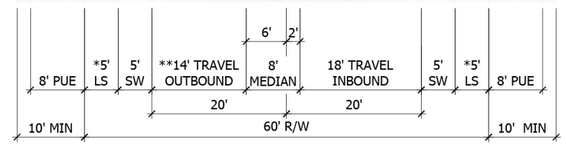


B/C = BACK OF CURB
BL = BIKE LANE
DG= DECOMPOSED GRANITE
ESMT = EASEMENT
LS = LANDSCAPE SB
MDR = MEANDERING

PKG = PARKING
PUE = PUBLIC UTILITY EASEMENT
R/W = RIGHT OF WAY
SB = SETBACK
S/W = SIDEWALK
TR = TRAIL

* HYDRANTS & STREET LIGHTS TO BE PLACED IN THIS SPACE
* *OUTBOUND TRAVEL LANE WIDTH TO BE INCREASED IF MULTIPLE TURN LANES ARE REQUIRED.

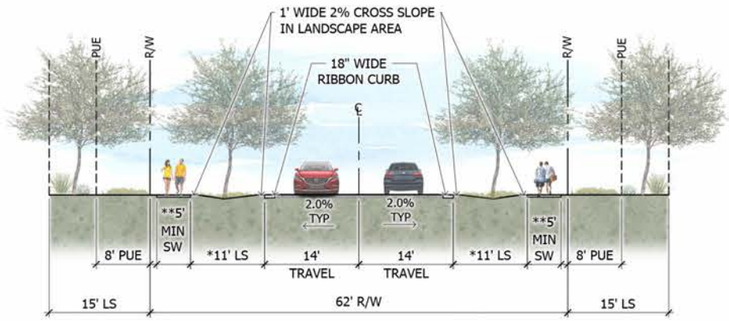




J 60' RESIDENTIAL ENTRANCE - 5' ATTACHED SIDEWALK

SCALE: 1"=10'-0"

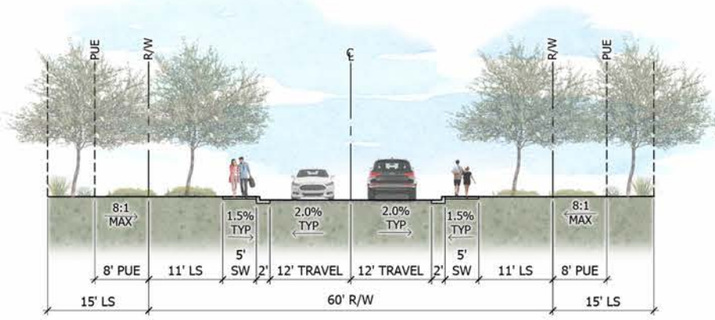
NO PARKING / ATTACHED SIDEWALK



B/C = BACK OF CURB
BL = BIKE LANE
DG= DECOMPOSED GRANITE
ESMT = EASEMENT
LS = LANDSCAPE SB
MDR = MEANDERING

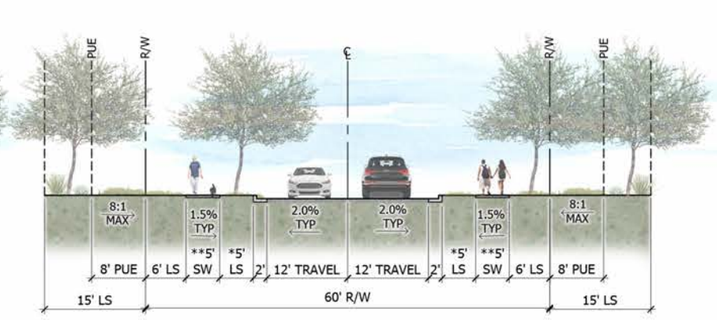
PKG = PARKING
PUE = PUBLIC UTILITY EASEMENT
R/W = RIGHT OF WAY
SB = SETBACK
S/W = SIDEWALK
TR = TRAIL

* HYDRANTS & STREET LIGHTS TO BE PLACED IN THIS SPACE
* *SIDEWALK MAY MEANDER. PROVIDE A PUBLIC SIDEWALK EASEMENT OUTSIDE OF THE RIGHT OF WAY.



B/C = BACK OF CURB
BL = BIKE LANE
DG= DECOMPOSED GRANITE
ESMT = EASEMENT
LS = LANDSCAPE SB
MDR = MEANDERING

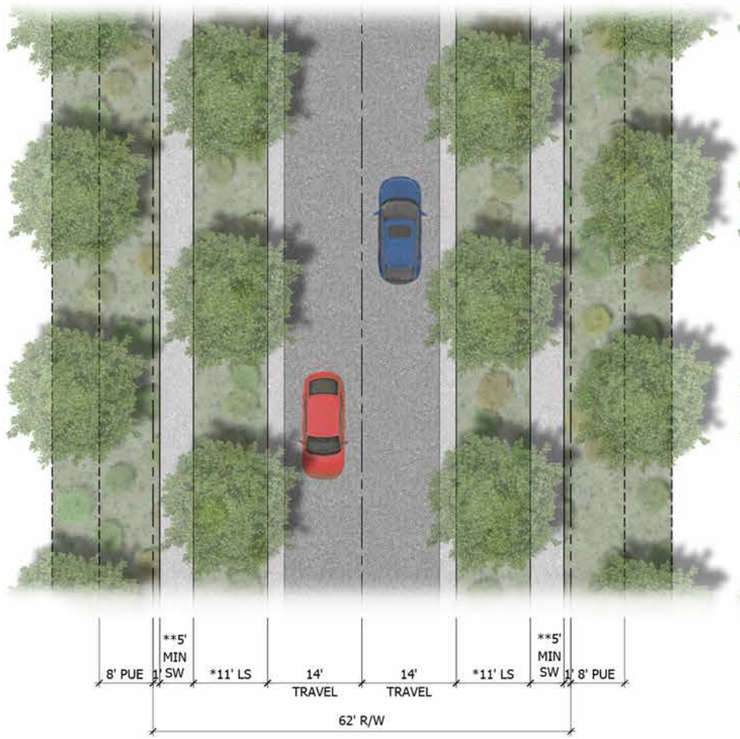
PKG = PARKING
PUE = PUBLIC UTILITY EASEMENT
R/W = RIGHT OF WAY
SB = SETBACK
S/W = SIDEWALK
TR = TRAIL



B/C = BACK OF CURB
BL = BIKE LANE
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ESMT = EASEMENT
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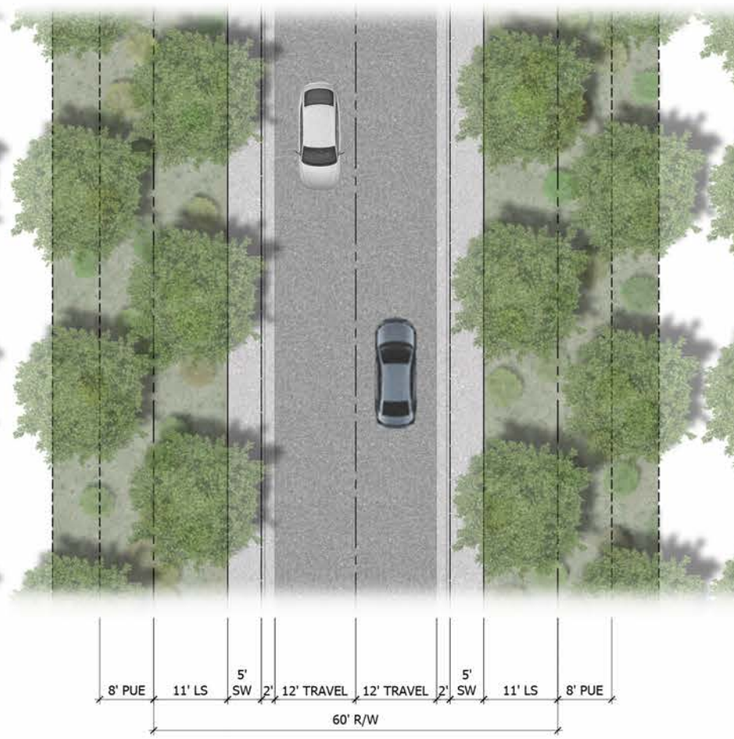
PKG = PARKING
PUE = PUBLIC UTILITY EASEMENT
R/W = RIGHT OF WAY
SB = SETBACK
S/W = SIDEWALK
TR = TRAIL

* HYDRANTS & STREET LIGHTS TO BE PLACED IN THIS SPACE
* *SIDEWALK MAY MEANDER. PROVIDE A PUBLIC SIDEWALK EASEMENT OUTSIDE OF THE RIGHT OF WAY.



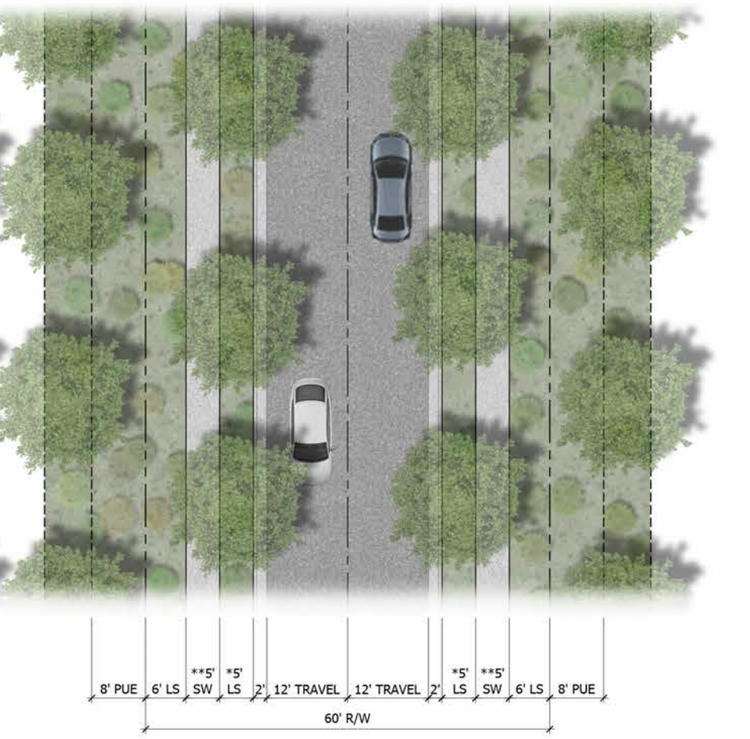
NOTES:
1. SINGLE-SIDED PARKING SHALL BE LOCATED ON THE SIDE OF THE STREET OPPOSITE OF FIRE HYDRANTS.
2. IRRIGATION WATER METER TO BE INSTALLED WITHIN 11' LANDSCAPE AREA WITH SLEEVES UNDER SIDEWALK.

K 62' MAJOR LOCAL STREET
SCALE: 1"=10'-0"
PARKING ONE SIDE OF THE STREET / DETACHED SIDEWALK



NOTE:
SINGLE-SIDED PARKING SHALL BE LOCATED ON THE SIDE OF THE STREET OPPOSITE OF FIRE HYDRANTS.

L 60' MAJOR LOCAL STREET
SCALE: 1"=10'-0"
PARKING ONE SIDE OF THE STREET / ATTACHED SIDEWALK

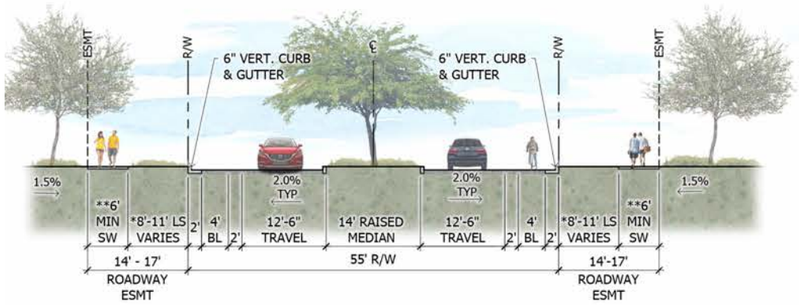


NOTES:
1. SINGLE-SIDED PARKING SHALL BE LOCATED ON THE SIDE OF THE STREET OPPOSITE OF FIRE HYDRANTS.
2. IRRIGATION WATER METER TO BE INSTALLED WITHIN 5' LANDSCAPE AREA WITH SLEEVES UNDER SIDEWALK.

M 60' MAJOR LOCAL STREET
SCALE: 1"=10'-0"
PARKING ONE SIDE OF THE STREET / DETACHED SIDEWALK

Exhibit 3.15: Street Sections Continued

THE CASCADE - PAD

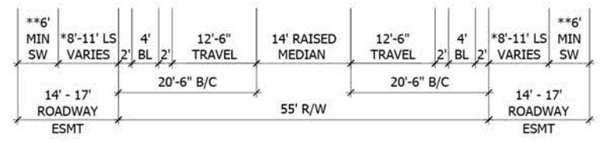


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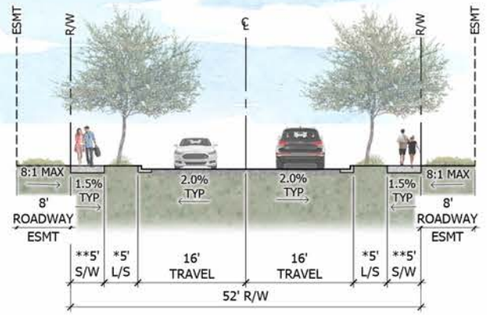
* HYDRANTS & STREET LIGHTS TO BE PLACED IN THIS SPACE
* *SIDEWALK MAY MEANDER. PROVIDE A PUBLIC SIDEWALK EASEMENT OUTSIDE OF THE RIGHT OF WAY.





N 55' MINOR COLLECTOR STREET - RAISED MEDIAN
SCALE: 1"=10'-0"
NO PARKING / DETACHED SIDEWALK

SEGMENTS OF LOCAL ROADWAYS THAT INCLUDE RESIDENTIAL DRIVEWAYS SHALL PROVIDE LINEAR SIDEWALKS WITH A CONSISTENT SETBACK FROM THE CURB, AS DEPICTED IN THE APPLICABLE STREET SECTION. MEANDERING SIDEWALKS ARE PERMITTED ONLY ALONG SEGMENTS OF LOCAL ROADWAYS WHERE RESIDENTIAL DRIVEWAYS DO NOT CONNECT TO THE STREET.

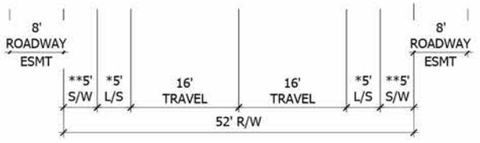


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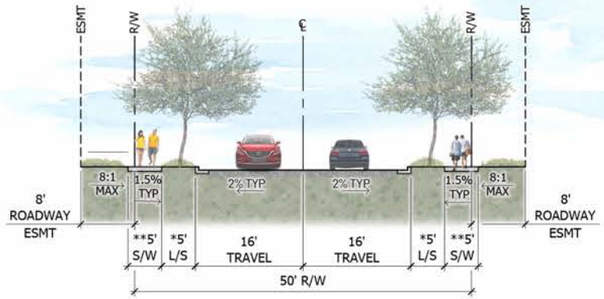
* HYDRANTS & STREET LIGHTS TO BE PLACED IN THIS SPACE
* *SIDEWALK MAY MEANDER. PROVIDE A PUBLIC SIDEWALK EASEMENT OUTSIDE OF THE RIGHT OF WAY.





O 52' LOCAL STREET
SCALE: 1"=10'-0"
PARKING BOTH SIDES / DETACHED SIDEWALK

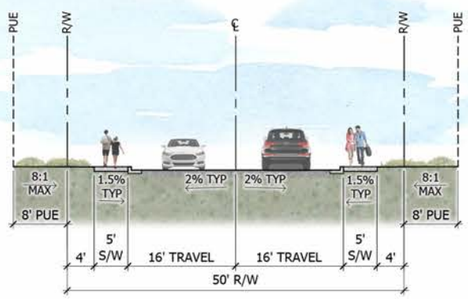
SEGMENTS OF LOCAL ROADWAYS THAT INCLUDE RESIDENTIAL DRIVEWAYS SHALL PROVIDE LINEAR SIDEWALKS WITH A CONSISTENT SETBACK FROM THE CURB, AS DEPICTED IN THE APPLICABLE STREET SECTION. MEANDERING SIDEWALKS ARE PERMITTED ONLY ALONG SEGMENTS OF LOCAL ROADWAYS WHERE RESIDENTIAL DRIVEWAYS DO NOT CONNECT TO THE STREET.



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MDR = MEANDERING

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S/W = SIDEWALK
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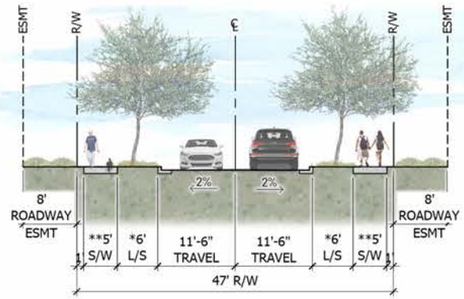
* HYDRANTS & STREET LIGHTS TO BE PLACED IN THIS SPACE
* *SIDEWALK MAY MEANDER. PROVIDE A PUBLIC SIDEWALK EASEMENT OUTSIDE OF THE RIGHT OF WAY.



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S/W = SIDEWALK
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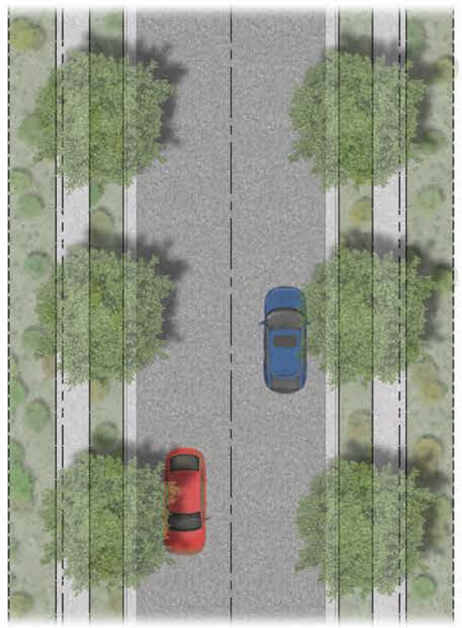
SEGMENTS OF LOCAL ROADWAYS THAT INCLUDE RESIDENTIAL DRIVEWAYS SHALL PROVIDE LINEAR SIDEWALKS WITH A CONSISTENT SETBACK FROM THE CURB, AS DEPICTED IN THE APPLICABLE STREET SECTION. MEANDERING SIDEWALKS ARE PERMITTED ONLY ALONG SEGMENTS OF LOCAL ROADWAYS WHERE RESIDENTIAL DRIVEWAYS DO NOT CONNECT TO THE STREET.

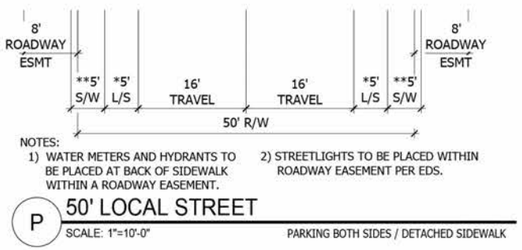


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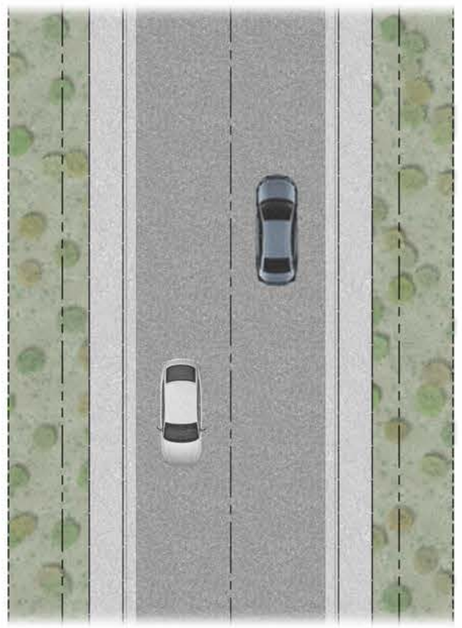
* HYDRANTS & STREET LIGHTS TO BE PLACED IN THIS SPACE
* *SIDEWALK MAY MEANDER. PROVIDE A PUBLIC SIDEWALK EASEMENT OUTSIDE OF THE RIGHT OF WAY.

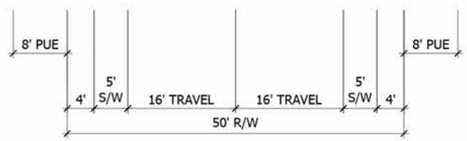




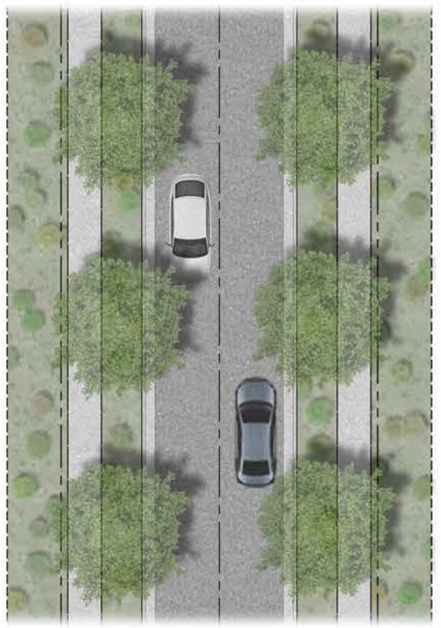
NOTES:
1) WATER METERS AND HYDRANTS TO BE PLACED AT BACK OF SIDEWALK WITHIN A ROADWAY EASEMENT.
2) STREETLIGHTS TO BE PLACED WITHIN ROADWAY EASEMENT PER EDS.

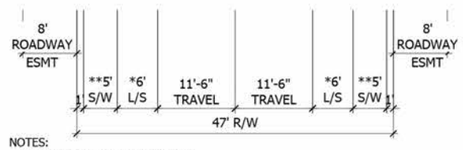
P 50' LOCAL STREET
SCALE: 1"=10'-0" PARKING BOTH SIDES / DETACHED SIDEWALK





Q 50' LOCAL STREET
SCALE: 1"=10'-0" PARKING BOTH SIDES / ATTACHED SIDEWALK

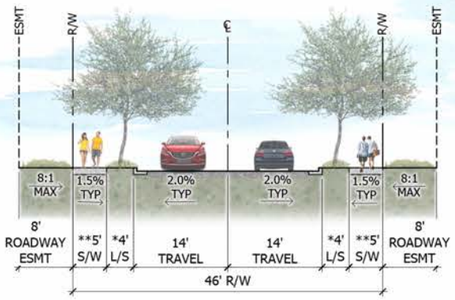




NOTES:
1) STREETLIGHTS TO BE PLACED WITHIN ROADWAY EASEMENT PER EDS.

R 47' NARROW LOCAL STREET
SCALE: 1"=10'-0" NO PARKING / DETACHED SIDEWALK

SEGMENTS OF LOCAL ROADWAYS THAT INCLUDE RESIDENTIAL DRIVEWAYS SHALL PROVIDE LINEAR SIDEWALKS WITH A CONSISTENT SETBACK FROM THE CURB, AS DEPICTED IN THE APPLICABLE STREET SECTION. MEANDERING SIDEWALKS ARE PERMITTED ONLY ALONG SEGMENTS OF LOCAL ROADWAYS WHERE RESIDENTIAL DRIVEWAYS DO NOT CONNECT TO THE STREET.

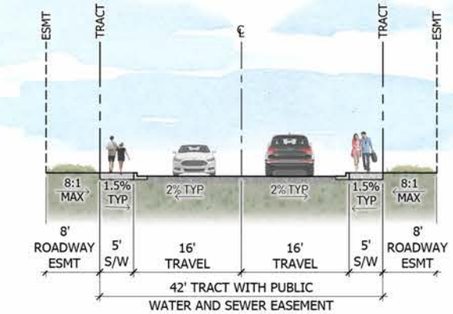


B/C = BACK OF CURB
BL = BIKE LANE
DG= DECOMPOSED GRANITE
ESMT = EASEMENT
LS = LANDSCAPE SB
MDR = MEANDERING
PKG = PARKING
PUE = PUBLIC UTILITY EASEMENT
R/W = RIGHT OF WAY
SB = SETBACK
S/W = SIDEWALK
TR = TRAIL

* HYDRANTS & STREET LIGHTS TO BE PLACED IN THIS SPACE
* *SIDEWALK MAY MEANDER. PROVIDE A PUBLIC SIDEWALK EASEMENT OUTSIDE OF THE RIGHT OF WAY.

NOTES:
1) WATER METERS AND HYDRANTS TO BE PLACED AT BACK OF SIDEWALK WITHIN A ROADWAY EASEMENT.
2) STREETLIGHTS TO BE PLACED WITHIN ROADWAY EASEMENT PER EDS.
3) SINGLE-SIDED PARKING SHALL BE LOCATED ON THE SIDE OF THE STREET OPPOSITE OF FIRE HYDRANTS.

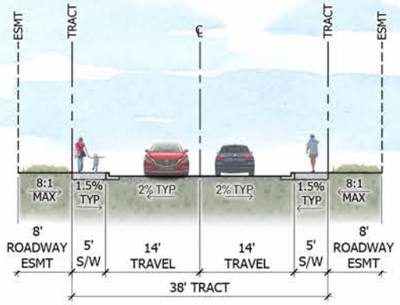
S 46' LOCAL STREET
SCALE: 1"=10'-0" PARKING ONE SIDE OF THE STREET / DETACHED SIDEWALK



B/C = BACK OF CURB
BL = BIKE LANE
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R/W = RIGHT OF WAY
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S/W = SIDEWALK
TR = TRAIL

NOTES:
1) WATER METERS AND HYDRANTS TO BE PLACED AT BACK OF SIDEWALK WITHIN A ROADWAY EASEMENT.
2) STREETLIGHTS TO BE PLACED WITHIN ROADWAY EASEMENT PER EDS.

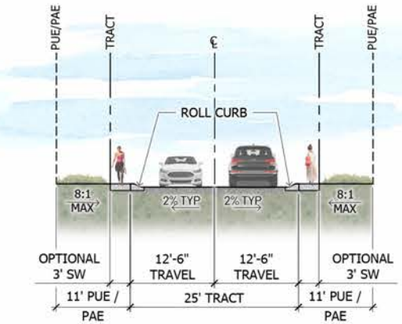
T 42' LOCAL STREET
SCALE: 1"=10'-0" PARKING BOTH SIDES / ATTACHED SIDEWALK



B/C = BACK OF CURB
BL = BIKE LANE
DG= DECOMPOSED GRANITE
ESMT = EASEMENT
LS = LANDSCAPE SB
MDR = MEANDERING
PKG = PARKING
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R/W = RIGHT OF WAY
SB = SETBACK
S/W = SIDEWALK
TR = TRAIL

NOTES:
1) WATER METERS AND HYDRANTS TO BE PLACED AT BACK OF SIDEWALK WITHIN A ROADWAY EASEMENT.
2) STREETLIGHTS TO BE PLACED WITHIN ROADWAY EASEMENT PER EDS.
3) SINGLE-SIDED PARKING SHALL BE LOCATED ON THE SIDE OF THE STREET OPPOSITE OF FIRE HYDRANTS.

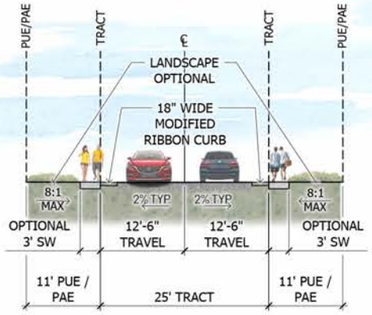
U 38' LOCAL STREET
SCALE: 1"=10'-0" PARKING ONE SIDE OF THE STREET / ATTACHED SIDEWALK



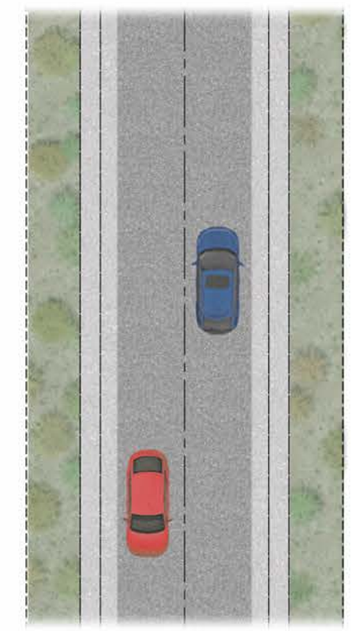
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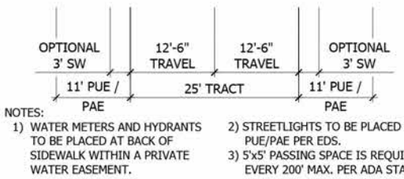
NOTES:
1) WATER METERS AND HYDRANTS TO BE PLACED AT BACK OF SIDEWALK WITHIN A PRIVATE WATER EASEMENT.
2) STREETLIGHTS TO BE PLACED WITHIN PUE/PAE PER EDS.
3) 5'x5' PASSING SPACE IS REQUIRED EVERY 200' MAX. PER ADA STANDARDS.

V 25' PRIVATE DRIVE (ROLL CURB)
SCALE: 1"=10'-0" NO PARKING / OPTIONAL ATTACHED SIDEWALK



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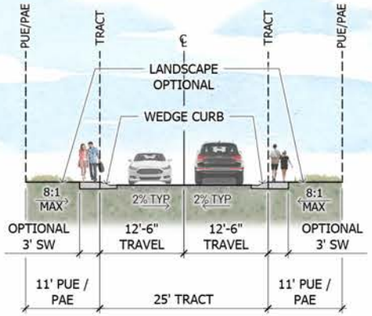




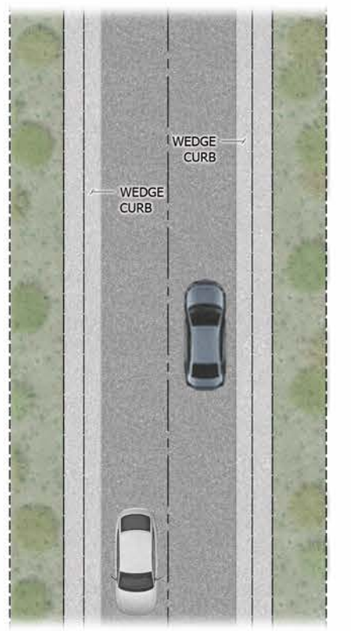
NOTES:
1) WATER METERS AND HYDRANTS TO BE PLACED AT BACK OF SIDEWALK WITHIN A PRIVATE WATER EASEMENT.
2) STREETLIGHTS TO BE PLACED WITHIN PUE/PAE PER EDS.
3) 5'x5' PASSING SPACE IS REQUIRED EVERY 200' MAX. PER ADA STANDARDS.

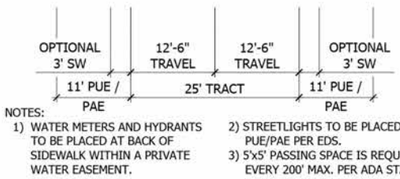
W 25' PRIVATE DRIVE (RIBBON CURB)

SCALE: 1"=10'-0" NO PARKING / OPTIONAL ATTACHED SIDEWALK



B/C = BACK OF CURB
BL = BIKE LANE
DG= DECOMPOSED GRANITE
ESMT = EASEMENT
LS = LANDSCAPE SB
MDR = MEANDERING
PKG = PARKING
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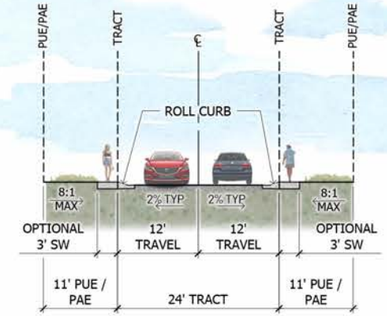




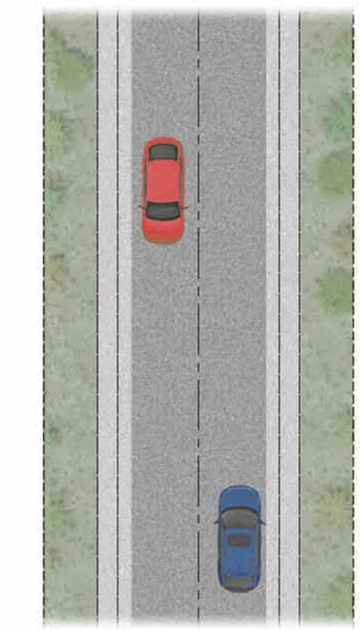
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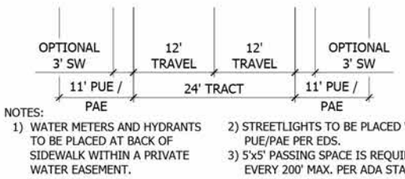
X 25' PRIVATE DRIVE (WEDGE)

SCALE: 1"=10'-0" NO PARKING / OPTIONAL ATTACHED SIDEWALK



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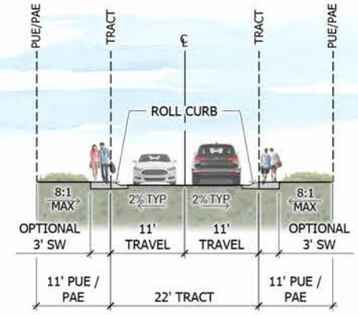




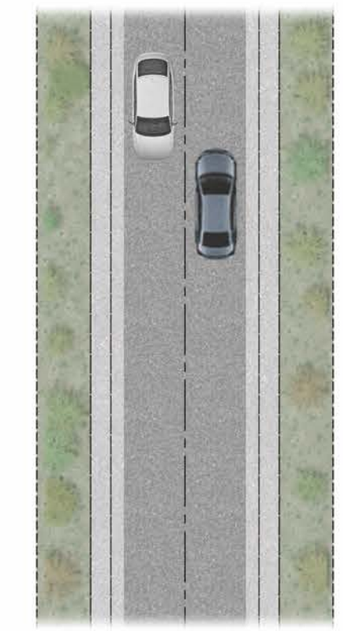
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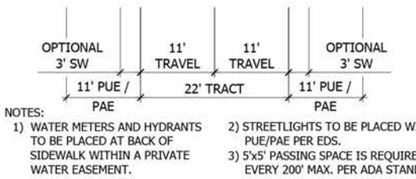
Y 24' PRIVATE ALLEY (ROLL CURB)

SCALE: 1"=10'-0" NO PARKING / OPTIONAL ATTACHED SIDEWALK



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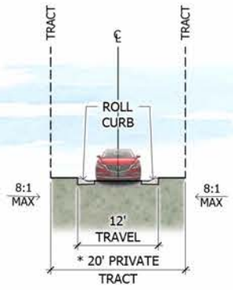
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Z 22' PRIVATE AUTO COURT (ROLL CURB)

SCALE: 1"=10'-0" NO PARKING / OPTIONAL ATTACHED SIDEWALK

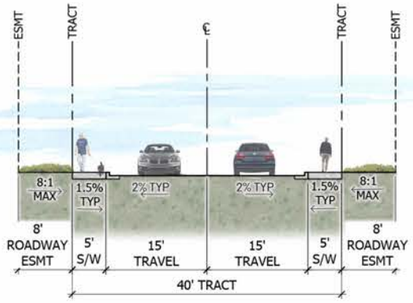
Exhibit 3.15: Street Sections Continued

THE CASCADE - PAD

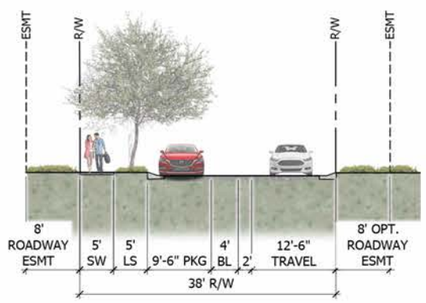


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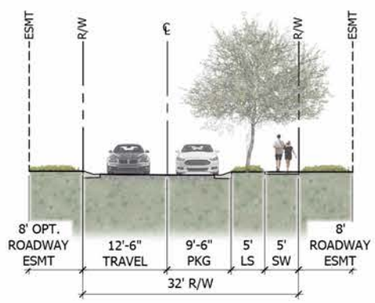
* NOT INTENDED FOR EMERGENCY VEHICLES, ACCESS TO RESIDENTIAL GARAGE(S) ONLY.



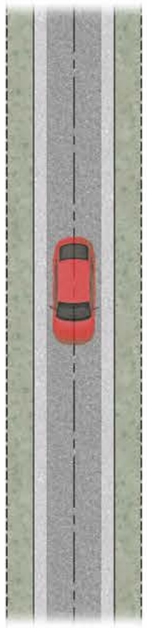
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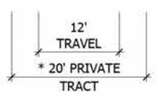


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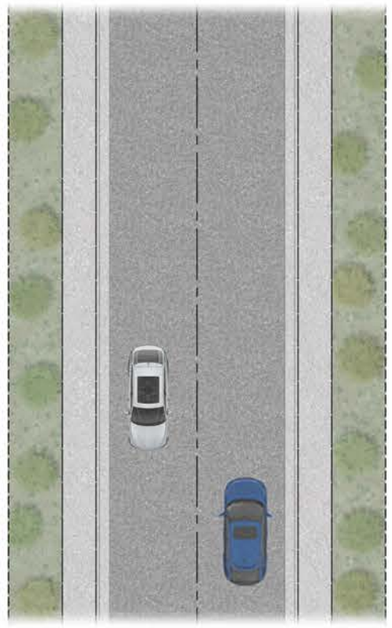


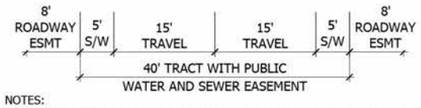


NOTES:
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2) STREETLIGHTS TO BE PLACED WITHIN PUE PER EDS.

AA 20' PRIVATE ALLEY (ONE WAY)

SCALE: 1"=10'-0" NO PARKING / OPTIONAL ATTACHED SIDEWALK

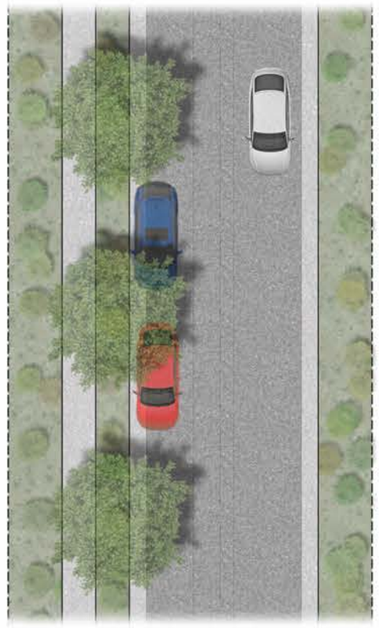


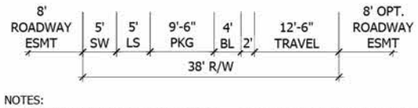


NOTES:
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3) SINGLE-SIDED PARKING SHALL BE LOCATED ON THE SIDE OF THE STREET OPPOSITE OF FIRE HYDRANTS.

AB 40' LOCAL STREET (PRIVATE ACCESSWAY)

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

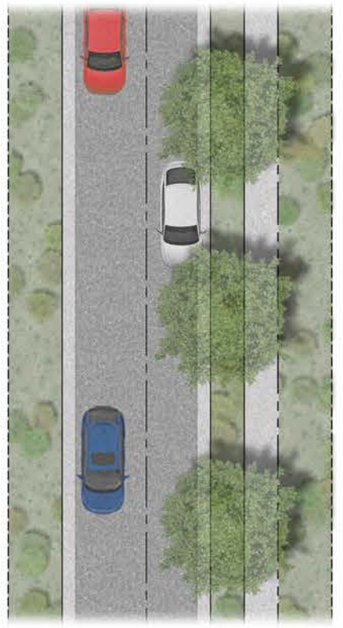


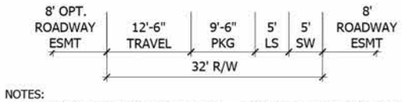


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AC 38' LOCAL STREET (ONE WAY)

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

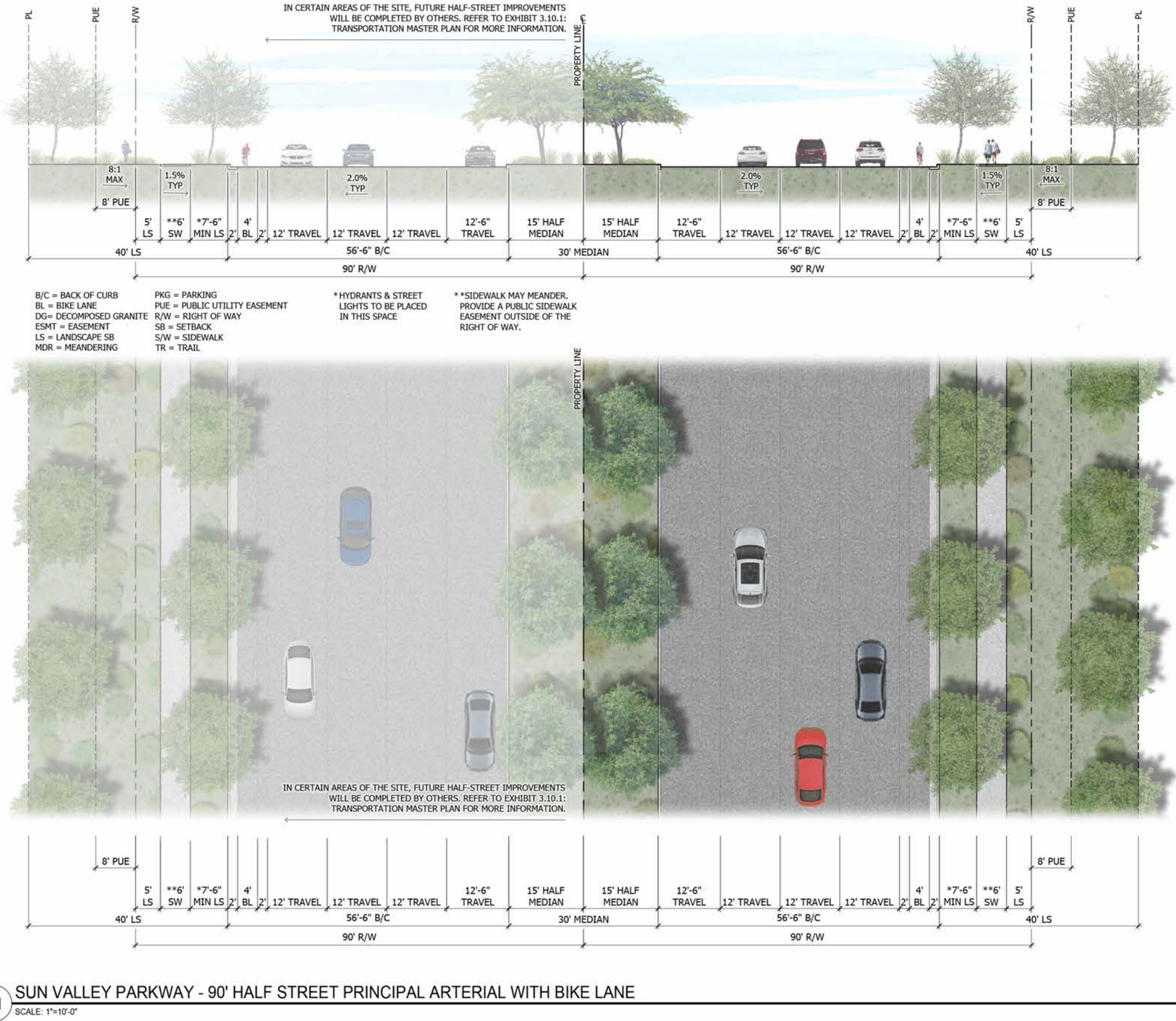




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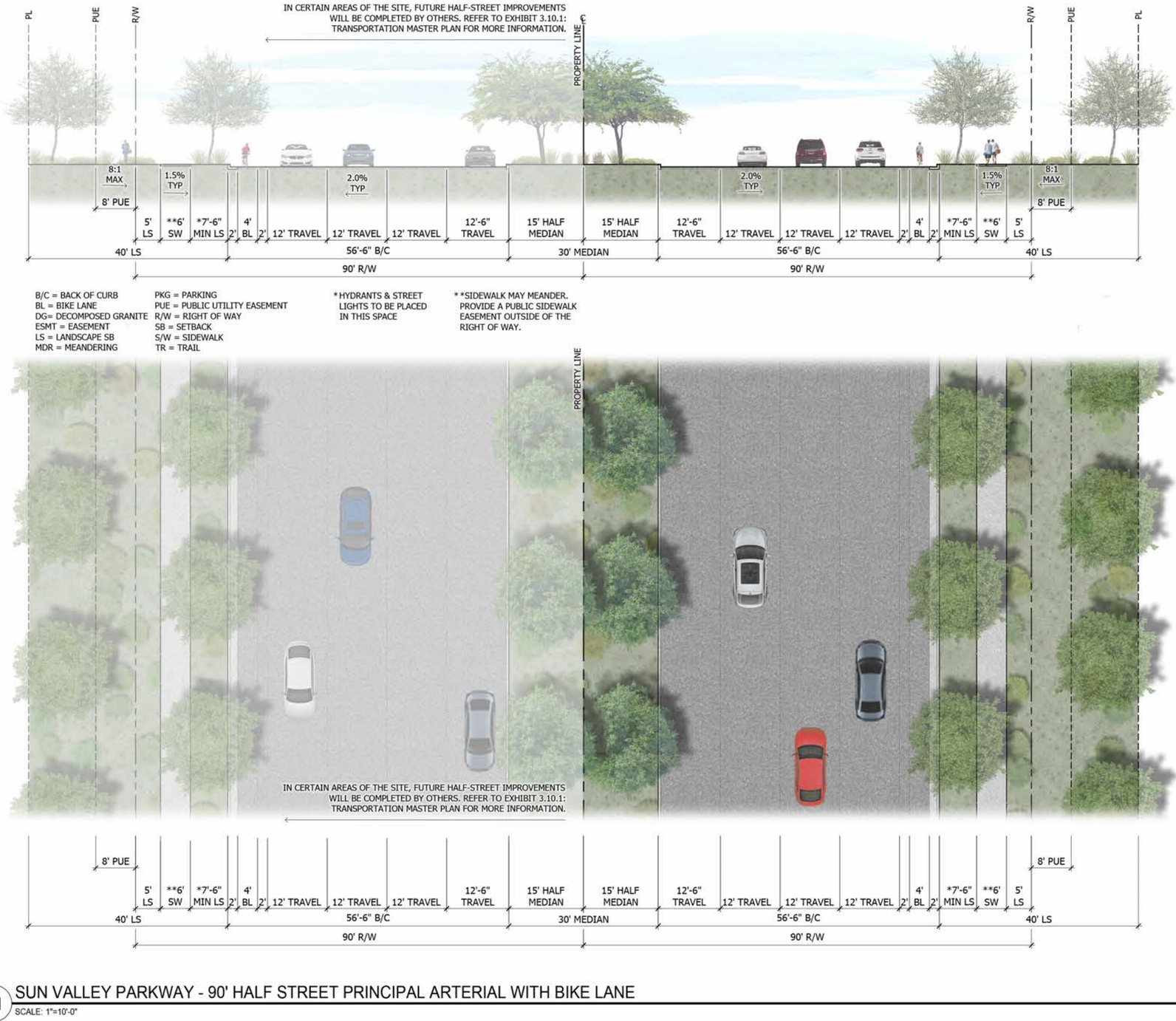
AD 32' LOCAL STREET (ONE WAY)

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



A1 SUN VALLEY PARKWAY - 90' HALF STREET PRINCIPAL ARTERIAL WITH BIKE LANE

SCALE: 1"=10'-0"



A1 SUN VALLEY PARKWAY - 90' HALF STREET PRINCIPAL ARTERIAL WITH BIKE LANE

SCALE: 1"=10'-0"

3.15.1 Street Classifications

Roadway classifications within The Cascade are based on location, project Average Daily Traffic ("ADT"), and guidance from the Master Technical Reports. The following terms define the various roadway types within the community:

A. Parkways;
B. Principal Arterials;
C. Major Arterials;
D. Minor Arterials;
E. Major Collectors;
F. Minor Collector;
G. Major Local;
H. Local;
I. Non-Residential Collector; and,
J. Residential Entrance.

3.15.2 General Roadway Standards

A. If the City's stated capacity for a street cannot be achieved as outlined in the Master Technical Reports, the street network design shall be adjusted through the applicable Village Plan, Preliminary Plat, Site Plan, or other applicable City approval process to accommodate the projected traffic levels.
B. The final classification and placement of streets shall be determined by the City during plan review, with supporting TIAs, as applicable.
    1. The City retains the authority to classify all streets for designated use as part of the review process, provided that once the PAD is approved, such classifications are considered established unless modified through subsequent approvals.
C. All sidewalks and pedestrian paths shall provide ADA-compliant turnarounds at appropriate intervals for safe navigation and directional changes to accommodate wheelchair users. Where feasible, driveways or other paved areas may be used to meet these requirements, provided they comply with ADA dimensional and surface standards.

3.15.2.1 Parkways

A. Facilitate regional connectivity both within and between cities.

B. Owned and operated by the City within jurisdiction of the parkway.

C. Design Standards shall adhere to the City of Buckeye Design Guideline Recommendations for the Arizona Parkway, as modified by the City.

D. Typically, consist of three (3) travel lanes in each direction, separated by a large median to facilitate Michigan U-turns, prohibit left turns at intersections, and limit access between intersections.

E. Access points shall include right-turn lanes.

3.15.2.2 Principal Arterials

A. Operate as high-capacity corridors that support both intra-city and inter-city travel, linking primary employment areas, activity centers, and regional transportation routes.

B. May be owned and maintained by either MCDOT or the City.

C. All access points must include right-turn deceleration lanes and left-turn lanes at intersections to maintain efficient traffic flow.

D. Areas with high pedestrian activity, such as major school crossings or routes, should utilize protected crossings, including a traffic signal or High-Intensity Activated Crosswalk ("HAWK") system.

E. Opposing traffic flows must be physically separated by a raised median for safety and traffic management.

F. Typically, consist of four (4) travel lanes in each direction, with access managed through signalized intersections and restricted driveway access to promote efficient traffic movement and minimize conflict.

3.15.2.3 Major Arterial

A. Designed to accommodate high traffic volumes and facilitate connectivity within the City.

B. All access points must include right-turn deceleration lanes and left-turn lanes at intersections to maintain efficient traffic flow.

C. Areas with high pedestrian activity, such as major school crossings or routes, should utilize protected crossings, including a traffic signal or High-Intensity Activated Crosswalk ("HAWK") system.

D. Opposing traffic flows must be physically separated by a raised median for safety and traffic management.

E. Designed to accommodate three (3) lanes of travel in each direction.

3.15.2.4 Arterial and Major Collector

A. Facilitate traffic movement and connectivity for moderate volumes of traffic within the City.
B. All access points must include right-turn deceleration lanes and left-turn lanes at intersections to maintain efficient traffic flow.
C. Areas with high pedestrian activity, such as major school crossings or routes, should utilize protected crossings, including a traffic signal or High-Intensity Activated Crosswalk ("HAWK") system.
D. Residential driveway access is prohibited along collector streets.
E. Opposing traffic flows must be physically separated by a raised median for safety and traffic management.
F. Designed to accommodate two (2) lanes of travel in each direction.

3.15.2.5 Minor Collector

A. Serves as a connecting street between arterial streets and local streets, facilitating traffic movement.
B. When medians are not required, a center turn lane must be provided to accommodate turning movements.
C. Residential driveway access is prohibited along collector streets.
D. Opposing traffic flows shall be physically separated by either a raised median or center turn lane.
E. Designed to accommodate one (1) travel lane in each direction.
F. All access points must include right-turn deceleration lanes to improve traffic efficiency.
G. Left-turn lanes may be required at intersections and at driveway access points based on traffic conditions.

3.15.2.6 Commercial Collector

A. Designated for use in commercial, business, industrial, and other non-residential areas.
B. Residential driveway access is prohibited along collector streets.
C. Designed to accommodate one (1) travel lane in each direction.
D. When medians are not required, a center turn lane must be provided to accommodate turning movements.
E. All access points must include right-turn deceleration lanes to improve traffic efficiency.
F. Left-turn lanes are required at intersections and may be required at driveway access points based on traffic conditions.

3.15.2.7 Residential Entrance

A. Serves as a connecting street between local streets and collectors or arterial roads.

B. Driveway access is prohibited along residential entrance streets.

C. Designed to accommodate one (1) travel lane in each direction.

3.15.2.8 Major Local

A. Functions as a link between collector streets and local streets, supporting neighborhood traffic circulation.

B. Center turn lanes may be required.

C. Driveway access is prohibited along Major Local roads.

D. Designed to accommodate one (1) travel lane in each direction.

3.15.2.9 Local

A. Designed to provide direct access to adjacent properties, connect to the collector street network, and accommodate low traffic volumes.

B. Configured to discourage high travel speeds.

C. Intended for local access only and not designed to support through traffic.

D. Designed to accommodate one (1) travel lane in each direction.

E. Driveway access is permitted along Local streets.

3.15.2.10 Private Streets

A. Private streets shall be constructed to the same requirements as public streets, except that equivalent construction materials may be permitted with approval from the City.

B. Private streets shall not be incorporated into the City's public street system at a future date unless they have been constructed, inspected, maintained and approved in full compliance with the City's street standards and receive approval from City Council.

C. No specific signage requirements exist for notifying pedestrians or vehicles that they are entering a private street system.

D. Driveway access is permitted along Private Streets.

3.15.3 Street Design Criteria

3.15.3.1 Lane Widths

A. Lane widths shall conform to the Standards and Guidelines outlined in **Table 3.15: Street Standards**. The minimum lane width shall be eleven (11) feet for public streets and private streets. Lane widths may include gutter pan on local streets, alleys, or driveways.

   1. Private street lane widths may be reduced to ten (10) feet where approved by the City Engineer or their individual designee.

B. On-street parallel parking lanes shall have a minimum width of nine and one-half (9.5) feet.

3.15.3.2 Street Right-of-Way ("ROW")

A. ROW requirements are determined by the space necessary to accommodate the ultimate street cross-section.

   1. The ROW shall provide sufficient space for travel lanes, drainage facilities, trails, sidewalks, cut or fill slopes, bicycle paths or lanes, traffic control devices, water, sewer infrastructure, signage, City utility appurtenances, and other public facilities, as approved by the City.

B. Additional ROW may be required beyond the standard ROW section in the following circumstances:

   1. When cut or fill slopes cannot be contained within the standard ROW width.
   2. Where the sight distance line for horizontal curves or intersections extends beyond the ROW.
   3. When auxiliary lanes are needed, such as right-turn lanes, bus bays, acceleration lanes, dual left-turn lanes, slip right-turn lanes, or parkway-to-parkway intersections.
   4. When a TIA identifies the need for additional roadway or intersection capacity improvements.

C. ROW "clips" shall be provided at all intersections in accordance with the City Engineering Design Standards ("EDS"). Alternative designs may be considered, subject to review and approval by the Transportation Director or their individual designee. Curvilinear ROW at intersections is prohibited.

D. Additional ROW shall be provided for right-turn bays as follows:

   1. A minimum of ten (10) additional feet of ROW shall be provided for right-turn bays along collector roadways.
   2. A minimum of five (5) additional feet of ROW shall be provided for right-turn bays along all other classifications.

E. In master-planned areas where the ROW is narrower than the Standards and Guidelines outlined in this section, developments should modify their design as necessary to meet the required street sections and widths. Prior planning constraints do not exempt compliance with these Standards and Guidelines.

3.15.3.3 Public Utility Easements ("PUE")

A. PUEs shall be established along the outer boundaries of all public and private streets and must run parallel to the ROW.

B. Areas requiring overhead power line relocation must include a minimum ten (10) foot PUE.

C. Areas without overhead power lines must include a minimum eight (8) foot PUE.

3.15.3.4 Medians

A. Medians are intended to enhance traffic flow and roadway safety and may be either raised or painted depending on the roadway design and traffic conditions.

   1. Parkways, arterial streets, and major collector streets shall include a median.
   2. Minor collectors may include a median, which may be raised or painted consistent with the applicable street cross-section.

B. Median width shall be measured from the back of the median curb to the back of the opposite median curb.

   1. Where no curb is present, the width shall be measured from the center of the edge lane stripe or painted median stripes.
   2. Median dimensions shall adhere to the requirements outlined in **Table 3.15: Street Standards.**

C. Medians shall meet the following minimum width requirements:

   1. Painted medians shall be no less than twelve (12) feet.
   2. Raised medians shall be no less than eight (8) feet.
   3. Raised median noses adjacent to a left-turn lane shall be no less than one (1) foot.

D. Median noses measuring five (5) feet or less shall be paved with concrete pavers. The paved surface should maintain the same cross-slope as the adjacent street.

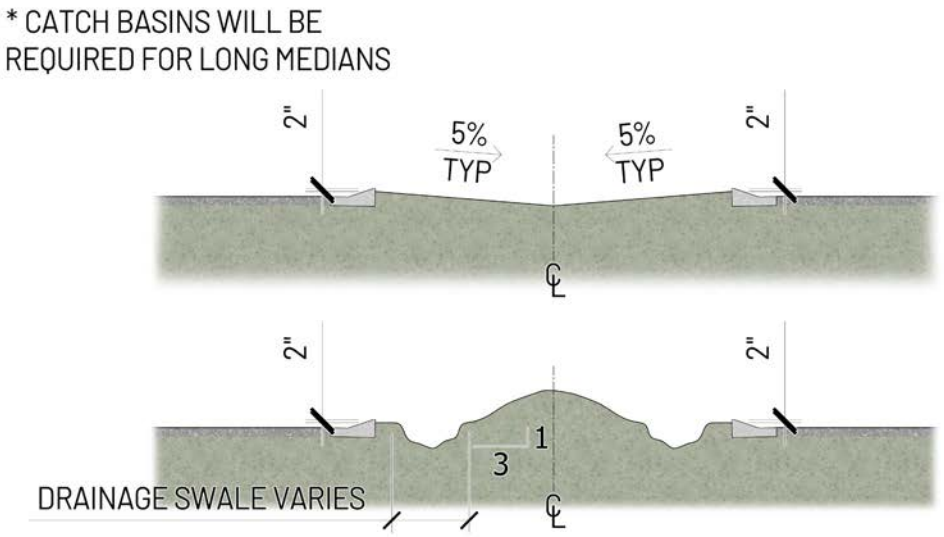
   1. Median noses shall conform to the latest City EDS median nose detail.

E. Medians five (5) feet or more in width shall be landscaped, with grading conforming to **Figure 3.15.3.4.E: Median Grading**.

   1. Medians shall be graded either:
      a. Toward the center at a minimum slope of five (5) percent; or
      b. Mounded at a slope not to exceed three-to-one (3:1) away from the center, provided that a drainage swale is maintained between the back of curb and the mound to ensure stormwater conveyance.
   2. The top of the landscape shall be set at least two (2) inches below the top of the curb.
   3. Where necessary, a MAG 537 catch basin shall be installed at the center of the median for drainage management.

4. All landscape and features within medians shall be designed to avoid conflicts with SVTs at intersections and driveways, ensuring clear visibility for through traffic and vehicles entering from side streets.
    a. Refer to AASHTO guidelines and the **Section 3.11.1.2.4: Sight Visibility Triangles ("SVT")** and **Section 3.16.2.3: Landscape Requirements for Vehicular Sight Distance/Visibility Clear Zones** to confirm compliance with visibility requirements.

Figure 3.15.3.4.E: Median Grading



F. The applicable HOA shall be responsible for maintaining raised medians on collector streets and residential entrance public streets. While the medians for Parkways, Principal Arterials, Major Arterials, and Minor Arterials remain within the public ROW, their maintenance shall also be the responsibility of the applicable HOA.

G. Any tracts located within the ROW must include a roadway easement to accommodate City Street and utility use.

H. Decorative boulders shall not be installed in medians that are less than five (5) feet in width.

I. Flush medians should be striped to create a continuous left-turn lane and paved with asphalt or concrete to match the grade of the adjacent roadway.

J. Median openings must conform to the requirements outlined in **Table 3.15: Street Standards** and applicable City EDS, including median opening spacing requirements.

K. Where cross-slope, pavement warping, or other design conditions cause runoff to collect along the median curb, a storm drainage system shall be installed to capture and redirect runoff. Water shall not be permitted to flow across traffic lanes, unless conveyed by a valley gutter located at an intersection or stop sign.

3.15.4 Street Naming

Street naming within each Village may be selected to align with or enhance the character of the applicable area, subject to City approval.

A. Continuation of Existing Names

1. For public streets, the subdivider shall designate street names on the Preliminary Plat or Site Plan by extending the existing Phoenix north-south and east-west street grid names when streets are aligned.
    a. Where streets align and a new street name is desired, the subdivider may propose the new street name on the Preliminary Plat or Site Plan, subject to review and approval by the City in accordance with **subsection 3.15.4.A.3**.
2. If no existing streets align, the subdivider may propose names in accordance with the MAG or City street naming policies.
3. All proposed street names require final approval by the City.

B. Sign Posts

1. The applicable subdivider or Parcel Developer shall install street sign posts at all street intersections, ensuring they are in place upon completion of street paving.
2. Design, construction, placement, and installation of street sign posts shall comply with EDS, except where custom street sign posts are proposed in accordance with **subsection 3.19.9.D**.

3.15.5 Manholes

Manholes shall be constructed in accordance with the City EDS, unless otherwise approved by the City Engineer or their individual designee in accordance with this subsection.

A. Pre-cast manholes may be installed within local streets and alley roadways.

B. Alternative materials designed to prevent corrosion may be utilized. Polymer concrete manholes do not require additional protective coatings unless specified by the manufacturer.

C. Manhole structures located within major roadways, including major collectors, arterials, and major arterials, or installed on public sewer mains with a diameter of fifteen (15) inches or larger, shall adhere to the following specifications:

1. Polymer concrete sewer manholes shall adhere to MAG Standard Detail 419-1.
2. Precast polymer concrete manholes shall adhere to MAG Standard Details 419-2 and 419-3.
3. Manhole frame and cover adjustment must incorporate Type "B" Corrosion-Resistant Rings, in accordance with MAG Standard Detail 422-2.

3.15.6 Water and Wastewater Systems

All water and wastewater infrastructure within the PAD shall conform to the approved Master Utility Report, the EDS, City Approved Materials List, and MAG Uniform Standard Specifications and Details, except as expressly modified herein. Design and construction shall provide adequate service and capacity to all development areas, consistent with the City's adopted utility plans and policies.

3.15.6.1 Gravity Sewer

A. Permitted Pipe Materials

1. Within the Project, gravity sewer mains may be constructed of pipe materials identified within the City's Approved Products list for gravity sewer service.
2. Materials shall be appropriate for the intended depth, loading, soil conditions, structural and hydraulic requirements, and shall be installed in accordance with applicable standards and manufacturer recommendations.

B. Special Design Considerations

1. Alternative materials or configurations may be used when justified by site conditions, capacity requirements, or constructability, provided they meet or exceed City performance standards and are approved by the City Engineer or their individual designee.
2. Structural and hydraulic design documentation shall be submitted for City review when required to support an alternative material or configuration.

3.15.6.2 Storm Drains and Culverts

This subsection supersedes Sections 5-1.403 and 5-1.1301 of the City EDS to permit the use of HDPE pipe materials in addition to the standard materials permitted for storm drains and culverts.

A. Design Requirements

1. Stormwater facilities shall be designed in accordance with City and/or MAG standards, unless otherwise approved by the City Engineer or their individual designee.
2. Reinforced concrete pipe end sections are permitted to be constructed in accordance with MAG Detail 545, End Section – Reinforced Concrete Pipe for storm drain diameter twenty-four (24) inches or less.

B. Permitted Pipe Materials

1. Acceptable materials for storm drains within the public ROW or public storm drain easements shall be Rubber Gasket Reinforced Concrete Pipe ("RGRCP") Class III, IV, or V; Polypropylene ("PP") pipe meeting applicable ASTM and MAG specifications.
2. Within private streets or private tracts, acceptable materials may include RGRCP, PP pipe, or High-Density Polyethylene ("HDPE") pipe, subject to approval by the City Engineer or their individual designee and meeting applicable ASTM and MAG specifications.

3. Class V RGRCP pipe shall be specified when loading calculations require it.
4. All materials shall be designed for the intended depth, loading, and soil conditions and installed per manufacturer recommendations.

C. Special Design Considerations

1. Alternative materials or configurations may be used when justified by site conditions, flow capacity requirements, or constructability, provided they meet or exceed City performance standards and are approved by the City Engineer or their individual designee.
2. Mandrel testing may be required for polypropylene or HDPE storm drains, at the discretion of the City, in accordance with applicable manufacture requirements for allowable deflection.
3. Structural and hydraulic design documentation shall be submitted for City review when substitutions occur.

3.15.6.3 Water Distribution Systems

This subsection supersedes Section 3-1.505 of the City EDS to specify permitted pipe materials for water distribution and transmission mains.

A. Pipe Material

1. Distribution mains measuring eight (8) inches through twelve (12) inches in diameter and located within local streets shall be PVC AWWA C900 standards with DR 14 rating (minimum), or Ductile Iron Pipe ("D.I.P.") with a minimum Class 350 designation.
2. Distribution mains placed within collector or arterial streets shall utilize D.I.P. Class 350.
3. Water mains ranging from twelve (12) inches to forty-eight (48) inches in diameter shall utilize D.I.P. Class 350.
4. Transmission mains operating across pressure zones or subject to working pressures greater than one hundred seventy-five (175) pounds per square inch shall utilize D.I.P. with a minimum wall thickness equivalent to Class 54 and shall be subject to special design by the project engineer.
5. All D.I.P. fittings shall include cement-mortar lining in accordance with ANSI/AWWA specifications.
6. The use of Asbestos Cement Pipe ("ACP") is prohibited for all sizes and applications.

3.15.7 Street Geometric Standards and Guidelines

The horizontal and vertical street geometric design of streets within the PAD shall adhere to the City's EDS to maintain consistent and safe roadways infrastructure. Any geometric design elements not explicitly addressed in the PAD shall default to the standards outlined in the City's EDS.

Where modifications to standard design requirements are necessary to accommodate the unique objectives and layout of the PAD, those adjustments will be specified within this document.

3.15.8 Posted Speed Limits

Speed limits within the PAD shall be established in accordance with the City's EDS and correspond to each street classification established within this PAD.

Final speed limits will be established in consultation with the City Engineer or their individual designee as part of the Preliminary Plat or Site Plan process, ensuring they are appropriate for the roadway's intended function and design within the development.

3.15.9 Allowable Daily Trips ("ADT")

The ADT for streets within the PAD shall follow the City's EDS, with limits based on the designated street classification, or as approved through a subsequent Traffic Impact Analysis ("TIA") or Transportation Master Plan ("TMP"). These ADT thresholds will ensure that traffic volumes align with roadway capacity and intended function within the development.

3.15.10 Custom Traffic Signal Control

The applicable Property Owner, Village Developer, Parcel Developer, or authorized applicant may propose custom traffic signal equipment for the City review and approval by the Program Management Office ("PMO") Deputy Director of Transportation or their individual designee, provided the proposed equipment meets all applicable regulatory requirements.

3.16 Landscape Standards and Guidelines

This Section supersedes all applicable City of Buckeye Code, Chapter 7, Article 5.4 Landscaping.

The landscape design within the Site is intended to reflect and complement the Sonoran Desert environment, integrating land uses, roadways, paths, and trails into a cohesive and visually harmonious community. The Landscape Framework Plan, illustrated in **Exhibit 3.10.4: Landscape Framework Plan**, is designed to enhance the natural character of the region while establishing a unified aesthetic throughout the development.

The native vegetation present on site is representative of the Sonoran Desert landscape, defined by drought-tolerant and desert-adapted species that reflect the surrounding natural environment.

3.16.1 Intent

The Standards and Guidelines outlined in this Section aim to:

A. Establish a visually cohesive landscape framework that enhances the overall aesthetic unity of the development;

B. Define major entry points, circulation routes (both vehicle and pedestrian), and parking layouts, ensuring appropriate buffering between adjacent lower-intensity land uses;

C. Integrate the distinctive terrain and natural character of the Sonoran Desert into the overall site design;

D. Mitigate the effects of the desert climate by enhancing shade coverage and reducing the heat island effect;

E. Incorporate and protect existing desert landscape features, including organic and inorganic materials, and native vegetation, to maintain the ecological integrity of the Site;

F. Promote the preservation of native vegetation, which plays a crucial role in stabilizing desert soils, supporting local wildlife habitats, providing cover, and nesting areas for desert species; and,

G. Maintain vegetation that contributes to the quality of life and desert lifestyle experience, offering residents a connection to the region's natural environment and character.

3.16.2 General Landscape Requirements

3.16.2.1 Required Landscape Areas

Designated landscape areas shall be reserved exclusively for landscape and may not be utilized for parking, display, or other non-landscape uses, except when incorporating onsite retention areas or as expressly permitted in an approved landscape plan.

All development, subject to an approved landscape plan, must provide landscape areas consistent with the Standards and Guidelines outlined in **Table 3.16.3.1: Planting Requirements for Landscape Areas**, as well as the following:

A. Water storage facilities, wireless communication facilities, and similar land uses are not required to meet general landscape area requirements; however, street frontage landscape remains mandatory for these uses.

B. Mini-storage facilities and similar land uses shall be classified as commercial developments for the purpose of landscape requirements, regardless of their Development District.

C. A landscape area shall be established and maintained along all street frontages, positioned between the street ROW and any building, onsite parking area, residential property line, or perimeter screen wall. This landscape strip may contribute toward the overall landscape area requirements outlined in this **Section 3.16.2.1: Required Landscape Areas**.

    1. Refer to **Section 3.16.2.2: Street Frontage Landscape** and **Section 3.16.2.4: Corner Lot Landscape Width** for minimum required landscape widths adjacent to streets. In single-family residential development, the required landscape frontage along arterial roadways may be averaged to accommodate wall undulation and design flexibility.

D. All landscape areas shall be contained within a designated tract, unless otherwise established through the applicable Village Plan, Preliminary Plat, Site Plan, or other applicable City approval process. Front lot lines are exempt from street frontage landscape requirements.

E. Trees may be placed within the PUE, provided that an unobstructed PUE exists across the roadway. Tree placement may occur adjacent to a landscape tract or within single-family residential development or commercial properties, as permitted.

F. In single-family development, landscape areas shall include street frontage landscape, required retention areas, and active open space. Refer to **Table 3.13.1: Required Open Space** for the minimum active open space requirements.

    1. All portions of a development not occupied by buildings, structures, vehicle access, parking, loading/unloading areas, or approved storage spaces shall provide landscape in accordance with this Section.

    2. Future building pads within a phased development shall provide temporary landscape and maintain the landscape area free of weeds and dust, as established through the applicable Village Plan, Preliminary Plat, Site Plan, or other applicable City approval process.

3.16.2.1.1 Landscape Buffers

Landscape buffers shall be provided in accordance with the requirements outlined in **Table 3.16.2.1.1: Landscape Buffers**.

A. When determining the appropriate buffer adjacent to a residential use, the required buffer shall be based on the designated land use of the adjacent area.

B. Landscape buffers are not exclusively for landscape but serve as separation zones between different land uses. These landscape buffers utilize landscape materials to help screen and soften transitions between different uses. Additionally, landscape buffers may incorporate walls, fences, monumentation, utilities, signage, trails, or other structures and features as established through the applicable Village Plan, Preliminary Plat, Site Plan, or other applicable City approval process.

Table 3.16.2.1.1: Landscape Buffers

Landscape Buffer		Single-Family Residential Uses	Multi-Family Residential Uses	Mixed-Use Uses	Commercial Uses	Schools
		Proposed Use				
Single-Family Residential	Existing Use	0 FT	15 FT	15 FT	20 FT	0 FT
Multi-Family Residential		15 FT	0 FT	0 FT	20 FT	0 FT
Mixed-Use Uses		15 FT	0 FT	0 FT	0 FT	20 FT
Commercial Uses		20 FT	20 FT	0 FT	0 FT	20 FT
Schools		0 FT	0 FT	20 FT	20 FT	0 FT

Landscape Material	Density	Minimum Size at Planting
Trees	3 Per 1,000 SQ FT	50% 24 Inch Box 50% 15 Gallon*
Shrubs	5 Per 1,000 SQ FT	5 Gallon
Vegetative Groundcover	20% of Area	1 Gallon
Inert Groundcover	100% of Area	Decomposed Granite (Minimum Size 3/4 Inch) at 2 Inch Depth

Notes:

*Thirty-six (36) inch box tree or larger may be substituted for fifteen (15) gallon trees at a rate of one and a half (1.5) trees for every required fifteen (15) gallon tree.

3.16.2.2 Street Frontage Landscape

Street frontage landscape is required for all new development along roadways where a setback is provided and shall follow the planting requirements outlined in **Table 3.16.3.1: Planting Requirements for Landscape Areas**.

A. Arterial and Higher Classification Streets.
    1. A minimum landscape buffer of twenty-five (25) feet shall be maintained from the edge of the ROW or tract. Refer to **Exhibit 3.15: Street Sections** for additional details.

B. Collector Classification Streets.
    1. A minimum landscape buffer of fifteen (15) feet shall be maintained from the edge of the ROW or tract. Refer to **Exhibit 3.15: Street Sections** for additional details.

C. Local Classification Streets.
    1. A minimum landscape buffer of ten (10) feet shall be maintained from the edge of the ROW or tract. Refer to **Exhibit 3.15: Street Sections** for additional details.
    2. Where a PUE is not located adjacent to the street, a landscape buffer shall be provided in accordance with **Section 3.7.6.2.1: Residential Development Standards**.
    3. Developments with a zero (0) foot setback are not required to provide site perimeter landscape along the zero (0) setback side.
        a. These landscape buffers do not contribute toward interior parking lot landscape or site enhancement landscape requirements.
        b. The required ROW is not included within these buffers.
        c. Trees may be located within PUEs where permitted.
        d. Where established streetscape patterns exist, including sidewalk placement, street trees, or other landscape, adjustments may be made through a Minor Amendment to ensure continuity with the existing design. Refer to **Section 3.3.2: Minor Amendments** for additional information.
        e. In developments with a zero (0) foot setback where building frontage is not continuous along the street (e.g., undeveloped area between buildings), such areas shall be landscaped and shall not be utilized for parking. Where applicable, frontage and landscape conditions shall be regulated by the corresponding development standards in **Section 3.7.6.2.2: Mixed-Use Development Standards** and **Section 3.7.6.2.3: Non-Residential Development Standards**.

D. Perimeter parking areas adjacent to the roadways shall include screening using one (1) of the following methods:
    1. Masonry walls at least three-and-a-half (3 1/2) feet in height, constructed with materials that align with the overall character of the Site;
    2. Landscaped berms with a minimum height of three-and-a-half (3 1/2) feet, designed with a maximum slope of four to one (4:1) and a flat four (4) foot crown to accommodate planting;

3. Screening is not required for parking areas located more than one hundred fifteen (115) feet from the adjacent roadway, unless otherwise established through the applicable Village Plan, Preliminary Plat, Site Plan, or other applicable City approval process; or,

4. Screening walls and landscape shall be designed to maintain clear sight lines for vehicular movement, ensuring visibility and safety. Refer to **Section 3.16.2.3: Landscape Requirements for Vehicular Sight Distance/Visibility Clear Zones** for additional information.

E. A minimum landscape buffer shall be provided in accordance with **Table 3.16.2.1.1: Landscape Buffers** and shall meet the planting requirements outlined in **Table 3.16.3.1: Planting Requirements for Landscape Areas**.

1. Development improvements are not permitted to be constructed within the landscape buffer, except for signage, or other improvements necessary for civil or safety requirements.

F. The minimum width may be reduced in Development Districts where the building setback exceeds the required landscape buffer width as outlined in this subsection.

3.16.2.3 Landscape Requirements for Vehicular Sight Distance/Visibility Clear Zones

A. Tree Canopy Clearance

1. All trees located within vehicular sight distance or visibility clear zones shall maintain a minimum vertical clearance of seven (7) feet from the lowest branch to the nearest vehicular pavement or curb.

2. Trees planted within a Sight Visibility Triangle ("SVT") must be regularly maintained to prevent branches from encroaching into sight lines. Pruning shall ensure a clear area from the ground up to seven (7) feet to maintain visibility.

3. Trees with low branching habits or multiple trunks may require larger initial planting sizes to achieve the required canopy clearance. Alternatively, wider spacing between trees may be necessary to maintain unobstructed sight lines.

B. Height Limitations for Landscape Elements

1. All landscape elements, excluding trees, located within vehicular Sight Distance Lines ("SDL") and SVTs shall have a maximum height of twenty-four (24) inches at maturity to maintain visibility.

2. The height restriction applies to shrubs, ground covers, inert ground covers, and elevated landforms. Landscape elements within the vehicular SDLs or SVTs shall not exceed twenty-four (24) inches in height above the nearest vehicular pavement or curb at full maturity.

3.16.2.4 Corner Lot Landscape Width

A. Arterial and Higher Classification Streets.

1. A minimum landscape buffer of twenty-five (25) feet shall be maintained from the edge of the ROW, or from the edge of a private street/tract where ROW is not provided.

B. Collector Classification Streets.

1. A minimum landscape buffer of eighteen (18) feet shall be maintained from the edge of the ROW, or from the edge of a private street/tract where ROW is not provided.

C. Local Classification Streets.

1. A minimum landscape buffer of ten (10) feet shall be maintained from the edge of the PUE where a PUE is located adjacent to the street.
2. If a PUE is not provided adjacent to the street, the minimum landscape buffer shall remain ten (10) feet from the edge of the ROW, or from the edge of a private street/tract where ROW is not provided.

3.16.2.4.1 Landscape Inside Parking Areas

The following landscape Standards and Guidelines apply to all Development Districts:

A. Landscape Islands

1. Landscape islands shall have a minimum dimension of eight (8) feet in width by the length of parking stall and must be provided at a ratio of one (1) landscape island per ten (10) parking spaces. Planting within landscape islands shall comply with **Table 3.16.3.1: Planting Requirements for Landscape Areas**.
    a. Landscape islands in covered parking areas shall be provided only at the ends of parking rows, and such areas are not subject to the standard requirement of one (1) landscape island for every ten (10) parking spaces.
2. To support water conservation and ease of maintenance, turf grasses are prohibited within landscape islands.
3. Landscape islands of similar size shall also be required at the end of each parking row to provide continuity and enhance aesthetics.
4. To accommodate turning movements, corners of landscape islands may be chamfered to fit WB-50 truck turn templates. Truck aprons may also be used, provided they do not reduce the number of required plantings. These landscape island requirements do not apply to truck loading zones, service areas, or truck only parking areas on commercial sites that are fully screened from public view.

B. Landscape Medians in Parking Areas

1. A landscape median with a minimum width of fifteen (15) feet, extending the entire length of the parking aisle, shall be required for every three (3) contiguous double-loaded parking aisles. These medians enhance pedestrian connectivity to building entrances while providing opportunities for additional site enhancement plantings as specified in **Table 3.16.3.1: Planting Requirements for Landscape Areas**.
    a. One (1) tree shall be planted every thirty (30) linear feet within the fifteen (15) foot-wide landscape median.
    b. These Standards and Guidelines do not apply to truck loading zones, service areas, or truck-only parking areas on commercial sites that are fully screened from the public view.

3.16.2.4.2 Building Foundation Plantings

All multi-family, mixed-use, and non-residential Development Districts shall incorporate landscape around building foundations in accordance with **Table 3.16.3.1: Planting Requirements for Landscape Areas**. A landscape area is required along all building facades that face public streets or parking areas, unless the building is constructed without a setback from the property line.

A. Shrubs shall be planted in-ground within a minimum landscape area of five (5) feet in width and must be located within fifteen (15) feet of the building façade.

B. As an alternative to in-ground planting, raised planters or decorative pots may be used, provided they are placed within fifteen (15) feet of the building façade. The color, material, and form of planters or pots shall be consistent with and enhance the design of the adjoining façade.

C. Buildings exceeding thirty (30) feet in height shall incorporate one (1) additional tree per thirty (30) linear feet of building frontage, in addition to the planting requirements outlined in **Table 3.16.3.1: Planting Requirements for Landscape Areas**.

3.16.3 General Requirements for All Landscape

3.16.3.1 Landscape Materials List

A. All landscape planting shall comply with the requirements outlined in **Table 3.16.3.1: Planting Requirements for Landscape Areas**.

B. Turf installation shall adhere to the Standards and Guidelines specified in **Section 3.16.3.2: Turf Requirements**.

C. Low-water, drought-tolerant plants shall be required for all new landscape. All plant materials must be selected from the Arizona Department of Water Resources ("ADWR") plant list to ensure water-efficient and sustainable planting practices.

D. Plant materials used within the public ROW and common areas shall comply with **Table 3.16.4: Suggested Plant List** and include species identified in the current edition of the ADWR Phoenix Active Management Low-Water-Use/Drought-Tolerant Plant List.

E. The following tree species are prohibited within the Site:

   1. Male Mulberry (Morus alba);
   2. Fruiting Olive trees (Olea europaea); and,
   3. Sissoo trees (Dalbergia sissoo) and its cultivars.

F. Sterile Olive trees (Olea europaea), including Swan Hill™ and other certified fruitless sterile varieties, are permitted within the Site.

G. Shade trees providing significant canopy coverage should be strategically placed along paths and trails to enhance pedestrian comfort, with emphasis on low-water-use species.

H. Thorny or spiny plants and trees should not be planted within six (6) feet of paths to maintain pedestrian safety. However, such plants are suitable along trails, particularly when integrated into parks and edge treatment areas to blend with the natural landscape.

   1. All other plant species with thorns must be planted at least three (3) feet away from any path, measured from the edge of the pedestrian surface to the mature size of the plant material.

Table 3.16.3.1: Planting Requirements for Landscape Areas					
Description	**Single-Family Residential Uses**	**Multi-Family Residential Uses**	**Mixed-Use Uses**	**Commercial Uses**	**Schools**
Street Frontage Areas Adjacent to Arterial, Collector or Local Street where Common Element exists	1 Tree / 8 Shrubs Per 30 LF of Street Frontage	1 Tree / 8 Shrubs Per 30 LF of Street Frontage	1 Tree / 8 Shrubs Per 30 LF of Street Frontage. 1 Tree / 8 Shrubs Per 50 LF of Street Frontage when Building Frontage with Building Access is within 25 feet	1 Tree / 8 Shrubs Per 30 LF of Street Frontage	1 Tree / 8 Shrubs Per 30 LF of Street Frontage
Edge Condition Treatment	1 Tree / 8 Shrubs Per 30 LF of Street Frontage	1 Tree / 8 Shrubs Per 30 LF of Street Frontage	1 Tree / 8 Shrubs Per 30 LF of Street Frontage	1 Tree / 8 Shrubs Per 30 LF of Street Frontage	1 Tree / 8 Shrubs Per 30 LF of Street Frontage
Drainage Areas including Retention and Detention /Open Space Areas	1 Tree / 5 Shrubs Per 1,000 SF of Area	1 Tree / 3 Shrubs Per 800 SF of Area	1 Tree / 3 Shrubs Per 800 SF of Area	1 Tree / 3 Shrubs Per 800 SF of Area	1 Tree / 3 Shrubs Per 800 SF of Area

Footnotes:

Requirements for Trees
1. Typical tree size requirement is twenty-four (24) inch box. Trees within open space landscape areas may be fifteen (15) gallon, except where specific requirements say otherwise within **Section 3.16: Landscape Standards and Guidelines**.
2. Trees shall be planted at a minimum spacing of one (1) tree every thirty (30) feet on center or in equivalent groupings, except where driveways, sidewalks, or easements restrict planting.
3. Trees must be planted in areas of five (5) feet or greater in width when located between the back of curb and edge of sidewalk or 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.
4. A six (6) foot tall or larger saguaro may take the place of two (2) twenty-four (24) inch box trees.
5. Seventy-five (75) percent of trees planted in an area shall be twenty-four (24) inch box or larger, the remaining twenty-five (25) percent shall be fifteen (15) gallon or larger.

Requirements for Shrubs, Groundcovers, and Accents
1. A minimum of eight (8) shrubs, groundcovers, or accents are required per one (1) tree.
2. Fifty (50) percent of shrubs, groundcovers, and accents shall be a minimum of three (3) gallon or five (5) gallon in size. The remaining planting shall be a minimum of one (1) gallon in size, unless otherwise specified within **Section 3.16: Landscape Standards and Guidelines**.
3. Shrubs shall be planted in areas of at least three (3) feet or greater in width.

3.16.3.2 Turf Requirements

Turf plays a key role in creating functional and inviting open spaces that support recreational activities and social interaction. Within the Site, turf will be selectively incorporated in designated areas where it enhances the usability and community engagement. All turf installations shall comply with the following requirements:

A. Natural turf is prohibited within the ROW.
B. Natural turf is prohibited at entry points or gated entries, unless specifically designated as an active natural turf area.
C. Artificial turf may be permitted at entry points or gated entries, subject to approval by the applicable ARC.

D. Natural turf is prohibited in residential front yards.

E. Natural turf is permitted in residential rear yards, subject to approval by the applicable ARC.

F. Artificial turf is permitted in residential front and rear yards, subject to approval by the applicable ARC.

G. Natural turf areas exceeding two-and-a-half (2 ½) acres within Cascade Park Types A-C shall be irrigated using non-potable water, where feasible and available.

3.16.3.3 Maintenance

All landscape areas shall be maintained in a safe, clean, and visually appealing condition at all times. Maintenance responsibilities include, but are not limited to, the following:

A. Landscape areas shall be kept free of trash, litter, weeds, and any other debris or plant materials not part of the approved landscape design.

B. All plant materials shall be maintained in a healthy, thriving condition. Any plant material that declines or dies shall be replaced with species of similar variety and with the size specified on the approved landscape plan, rather than the size at the time of death.

C. Proper pruning shall be performed as needed, including the maintenance of a clear zone where tree canopies encroach into roadway travel lanes.

    1. A minimum clear zone of ten (10) feet shall be maintained, or as otherwise established through the applicable City approval process.

D. Regular watering shall be conducted to sustain plant health and growth, ensuring proper hydration and vigor.

E. Landscape lighting systems shall be maintained in working order to ensure safety and visibility.

F. Irrigation systems shall be regularly inspected, repaired, and kept in operational condition to support the proper hydration of landscaped areas.

G. Cleaning and maintenance of landscape areas located between the street curb and the property line within the public ROW shall be cleaned and maintained, except where such areas are expressly assigned to a governmental authority for maintenance.

3.16.3.4 Irrigation

A. All landscape areas shall include a suitable irrigation system to ensure proper plant health and maintenance, except for areas planted with drought-tolerant or low-water-use species that do not require irrigation.

    1. Failure to maintain the required landscape may result in permit revocation or other enforcement actions.

B. Underground drip irrigation systems shall be used for all landscape areas, excluding turf.

    1. Turf areas shall be irrigated using a secondary, non-potable water source, when available.

3.16.3.5 Landscape within Right-of-Way ("ROW")

A. Landscape plans shall be coordinated with utility placements to the greatest extent possible to prevent conflicts with above ground and underground utilities, overhead light fixtures, and other obstructions within the ROW.

   1. Where reduced on-site landscape setbacks are provided adjacent to public streets, the adjacent ROW landscape shall be designed to contribute to the overall streetscape character and landscape coverage.

B. Refer to **Section 3.16.2.3: Landscape Requirements for Vehicular Sight Distance/Visibility Clear Zones**, for all Standards and Guidelines and restrictions related to SVTs and SDLs.

C. Boulders are not permitted within the PUE, ROW, or within six (6) feet from the back of curb.

D. Trees planted near streetlights must be positioned to ensure their mature canopy does not interfere with the light emitted from the pole.

E. Trees must be planted a minimum of six (6) feet away from any fire hydrant.

F. All other landscape planting shall be placed a minimum of three (3) feet away from any fire hydrant.

G. Cactus species shall be placed a minimum of ten (10) feet away from any fire hydrant.

H. Trees within a twenty-five (25) foot water easement shall be positioned within the outer five (5) feet of the easement and must maintain a minimum ten (10) foot separation from the edge of any wet utility line.

I. Root barriers are required for all trees located within five (5) feet of a sidewalk or paved surface to prevent root encroachment.

J. In accordance with **Section 3.16.3.2: Turf Requirements**, natural turf is prohibited within the public ROW.

3.16.4 Suggested Plant List

Refer to **Table 3.16.4 Suggested Plant List** for a list of suggested plant species permitted within the Site. Additional plant materials may be proposed, provided they meet the following criteria:

A. All proposed plant materials must be compatible with the overall character of the development and are subject to approval by the applicable ARC;

B. Plant selections must comply with the ADWR low-water-use requirements;

C. Non-ADWR low-water-use plant materials may only be used in limited quantities and should be restricted to focal areas, such as potted plants or decorative accent locations; and,

D. Any additional plant materials not listed in **Table 3.16.4 Suggested Plant List** must be submitted for review and approval by the applicable ARC prior to installation.

Table 3.16.4: Suggested Plant List

Botanical Name	Common Name
TREES	
Acacia aneura	Mulga
Acacia craspedocarpa	Leather Leaf Acacia
Acacia salicina	Blue Leaf Wattle
Acacia smallii	Sweet Acacia
Acacia stenophylla	Shoestring Acacia
Bauhinia lunariodies (Bauhina congesta)	Anachacho Orchid Tree
Bauhinia mexicana	Orchid Tree
Caesalpinia cacalaco	Cascalote
Caesalpinia cacalaco "smoothie"	Cascalote Smoothie
Chilopsis linearis	Desert Willow
Chitalpa tashkentensis hybrid	Chitalpa
Ebenopsis ebano (Pithecellobium flexicaule)	Texas Ebony
Eucalyptus erythrocorys	Red-cap Gum
Eucalyptus papuana	Ghost Gum
Eucalyptus torquata	Coral Gum
Havardia mexicana (Pithecellobium mexicanum)	Mexican Ebony, Palo Chino
Havardia pallens (Pithecellobium pallens)	Tenaza, Ape's Earring
Lysiloma candida	Palo Blanco
Lysiloma microphylla	Feather Bush
Lysiloma microphylla v. thornberi	Desert Fern
Olea europea	Swan Hill Olive
Olneya tesota	Ironwood
Parkinsonia florida (Cercidium floridum)	Blue Palo Verde
Parkinsonia hybrid 'Desert Museum' (Cercidium hybrid)	Desert Museum Palo Verde
Parkinsonia hybrid (Cercidium hybrid)	Hybrid Palo Verde
Parkinsonia microphylla (Cercidium microphyllum)	Foothills Palo Verde

Table 3.16.4: Suggested Plant List Continued

Botanical Name	Common Name
Parkinsonia praecox (Cercidium praecox)	Palo Brea
Pistacia chinensis	Chinese Pistache
Pistacia X 'Red Push'	Red Push Pistache
Pistace lentiscus	Mastic Tree
Prosopis alba	Argentine Mesquite
Prosopis chilensis	Chilean Mesquite
Prosopis glandulosa	Texas Honey Mesquite
Prosopis pubescens	Screwbean Mesquite
Prosopis velutina	Velvet Mesquite
Quercus virginiana	Southern Live Oak
Schinus molle	California Pepper Tree
Schinus terebinthifolius	Brazilian Pepper Tree
Sophora secundiflora 'Silver Peso'	Silver Peso Texas Mountain Laurel
Sophora secundiflora	Texas Mountain Laurel
Tipuana tipu	Tipu Tree
Ulmus parvifolia 'Little Leaf'	Little Leaf Elm
Ulmus parvifolia 'Sempervirens'	Evergreen Elm
Vitex angus-castus	Chaste Tree
SHRUBS	
Extra Large	
Abutilon palmeri	Indian Mallow
Bougainvillea spp.	Bougainvillea
Buddleia marrubifolia	Wooly Butterfly Bush
Caesalpinia spp.	Bird of Paradise
Celtis pallida	Desert Hackberry
Cordia parvifolia	Small Leaf Cordia
Dodonea viscosa	Hopbush
Dodonea viscosa 'purple'	Purple Hopbush
Hyptis albida	Desert Lavender
Hyptis emoryii	Desert Lavender
Lippia graveolens	Mexican Oregano
Tecoma spp.	Tecoma species
Vaquelinia spp.	Rosewood

Table 3.16.4: Suggested Plant List Continued

Botanical Name	Common Name
Large	
Artemisia spp.	Sagebrush
Calliandra californica	Baja Red Fairy Duster
Justicia spp.	Water-willow
Larrea tridentata	Creosote Bush
Lycium spp.	Wolfberry
Melaleuca spp.	Australian Myrtle
Salvia spp.	Sage
Senna spp. (Cassia spp.)	Cassia
Simmondsia chinensis	Jojoba
Viguiera stenoloba	Resinbush
Ziziphus obtusifolia	Greythorn
Medium	
Anisacanthus spp.	Desert Honeysuckle
Baccharis spp.	Desertbroom
Dalea spp.	Dalea
Encelia farinosa	Brittlebush
Eremophila spp.	Emu Bush
Ericameria laricifolia	Turpentine Bush
Eriogonum fasciculatum	Buckwheat
Hamelia patens	Scarletbush
Hibiscus coulteri	Desert Rosemallow
Leucophyllum spp.	Texas Sage
Mimosa aculeaticarpa	Catclaw Mimosa
Nerium oleander (dwarf varieties only)	Little Red or Petite Pink
Perovskia atriplicifolia 'Heavenly Blue'	Russian Sage
Punica granatum (varieties)	Pomegranate varieties
Rosmarinus officinalis	Rosemary
Ruellia peninsularis	Shrub Ruellia
Tecucrium fruticans	Shrubby Germander
Xylosma congesta	Dense Logwood

Table 3.16.4: Suggested Plant List Continued

Botanical Name	Common Name
Small	
Ambrosia deltoidea	Triangel Bursage
Bahiopsis tomentosa	Golden Eye
Calliandra eriophylla	Fairy Duster
Callistemon viminalis 'Little John'	Little John Bottlebrush
Chrysactinia mexicana	Damianita
Cistus spp.	Rockrose
Convolvulus cneorum	Bush Morning Glory
Ephedra spp.	Mormon Tea
Lantana spp.	Trailing Lantana
Mimosa dysocarpa	Velvetpod Mimosa
Myrtus communis 'compacta'	Dwarf Myrtle
Plumbago auriculata	Cape Leadwort
Plumbago zeylanica	Doctorbush
Pyracantha spp.	Firethorn
CACTI / ACCENTS	
Agave spp.	Agave varieties
Aizoaceae spp	Ice Plant Family
Aloe spp.	Aloe
Asclepias subulata	Desert Milkweed
Bulbine frutescens	Bulbine
Cephalocereus senilis	Old Man Cactus
Cactaceae spp.	Cactus Family
Dasylirion spp.	Desert Spoon
Euphorbia antisyphilitica	Candelilla
Euphorbia lomelii	Slipper Flower
Euphorbia rigida	Blue Euphorbia
Euphorbia tirucalli	Fire Stick
Fouquieria splendens	Ocotillo
Hesperaloe spp.	Hesperaloe
Nolina spp.	Beargrass
Portulaca grandiflora	Rose Moss
Portulacaria afra	Elephant Bush
Yucca spp.	Yucca varieties

Table 3.16.4: Suggested Plant List Continued

Botanical Name	Common Name
GRASS	
Andropogon gerardii	Big Bluestem
Aristida purpurea	Purple Three-Awn
Bothriochloa barbinodis	Cane Bluestem
Bouteloua aristidoides	Needle Grama
Bouteloua curtipendula	Sideoats Grama
Bouteloua gracilis	Blue Grama
Dasyochloa pulchella	Low Woollygrass
Digitaria californica	Arizona Cottontop
Hilaria rigida	Big Galleta
Muhlenbergia capillaris	Gulf Muhly
Muhlenbergia dumosa	Bamboo Muhly
Muhlenbergia emersleyi	Bullgrass
Muhlenbergia lindheimeri	Lindheimer's Muhly
Muhlenbergia porteri	Bush Muhly
Muhlenbergia rigens	Deergrass
Muhlenbergia rigida	Purple Muhly
Nassella tenuissima	Finestem Needlegrass
Pennisetum setaceum 'Cupreum'	Red Fountain Grass
Schismus barbatus	Common Mediterranean Grass
Setaria macrostachya	Large-spike Bristlegrass
Sporobolus airoides	Alkali Sacaton
Sporobolus cryptandrus	Sand Dropseed
Sporobolus wrightii	Big Sacaton
GROUNDCOVERS	
Acacia spp.	Acacia
Acalypha monostachya 'Raspberry Fuzzies'	Round Copperleaf
Asparagus densiflorus	Sprenger's Asparagus Fern
Baccharis hybrid	Trailing Desertbroom
Baccharis pilularis	Coyotebrush
Baccharis x 'Centennial'	Centennial Baccharis
Calylophus hartwegii subsp. fendleri	Hartweg's Sundrops

Table 3.16.4: Suggested Plant List Continued

Botanical Name	Common Name
Cephalophyllum alstonii `Red Spike'	Red Spike Ice Plant
Convolvulus mauritanicus	Ground Morning Glory
Dalea spp.	Prairie Clover
Eremophila prostrata	Outback Sunrise Eremophila
Euphorbia rigida	Blue Euphorbia
Gazania spp.	Gazania spp.
Glandularia bipinnatifida	Dakota Mock Vervain
Lantana spp.	Trailing Lantana
Malephora crocea	Coppery Mesemb
Myoporum parvifolium	Slender Myoporum
Oenothera stubbei	Saltillo Evening Primrose
Pentzia incana	African Sheepbush
Rosmarinus officinalis	Rosemary
Rosmarinus officinalis 'Prostratus'	Prostate Rosemary
Ruellia coerulea 'Katie'	Katie Ruellia
Sesuvium verrucosum	Verrucose Seapurslane
Sphagneticola trilobata	Bay Biscayne Creeping-Oxeye
Swainsona formosa	Sturt's Desert Pea
Teucrium chamaedrys 'Prostratum'	Prostrate Germander
Thymophylla acerosa	Pricklyleaf Dogweed
Thymophylla pentachaeta	Fiveneedle Pricklyleaf
Verbena rigida	Tuberous Vervain
Zauschneria spp.	Hummingbird Flower
VINES	
Antigonon leptopus	Coral Vine
Bougainvillea spp.	Bougainvillea
Callaeum macropterum	Hillyhock
Campsis radicans	Trumpet Creeper
Cissus trifoliata	Sorrelvine
Clematis drummondii	Drummond's Clematis
Cottsia gracilis	Slender Janusia
Cucurbita digitata	Fingerleaf Gourd

Table 3.16.4: Suggested Plant List Continued	
Botanical Name	**Common Name**
Dolichandra unguis-cati	Catclaw vine
Hardenbergia comptoniana	Purple Coral Pea
Hardenbergia violacea	Coral-pea
Jasminum mesnyi	Japanese Jasmine
Kennedia nigricans	Black Coral-Pea
Mascagnia lilacina	Purple Orchid Vine
Maurandya antirrhiniflora	Roving Sailor
Maurandya wislizeni	Balloonbush
Merremia aurea	Yellow Morning Glory Vine
Passiflora foetida	Fetid Passionflower
Podranea ricasoliana	Zimbabwe Creeper
Rhynchosia senna var. texana	Texas Snoutbean
Rosa banksiae	Lady Banks Rose
Solanum jasminoides	Jasmine Nightshade
PERENNIAL	
Anigozanthos spp.	Kangaroo Paw
Anisodontea hypomandarum	African Mallow
Arctotis spp.	African Daisy
Argemone munita	Flatbud Pricklypoppy
Argemone platyceras	Crested Pricklypoppy
Baileya multiradiata	Desert Marigold
Coreopsis bigelovii	Bigelow's Tickseed
Datura wrightii	Sacred Thorn-Apple
Delphinium parishii subsp. parishii	Parish's Larkspur
Delphinium scaposum	Tall Mountain Larkspur
Dichelostemma pulchellum	Bluedicks
Dicliptera resupinata	Arizona Foldwing
Erigeron karvinskianus	Latin American Fleabane
Evolvulus arizonicus	Wild Dwarf MorningGlory
Gaura lindheimeri	Lindheimer's Beeblossom
Glandularia gooddingii	Southwestern Mock Vervain
Glandularia peruviana	Peruvian Mock Vervain
Glandularia tenera	South American Mock Vervain

Table 3.16.4: Suggested Plant List Continued	
Botanical Name	**Common Name**
Helianthus maximiliani	Maximilian Sunflower
Hesperocallis undulata	Desert Lily
Ipomopsis longiflora	Flaxflowered Ipomopsis
Linum lewisii	Lewis Flax
Lotus rigidus	Shrubby Deervetch
Machaeranthera gracilis	Slender Goldenweed
Melampodium leucanthum	Plains Blackfoot
Mirabilis multiflora	Colorado Four o'clock
Oenothera berlandieri	Mexican Evening Primrose
Oenothera caespitosa	Tufted Evening Primrose
Penstemon spp.	Penstemon
Phlomis fruticosa	Shrubby Jerusalem Sage
Proboscidea altheifolia	Devil's Claw
Psilostrophe cooperi	Whitestem Paperflower
Psilostrophe tagetina	Woolly Paperflower
Ratibida columnifera	Upright Prairie Coneflower
Romneya coulteri	Coulter's Matilija Poppy
Ruellia coerulea	Britton's Wild Petunia
Salvia spp	Sage
Santolina virens	Green Santolina
Senna covesii	Coues' Cassia
Solanum xanti	Chaparral Nightshade
Sphaeralcea spp	Globemallow
Stachys coccinea	Scarlet Hedgenettle
Tagetes spp.	Marigold
Tetraneuris acaulis	Stemless Four-nerve Daisy
Wedelia acapulcensis var. hispida	Hairy Wedelia
Xylorhiza tortifolia	Mojave Woodyaster
Zauschneria californica	Hummingbird Trumpet
Zephyranthes spp.	Zephyrlily
Zinnia acerosa	Desert Zinnia
Zinnia grandiflora	Rocky Mountain Zinnia

3.16.5 Prohibited Plant List

Refer to **Table 3.16.5 Prohibited Plant List** for a comprehensive list of plant species that are prohibited within the Site.

Table 3.16.5: Prohibited Plant List

Botanical Name	Common Name
Brachychiton populneus	Bottletree
Butia capitata	Pindo Palm
Cenchrus ciliaris or Pennisetum ciliare	Buffel Grass
Chamaedorea sp.	Various Low Growing Palms
Chamaerops excelsa	Windmill Palm
Chamaerops humilis	Mediterranean Fan Palm
Citrus sp.	Citrus
Cycas revoluta	Sago Palm
Cynodon dactylon	Common Bermuda Grass
Dalbergia sissoo	Sissoo Tree
Eragrostis lehmanniana	Lehmann's Lovegrass
Ficus Nitida	Ficus
Gutierrezia sarothrae	Snakeweed
Hordeum jubatum	Foxtail Barley
Jacaranda mimosifolia	Jacaranda
Oleander sp.	Oleanders - except for petite varieties
Olea sp.	Olive Species - except for 'Swan Hill'
Parkinsonia aculeata	Jerusalem Thorn/Mexican Palo Verde
Phoenix dactylifera	Date Palm
Phoenix roebelenii	Pigmy Date Palm
Pinus eldarica	Mondell Pine
Platanus wrightii	Sycamore
Rhus lancea	African Sumac
Syagrus romanzoffiana	Queen Palm
Thevetia peruviana	Yellow Oleander
Washingtonia filifera	California Fan Palm
Washingtonia robusta	Mexican Fan Palm

Notes:
1. All palm trees are prohibited within this community, regardless of whether they are specifcally listed in the prohibited plant list above.

2. Refer to **Table 3.16.4: Suggested Plant List** for permitted species and cultivars.

3.16.6 Recommended Native Tree Inventory and Salvage Practices

To preserve the ecological and aesthetic value of the Sonoran Desert landscape, Property Owners and Parcel Developers are strongly encouraged to implement Native Tree Inventory and Salvage Practices as part of their development process. These practices help sustain native flora, promote environmental sustainability, and enhance the visual and ecological character of the community.

3.16.6.1 Native Tree Inventory (Recommended)

A. Property Owners and Parcel Developers are encouraged to complete a Native Tree Inventory before any land disturbance occurs. This inventory should:
   1. Identify native tree species present onsite.
   2. Assess plant health, including any signs of distress or disease.
   3. Measure caliper, height, and width of significant trees, shrubs, and cacti species.

B. A documented list of these native plant materials should be submitted as part of the required plan submittals for review by the applicable ARC.

C. Additionally, landscape planting plans should indicate the proposed locations for any relocated native vegetation to ensure their successful integration within the development.

3.16.6.2 Protection of Existing Vegetation During Construction

A. To ensure the preservation of trees, shrubs, and cacti during construction, Property Owners and Parcel Developers are encouraged to implement the following protective measures for vegetation that is designated to remain in place:
   1. Install temporary fencing around the drip line of vegetation designated for preservation to prevent accidental damage.
   2. Maintain a consistent watering schedule to support plant health during construction.
   3. Prevent soil compaction within root zones by restricting heavy equipment access near preserved vegetation.
   4. Avoid exposure to chemicals that could harm existing plant materials.
   5. Conduct regular monitoring and post-construction assessments to evaluate the condition of preserved vegetation.
   6. Implement remedial actions as needed to support the recovery of trees, shrubs, and cacti affected by construction activities.

B. Incorporating these practices helps preserve the desert ecosystem, enhances the aesthetic quality of the development, and reinforces a commitment to biodiversity, environmental stewardship, and sustainable site management.

3.16.6.3 Tree Salvage and Relocation (Recommended)

Property Owners and Parcel Developers are encouraged to salvage and relocate healthy native trees before construction begins. Preservation efforts should prioritize minimizing root system disturbance to improve transplant success.

Where feasible, relocating salvaged trees to community spaces can enhance biodiversity, reinforce the desert landscape character, and contribute to the sustainability and visual appeal of the development.

3.16.6.3.1 Native Tree Preservation Credit

To encourage the preservation and relocation of native vegetation, any native tree salvaged from the Site and successfully relocated within the development, in accordance with the requirements of this Section, may be credited as two (2) trees toward the minimum tree quantities required by **Table 3.16.3.1: Planting Requirements for Landscape Areas**.

A. Landscape Inventory and Salvage Plan Required
    1. A Landscape Inventory and Salvage Plan shall be submitted as part of the Landscape Plan. The plan shall identify existing native plant material within the Site and demonstrate how such material will be preserved, relocated, or removed in accordance with the intent of this Section.
    2. At a minimum, the plan shall include the location, general size, and species of inventoried trees, along with a summary of quantities to be credited toward landscape requirements.
    3. The level of detail provided shall be sufficient to demonstrate compliance with this Section.

B. Landscape Plan Documentation
    1. Landscape Plans shall incorporate all approved preserved and salvaged native trees identified in the Landscape Inventory and Salvage Plan. Salvaged and preserved trees shall be clearly identified on the Landscape Plan.
    2. Landscape Plans shall include a summary table identifying required trees, credited trees, and any additional trees needed to meet the minimum requirements.
    3. The Landscape Plan shall demonstrate that salvaged trees are appropriately located and integrated into the overall site design and shall be subject to review and approval by the applicable ARC.

C. Salvage Credit Eligibility
    1. Native trees proposed for credit shall be successfully preserved in place or salvaged and relocated within the Site. Only trees that are shown on both the approved Landscape Inventory and Salvage Plan and the Landscape Plan shall be eligible for credit.
    2. The quantity of credited trees shall be reflected in the required landscape calculations.
    3. Trees that are not successfully preserved or relocated, as determined during installation, shall not be counted toward minimum tree requirements and must be replaced in accordance with **Table 3.16.3.1: Planting Requirements for Landscape Areas**.

3.16.6.4 Advantages of Adopting These Practices

A. Community Enhancement
    1. Implementing these practices supports sustainable development, preserves local ecosystems, and enhances biodiversity within the community.

B. Aesthetic Value
    1. Incorporating native trees into landscape creates a seamless integration between development and the natural desert environment, reinforcing the community's distinct identity.

C. Sustainability and Stewardship
    1. Voluntary adoption of these practices demonstrates a commitment to environmental stewardship and aligns with sustainable development principles.

3.16.6.5 Encouragement of Implementation

Although adoption of these practices is voluntary, Property Owners and Parcel Developers are strongly encouraged to implement them, as they contribute to the preservation of the desert environment and enhance the long-term success of the development.

By incorporating Native Tree Inventory and Salvage Practices, Property Owners and Parcel Developers can actively support sustainability efforts, maintain the area's natural character, and enhance the overall aesthetic appeal of the community. These practices play a crucial role in protecting the unique desert landscape for future generations while aligning with broader environmental and sustainability objectives.

3.17 Walls, Fences, and Screening Standards and Guidelines

A structured hierarchy of walls and fences is incorporated to enhance the community's character through a variety of forms and materials. Walls and fences are intended to:

A. Establish a distinct community identity;

B. Enhance privacy and security for residents;

C. Reflect and emphasize neighborhood characteristics;

D. Provide screening from streets and adjacent land uses;

E. Create a clear separation between different land uses; and

F. Recognize that in certain applications, particularly within active adult or age-restricted neighborhoods, walls within communities may impact designed livability and therefore may not be required. In such areas, more open edge conditions are encouraged to promote visibility, accessibility, and greater human interaction. The use of open design concepts in these neighborhoods fosters community engagement, supports walkability, and reinforces the social character of an age-restricted environment.

For additional details on the types of walls, fences, and screening envisioned for Cascade, refer to **Exhibit 3.10.7: Wall, Fence, and Screening Character**.

3.17.1 General Wall and Fence Standards and Guidelines

These Standards and Guidelines are intended to ensure that walls and fences within the Site serve both functional and aesthetic purposes, contributing to a consistent and visually cohesive community character.

A. Materials used for walls and fences shall be selected to complement the architectural style and overall character of the development.

B. Wall and fence materials shall be selected to harmonize with the community's architectural style and overall character of the development.

C. Decorative wall types shall be used for walls and fences visible from public streets and open spaces. Enhanced design details shall be utilized for high-visibility walls and fences along major arterial roadways and interstates.

D. Walls and fences shall not be installed within the public ROW.

E. A variety of walls, fences, columns, accents, and materials will be used throughout the Site to establish community identity, enhance privacy and security, and mitigate roadway and ambient noise.

   1. Neighborhood features may be emphasized using walls, fences, columns, and accents while also providing screening from streets and adjacent land uses.

F. Refer to **Section 3.17.3: Wall, Fence, Column and Accent Height** for Standards and Guidelines related to wall, fence, column, and accent height.

G. Grade transitions or steps for walls and fences should be designed to create smooth, elongated forms that avoid frequent or abrupt step-downs. The intent is to minimize the appearance of repetitive short segments by encouraging longer, more gradual transitions. Specific Standards and Guidelines for grade transitions are provided in **Section 3.17.3: Wall, Fence, Column and Accent Height**.

H. Walls, fences, columns, or accents may be constructed using any combination of the following materials. All materials, colors, and finishes must receive approval from the applicable ARC prior to installation:

1. Decorative concrete masonry units ("CMU"), including but not limited to split-face, ground-face, slump block, or single-score finishes.
2. Integrally colored CMU or slump block.
3. CMU treated with paint, stucco, mortar wash, or a permitted facing material.
4. Natural or simulated stone.
5. Concrete.
6. Stucco.
7. Brick.
8. Tile.
9. Glass.
10. Architectural metal.
11. Wrought iron or other decorative material.

I. Chain link fencing is prohibited with residential and non-residential development, except under the following conditions:

1. Chain link fencing may be used to ensure public safety during approved construction activities.
2. Chain link fencing is permitted to enclose sports courts when not directly visible from the public ROW, or where adequately screened from view.

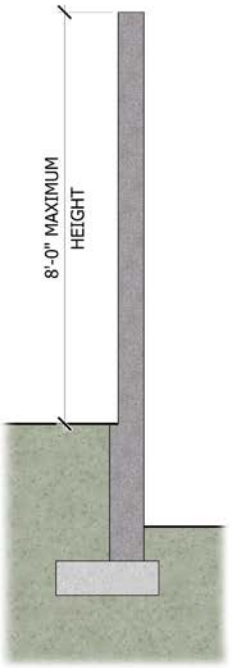
J. Barbed wire is prohibited within the Site. Alternative, more decorative security fencing shall be utilized and shall be subject to review and approval by the applicable ARC and the Zoning Administrator or their individual designee.

3.17.1.1 Measuring Wall, Fence, Column, and Accent Height

The height of any wall, fence, column, or accent shall be measured to the highest point using the following Standards and Guidelines:

A. The height shall be measured from the finished grade at the base on the retained side of the wall, fence, column or accent to the top of wall. The total height shall not exceed eight (8) feet. Refer to **Figure 3.17.1.1: Measuring Wall and Fence Height** for additional guidance.

Figure 3.17.1.1: Measuring Wall and Fence Height



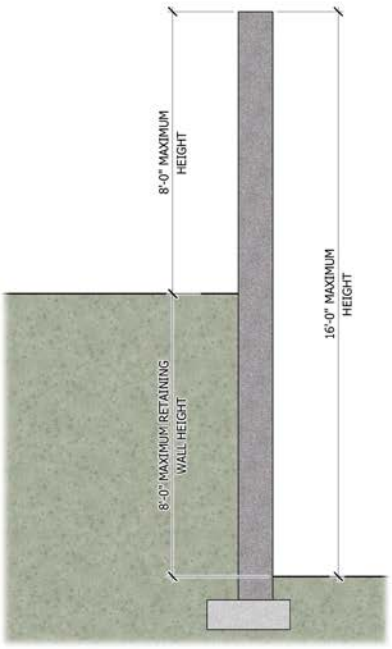
B. Finished Elevations

1. If a wall, fence, column, or accent is constructed with only one (1) side as the "Finished Elevation", defined as the side without significantly visible structural supports, the finished side shall face the adjacent street or public/semi-public area.

3.17.2 Retaining Walls

A. Where two (2) areas abut and have different finished grades, the height of the retaining wall shall be limited to a maximum of eight (8) feet on the soil retaining side and a maximum of twelve (12) feet on the opposite side. Refer to **Figure 3.17.2.A: Single Retaining Wall** for additional details.

Figure 3.17.2.A: Single Retaining Wall



B. Walls Adjacent to Streets

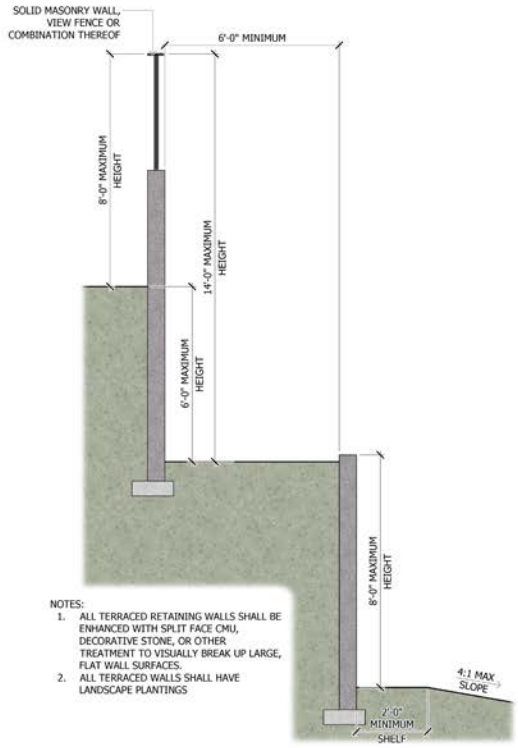
1. The soil retaining side of a retaining wall shall not exceed eight (8) feet in height.
2. The opposite side of a retaining wall shall not exceed sixteen (16) feet in height. Refer to **Figure 3.17.2.A: Single Retaining Wall** for additional details.

C. Any wall that retains more than twelve (12) inches of earth shall be classified as a retaining wall and must comply with the following standards:

1. If retaining requirements exceed sixteen (16) feet in height, terracing shall be required.
2. When utilizing terraced walls:
   a. The first retaining wall at grade shall not exceed eight (8) feet in height.
   b. Each retaining wall above the first wall shall not exceed six (6) feet in height.
3. If combining a privacy yard wall and a retaining wall in a terraced design:
   a. The combined wall height shall not exceed fourteen (14) feet from the soil retaining side.
   b. Refer to **Figure 3.17.2.C: Residential Terrace Walls** for additional details.

4. Terraced walls shall be offset a minimum to meet the zone of influence and maintain a one to one (1:1) ratio; one (1) foot of offset for every one (1) foot of wall height and meet the following criteria:
   a. Each terrace shall be landscaped and shall not exceed a slope of four to one (4:1). A two (2) foot shelf shall be provided at the top of the slope.
   b. Non-irrigated hydroseed may be used in landscape terraces.
   c. Terraces and terraced walls shall include weep holes for drainage. Sleeves shall be installed where irrigated landscape is planned within terraces.
   d. All terracing designs are subject to review and approval by the applicable ARC before submission to the City Engineer or their individual designee and Building Safety Division.
5. Retaining walls shall be constructed using materials, finishes, and designs that are consistent with the approved design theme for the Village where the wall is located.

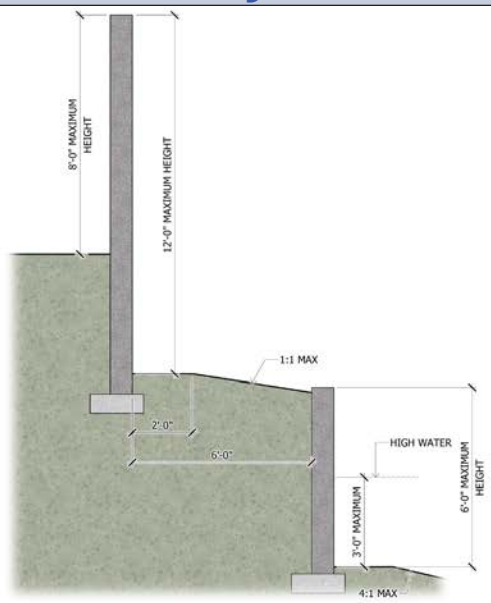
Figure 3.17.2.C: Residential Terrace Walls



D. Walls Adjacent to Retention Areas.

1. The slope of the retention area shall not exceed one to one (1:1), maintaining the zone of influence. If additional depth is needed, retaining walls may be integrated into the sloped banks under the following conditions:
   a. Wall height shall not exceed six (6) feet.
2. The slope between walls shall not exceed one to one (1:1). See **Figure 3.17.2.D: Retaining Wall to Retention Wall** for additional details.
3. All terraced wall designs are subject to review and approval by the applicable ARC before submission to the City Engineer or their individual designee and Building Safety Division.
4. All retaining walls are subject to review and approval by the applicable ARC or their individual designee to confirm alignment with the overall design theme.

Figure 3.17.2.D: Retaining Wall to Retention Wall



E. The design, type, and placement of walls and fences shall be established during the construction document submittal process. Refer to **Exhibit 3.10.7: Wall, Fence, and Screening Character** for guidance on the intended quality and finish for the Site.

3.17.3 Wall, Fence, Column and Accent Heights

The following Standards and Guidelines set forth in this Section regulate the maximum permitted heights of walls, fences, columns, and accents. Retaining walls are not subject to these height limitations. Signage is likewise excluded from these provisions and shall instead be governed by **Section 3.19: Signage Standards and Guidelines**.

A. Front

1. Walls, fences, columns, and accents located between the principal structure and the front property line shall not exceed three-and-a-half (3 ½) feet in height.
2. In multi-family development, a wall height of up to seven (7) feet is permitted between the principal structure and the front property line.

B. Side and Rear Conditions

1. Walls and fences located along side or rear property lines, regardless of Land Use Classification, shall not exceed eight (8) feet in height.
2. Columns and accents located along side or rear property lines, regardless of Land Use Classification, shall not exceed ten (10) feet in height.
3. Where non-residential development is adjacent to residential development, walls located between the principal structure and the rear or side property line shall not exceed eight (8) feet in height.
4. Residential walls adjacent to a City wellsite or water campus must comply with the security wall requirements outlined in **subsection 3.17.3.E**.

C. Articulation

1. Walls and fences shall include articulation to prevent long, unbroken stretches and create visual interest.
2. Walls and fences facing an arterial street shall not extend continuously for more than four hundred (400) feet without articulation. This standard shall also apply to all other public street-facing walls and fences. Articulation shall be provided at intervals of four hundred (400) feet or less. Where a wall or fence adjacent to an arterial street or higher roadway classification is constructed as a continuous straight alignment, articulation shall be provided at intervals not exceeding one hundred fifty (150) feet. Wall alignments that correspond to the alignment of the adjacent roadway shall not be considered continuous straight alignments for the purposes of this section.
3. Articulation may be achieved through any combination of the following:
   a. Material or texture changes, including the use of view walls that provide visual access into the Site;
   b. Offsets through projections or recessions in the wall or fence;
   c. Landscape pockets integrated into the design;
   d. Variations in wall height; or,
   e. Other similar features as approved by the applicable ARC.

D. Edge Condition Walls and Fences

1. Walls along edge conditions, including walls, fences, columns, and accents, shall comply with the following:
   a. The maximum height shall be eight (8) feet.
   b. A solid base of two (2) feet above finished grade shall be provided, unless a pool is present.
   c. Where a pool is present, the wall must meet Maricopa County pool code requirements.
   d. Refer to **Section 3.13.4: Edge Condition Treatment for Open Space and Parks** for additional details.

E. Security fencing

1. Security Fencing for water campuses and well sites shall comply with the following:
   a. The minimum height shall be eight (8) feet.
   b. The maximum height shall be ten (10) feet.
   c. A three (3) inch spiked barrier strip shall be incorporated for added security.

F. Grade Transitions

1. Transitions or wall steps shall generally occur in increments of eight (8) inches.
2. Steps should be spaced a minimum of four (4) feet apart to promote smooth, elongated forms and avoid abrupt or repetitive changes.
   a. Exceptions may be permitted where grading conditions or engineering constraints require closer transitions.
3. Alternative transition approaches may also be proposed if they are consistent with the intent of creating elongated, visually cohesive wall forms as described in this subsection.

3.17.4 Residential Lot Wall Returns

To accommodate varying site conditions such as building footprint, window placement, and utility locations, wall returns shall follow these Standards and Guidelines:

A. Front-Loaded Homes

1. Wall returns for front-loaded homes may be positioned between twenty (20) feet and forty (40) feet from the ROW, tract or property line, unless a larger setback or wall return dimension is approved as part of the Preliminary Plat.

B. Rear-Loaded Homes

1. Front wall returns for rear-loaded homes may be positioned between ten (10) feet and forty (40) feet from the ROW, tract, or property line.
2. Rear wall returns for rear-loaded homes may be positioned between fifteen (15) feet and forty (40) feet from the ROW, tract, or property line.

C. If a ROW, tract, or property line does not exist, the measurement shall be taken from the back of curb or sidewalk, whichever is closest to the home.

3.17.5 Theme Walls

Theme walls are located adjacent to streets, common areas, or those with heightened architectural elements that enhance the overall design character of the community.

A. Theme walls shall be constructed using a minimum of two (2) materials from the following list:
   1. Integrally colored, split-face, slump, or ground-face CMU.
   2. Painted, stuccoed, or faced concrete masonry units using approved materials.
   3. Natural or simulated stone.
   4. Brick.
   5. Wrought iron or decorative metal.
   6. Plastic or vinyl.
   7. Painted or stained wood or other approved materials as approved by the applicable ARC and the City.
   8. Other materials as approved by the applicable ARC and the City.

B. Theme Walls may range in height from five (5) feet to eight (8) feet, excluding any retaining walls.

C. Theme walls along arterial or collector streets shall comply with the wall and fence articulation requirements set forth in **subsection 3.17.3.C**. For theme walls that extend more than four hundred (400) feet as a continuous straight alignment, articulation shall be provided at intervals of four hundred (400) feet or less to create visual interest. For purposes of this section, theme wall articulation may be achieved through one (1) or more of the following methods:
   1. The undulation shall have a minimum depth of three (3) feet from the street line.
   2. The wall offset may be created using the same wall material or with a pilaster or decorative column constructed of complementary materials.
   3. The undulation requirement may also be satisfied using accent panels that are at least four (4) feet long and create a contrast with the theme wall.
      a. Accent panels may be constructed using a single material or combination of materials.

D. Where there is a change in the design of a theme wall, a transition element shall be incorporated to ensure a smooth and cohesive connection between the existing and new wall designs.

3.17.6 Courtyard Walls

Courtyard walls are intended to define private outdoor areas within the front or side yards of residential lots while maintaining compatibility with the character of the surrounding neighborhood and streetscape. The placement, height, and materials are to ensure both privacy for residents and cohesion with the broader community design.

A. Location and Configuration

1. Courtyard walls may be located in the front or side yard when directly attached to or designed as an extension of the principal structure.
2. Such walls must delineate a functional outdoor area, such as a patio, garden, or sitting space, and shall not extend across the full width of the front yard.
3. Courtyard walls may project into the front yard setback but shall not extend beyond the forward plane of the home's courtyard facade or outside the allowable wall return range established in **Section 3.17.4: Residential Lot Wall Returns.**

B. Height

1. Courtyard walls situated in the front yard shall not exceed four (4) feet in height, as measured from the finished grade, unless otherwise approved by the applicable ARC.
2. In side yards, courtyard walls may be permitted up to six (6) feet in height when positioned behind the forward plane of the home.

C. Design and materials

1. Courtyard walls shall incorporate materials, colors and architectural detailing that are consistent with or complementary to the architectural style of the home.

D. Corner lots and visibility

1. On corner lots, courtyard walls shall meet all applicable sight visibility requirements and shall not obstruct line-of-sight at driveways or intersections.

3.17.7 Wall Placement Relative to Lot Lines

Walls constructed along any lot line shall conform to the approved Preliminary Plat, Final Plat, and/or wall plans, which establish the approved wall locations and configurations. Walls are not required to be centered on the lot line and may be constructed in any of the following configurations, as determined by the approved design and field conditions:

A. Centered on the lot line, whether between two (2) adjacent lots or along the exterior boundary of a lot;
B. Located entirely within one (1) lot, with the wall face aligned to the lot line;
C. Located within one (1) lot, with the footing or foundation extending to or beneath the lot line;
D. Located within an adjacent lot, with the wall face touching or aligning with the subject lot line;
E. Located within a recorded easement or tract adjacent to the lot where walls are permitted, with the wall face touching or aligning with the lot line;
F. Offset from the lot line, provided the wall touches, aligns with, or is immediately adjacent to the lot line as shown on the approved plans; or
G. Constructed in another substantially similar configuration that achieves the same design intent and boundary alignment as the approved wall plan.

Walls may meander or vary in alignment along the lot line or within an easement to accommodate grading, utilities, or other design constraints, provided they remain in general conformance with the approved wall plan and physically touch, align with, or run immediately adjacent to the lot line where intended.

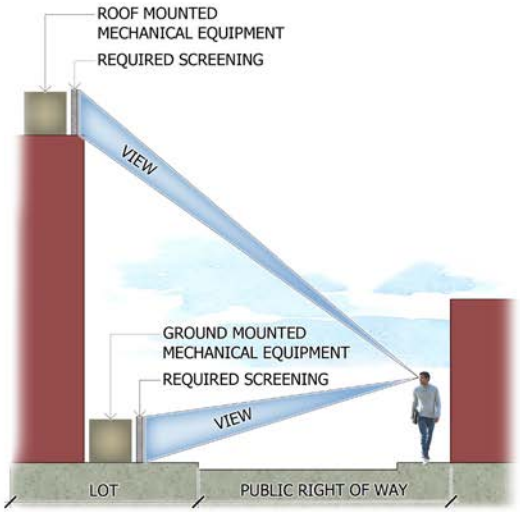
Walls that meet the approved alignment shall be considered compliant, and no reconstruction shall be required to solely center, realign, or relocate a wall that otherwise satisfies the design and placement criteria shown on the approved wall plan.

3.17.8 Screening Services, Refuse Collection, and Utilities

The following Standards and Guidelines define the screening requirements for refuse collection areas, loading zones, and mechanical equipment to maintain a clean and cohesive appearance throughout the Site:

A. Solid waste collection areas and mechanical equipment (including rooftop equipment) shall be screened from view from any adjacent public street by a person standing at the property line. Refer to **Figure 3.17.8: Screening of Equipment** for additional guidance.
B. Screening each individual rooftop mechanical unit separately is prohibited.
C. Mechanical equipment shall be screened using a parapet wall that extends the entire length of the building. The parapet wall must be designed to blend with the architectural style of the building.

Figure 3.17.8: Screening of Equipment



D. Storage areas, solid waste collection points, and loading zones located outside of mixed-use districts shall be placed at least twenty (20) feet from any public street, public sidewalk within the ROW, or residential building.

1. Storage, waste collection, and loading areas shall be positioned to avoid interference with vehicular visibility or circulation.
2. The opening of enclosures must face the interior of the Site. The gates or doors of the enclosure shall not be visible from any public street or adjacent residential property.

E. Loading docks, truck parking, outdoor storage, trash collection, trash compaction, and other service areas shall be designed to:

1. Minimize acoustic impacts through thoughtful placement and screening;
2. Be fully integrated into the overall design of the building and landscape; and
3. Remain completely screened and out of view from public streets.

F. Screening materials used for solid waste collection and loading zones shall match the style and quality of the materials used for the primary building and landscape.

G. Exterior loading areas must be enclosed on three (3) sides. The enclosure shall include:

1. A building wall or a decorative screen wall with a minimum height of eight (8) feet.
2. A landscape tract at least five (5) feet wide, positioned adjacent to the screen wall.

H. Parking areas shall be screened from view using one (1) of the following methods:

1. An informal hedge at least four (4) feet tall at maturity, consisting of a double row of evergreen shrubs planted three (3) feet on-center in a triangular pattern; or
2. A berm at least two-and-a-half (2 ½) feet higher than the finished grade of the parking lot, with slopes not exceeding three to one (3:1). Shrubs shall be planted on the slopes, spaced a maximum of three (3) feet on-center.
3. A masonry wall with a minimum height of three-and-a-half (3 ½) feet.

3.18 Parking Standards and Guidelines

Parking plays a vital role in supporting the functionality and accessibility of the community. The Standards and Guidelines outlined in this Section establish minimum parking and loading requirements based on anticipated parking, loading, and transportation demands of various land uses. These provisions are intended to ensure that parking areas are both efficient and sufficient, minimizing spillover into adjacent neighborhoods and surrounding properties while supporting safe, convenient, and well-designed access throughout the community.

3.18.1 Applicability

The off-street parking and loading Standards and Guidelines apply to all parking lots and parking structures that serve as accessory facilities to any new building or use established in every Development District. Unless specifically exempted, the requirements within **Section 3.18.2: Off-Street Parking Requirements** also apply to temporary parking lots and parking lots that serve as the principal use on a site.

A. Expansions and Enlargements

1. The off-street parking and loading requirements of **Section 3.18.2: Off-Street Parking Requirements** shall apply when an existing structure or use is increased or expanded.
2. Additional off-street parking and loading spaces shall be required to serve the expanded area. The total number of spaces, including those for existing and expanded use, must meet one hundred (100) percent of the minimum ratio established in **Section 3.18.2: Off-Street Parking Requirements** and shall not exceed any maximum limits specified in this Section.

B. Regulation of Parking Space

1. Providers of required off-street parking and the City may regulate parking through various means, including but not limited to:
   a. Limiting parking to authorized users only;
   b. Employing parking attendants or installing control gates;
   c. Establishing tow-way zones;
   d. Designating areas for exclusive use by employees, tenants, or staff;
   e. Reserving areas for customer or visitor use;
   f. Imposing reasonable time limits for non-tenant or non-employee parking; or
   g. Regulating or restricting parking in accordance with the applicable street section and the parking allowances identified in **Table 3.15: Street Standards**.
2. Direct charges may be imposed on users who exceed maximum parking time limits.

3.18.2 Off-Street Parking Requirements

A. Unless specifically stated otherwise in this PAD or approved through a Parking Demand Study, off-street parking spaces shall be provided in accordance with **Table 3.18.2.A: Off-Street Parking.**

Table 3.18.2.A: Off-Street Parking

Use Category	Use Type	Number of Spaces Required ("sf" = square feet)
RESIDENTIAL USES		
Household Living	All use types not listed below	2/dwelling unit
	Bungalow community	1/studio 1.5/one-bedroom unit 2/two bedrooms or larger
		In addition, all multi-family dwellings shall provide 1 guest space for every 5 units
	Dwelling, multi-family	1/studio 1/one-bedroom unit 1.5/two bedrooms or larger
		In addition, all multi-family dwellings shall provide 1 guest space for every 7 units
	Middle Housing	1/dwelling unit
Group Living	All use types not listed below	1/two beds + 1 space per 100 sf of assembly area
	Nursing home	1/four beds, based upon maximum capacity
PUBLIC/INSTITUTIONAL USES		
Community Service	All use types not listed below	1/300 sf
	Cemetery	See **Section 3.18.2.C: Variable Off-Street Parking**
	Crematorium or funeral parlor	1/150 sf of principal assembly areas
Child Care Facility	Day care, commercial	1/6-person capacity, including staff, based on maximum allowable under state regulations and Building Code
	Day care, residential	3/dwelling unit
Health Care Facility	Medical office or clinic	1/400 sf
	Hospital	1/bed + 1/350 sf of office, laboratory, or administrative area
		+ required parking for accessory uses
Telecommunication Facility	All uses not listed below	None
	Broadcasting or recording studio (no tower)	1/1,000 sf

Table 3.18.2.A: Off-Street Parking Continued		
Use Category	**Use Type**	**Number of Spaces Required ("sf" = square feet)**
Transportation Facility	Airport/Heliport	1 space per 400 sf of passenger terminal area
	Bus terminal	1 space per 400 sf of passenger terminal area
Utility	Battery Energy Storage System (BESS)	For sites occupied daily by employees or contractors: 1 space per employee or contractor For unoccupied sites, 1 space
	Utility facility, major	1 space per employee plus 1 space per fleet vehicle kept at the site. Or 1 space per 350 sf pf office area, whichever is greater
	Utility facility, minor	none
RECREATION, EDUCATION, AND ASSEMBLY USES		
Assembly	All use types not listed below	1/300 sf
	Assembly hall, public	1/100 sf of principal assembly area + 1/350 sf of offices
	Country club, private membership	To be calculated using ratios for golf courses, fraternal/social clubs, and general outdoor recreation as specificed in this **Table 3.18.2.A: Off-Street Parking**
	Fraternal or social club, nonprofit	1/300 sf
	Religious assembly	1/100 sf of principal assembly area + 1/300 sf of classrooms or other meeting areas
Cultural Facility	Library	1/300 sf
	Museum	1/500 sf
Education	College or university	1/200 sf
	Private elementary or middle school	1/classroom + 1/250 sf of administrative offices
	Private high school	7/classroom + 1/250 sf of administrative offices

Table 3.18.2.A: Off-Street Parking Continued		
Use Category	**Use Type**	**Number of Spaces Required ("sf" = square feet)**
Parks and Open Space	Arboretum or botanical garden	See **Section 3.18.2.B: Shared Off-Street Parking**
	Campground	Same as restaurant
	Community playfields and parks	Field sports (i.e softball, baseball, soccor, football, genera purpose) 15 spaces/ field Basketball and volleyball courts 9 spaces/full-court, 6 spaces/ half-court Tennis and racquetball/handball courts - 3 spaces/court Swimming pools - 1 space/ 60 sf of deck area
	Parks and nature preserves, not-for-profit	See **Section 3.18.2.C: Variable Off-Street Parking**
Recreation and Entertainment, Outdoor	General outdoor recreation, commercial	Field sports (i.e softball, baseball, soccor, football, genera purpose) 15 spaces/ field Basketball and volleyball courts 9 spaces/full-court, 6 spaces/ half-court Tennis and racquetball/handball courts - 3 spaces/court Swimming pools - 1 space/ 60 sf of deck area
	Golf course	4/tee + 1/staff + 1/500 sf of putting/ chipping green
	Driving range	1/ hitting bay + 1/500 sf of putting/ chipping green
	Major entertainment facility, outdoor	See **Section 3.18.2.C: Variable Off-Street Parking**
	Race track (auto, dog, and horse)	See **Section 3.18.2.C: Variable Off-Street Parking**
	RV campground/ park	1/RV or campsite space
	Shooting range, outdoor	2/target area + 1/500 sf of office/ enclosed area
	Zoo	See **Section 3.18.2.C: Variable Off-Street Parking**
Recreation and Entertainment, Indoor	All use types not listed below	1/400 sf
	Major entertainment facility, indoor	See **Section 3.18.2.C: Variable Off-Street Parking**
	Movie theater	1/3 seats

Table 3.18.2.A: Off-Street Parking Continued		
Use Category	**Use Type**	**Number of Spaces Required ("sf" = square feet)**
COMMERCIAL USES		
Agriculture and Ranching	All use types not listed below	See **Section 3.18.2.C: Variable Off-Street Parking**
	Residential ranch	1/750 sf of enclosed structure(s)
Animal Sales and Services	All use types not listed below	1/400 sf
	Animal pet shop, retail	1/300 sf
	Kennel	1/800 sf
	Veterinary clinic	1/600 sf
Assembly	All use types not listed below	1/100 sf of principal assembly area + 1/350 sf of offices
	Fraternal or social club, nonprofit	1/300 sf
	Country club, private membership	See **Section 3.18.2.C: Variable Off-Street Parking**
Financial Service	Financial institution	1/350 sf (+ vehicle stacking spaces per **Section 3.18.10:Drive-Through Facilities** if drive-through is provided)
Food and Beverage Service	Food sales, wholesale	See **Section 3.18.2.B: Shared Off-Street Parking**
	Bar, lounge, or tavern	Same as restaurant
	Catering service	See **Section 3.18.2.B: Shared Off-Street Parking**
	Farmers market	1/500 sf of sales area
	Nightclub	1/100 sf
	Restaurant	1/100 sf (area devoted to kitchen and food preparation are excluded)
Office	Office, business or professional	1/350 sf
	Research laboratory	1/350 sf
Personal Services	All use types	1/300 sf
Retail (Sales)	All use types not listed below	1/300 sf
	Large retail	1/350 sf for the first 100,000 sf + 1/500 sf in excess of 100,000 sf
	Open-air market or flea market	1/500 sf of sales area
	Nursery and plant sales, wholesale	See **Section 3.18.2.B: Shared Off-Street Parking**
	Plant sales, retail	1/400 sf of sales and service building
Visitor Accommodation	Bed and breakfast	1 /guestroom
	Hotel or motel	1/guestroom + 1/500 sf of meeting space or other enclosed area
	Resort	See **Section 3.18.2.C: Variable Off-Street Parking**

Table 3.18.2.A: Off-Street Parking Continued		
Use Category	**Use Type**	**Number of Spaces Required ("sf" = square feet)**
MARIJUANA USES		
Marijuana Sales and Cultivation	Dual License Marijuana Establishment Medical Marijuana Dispensary	1/300 sf
	Medical Marijuana Dispensary, Offsite Cultivation Location	1/1,000 sf of growing area
VEHICLE SALES AND SERVICE USES		
Vehicles and Equipment	Boat, RV storage	See **Section 3.18.2.B: Shared Off-Street Parking**
	Boat, RV sales and rental	
	Car wash	1/200 sf of sales, office or lounge area + vehicle stacking spaces per **Section 3.18.10:Drive-Through Facilities**
	Gasoline sales	1/200 sf of convenience store/food sales area + 1/service bay
	Truck stop	1/200 sf of retail sales area + 1/service bay
	Truck repair and overhaul	See **Section 3.18.2.B: Shared Off-Street Parking**
	Vehicle sales and rental	1/400 sf of enclosed floor area, plus 1/10,000 sf of outdoor display area
	Vehicle service and repair, major	See **Section 3.18.2.B: Shared Off-Street Parking**
	Vehicle service and repair, minor	1 space per 300 sf
	Vehicle storage	See **Section 3.18.2.B: Shared Off-Street Parking**
TEMPORARY USES		
	Antennas, temporary	None
	Expansion or replacement facilities, temporary	Determined by use, above
	Office space/ equipment storage, temporary	Determined by use, above
	Retail sales, temporary	1/300 sf
	Sales office, temporary	1/250 sf, with a minimum of 4 spaces
	Yard sale, temporary	None
	Model home complex	2/home + 5% of total area for ADA
	Other temporary uses	Determined by use, above

B. Shared Off-Street Parking

1. For uses listed in **Table 3.18.2.A: Off-Street Parking**, the minimum number of off-street parking spaces shall be provided as outlined in **Table 3.18.2.B: Shared Off-Street Parking**.
2. Shared parking may be provided subject to the following requirements:
   a. Eligibility
      i. Shared parking may be provided for two (2) or more uses located on adjacent or contiguous parcels.
      ii. All shared parking spaces shall be located within five hundred (500) feet of the principal entrances of the uses they serve, measured along a safe and accessible pedestrian path.
   b. Submittal requirements
      i. A Shared Parking Site Plan shall be submitted showing the total number of parking spaces, required parking calculations for each participating use, and the legal descriptions of all parcels included in the shared parking arrangement.
      ii. A Pedestrian Circulation Plan shall be submitted illustrating direct and accessible connections between all shared parking areas and the associated uses. Pedestrian paths shall be as short and direct as possible and shall comply with **Section 3.14: Path and Trail Standards and Guidelines**.
   c. Management and agreement
      i. A property owners' association or similar legal entity shall be established to manage and maintain all shared parking areas.
      ii. The association shall record a Shared Parking Agreement describing the properties involved, the total number and allocation of parking spaces, and the terms for shared access, drainage, and maintenance responsibilities.
      iii. A copy of the recorded Shared Parking Agreement shall be submitted to the City with any formal Site Plan application involving shared parking.
   d. Ongoing administration of the shared parking area
      i. The association shall serve as the responsible party for submitting all formal Site Plan applications to the City for:

         (a.) New developments or site approvals;

         (b.) Amendments to approved Site Plans; and

         (c.) Any proposed modifications to the Shared Parking Arrangement.
      ii. The association shall notify all current and prospective property owners within the shared parking area of any changes to the approved Site Plan or Shared Parking Agreement.

Table 3.18.2.B: Shared Off-Street Parking	
Activity	**Number of Spaces Required**
Office or Administrative Area	1 per 400 square feet
Indoor Sales Area	1 per 400 square feet
Outdoor Sales or Display Area (3,000 square feet or less)	1-3,000 sf/ 1 per 750 square feet 3,001+ sf/ 1 per 2,000 sf
Outdoor Sales or Display Area (over 3,000 square feet)	
Motor Vehicles/Equipment Sales	1 per 2,000 square feet
Other Sales/Display	1 per 1,000 square feet
Vehicle Service	2.5 per 1,000 square feet

C. Variable Off-Street Parking

1. Certain uses listed in **Table 3.18.2.A: Off-Street Parking** have variable parking and loading demands, making it impractical to define a single off-street parking or loading standard.
2. Upon receiving a development application for a use subject to variable parking and loading requirements, the Zoning Administrator or their individual designee shall apply the off-street parking and loading standard specified for the listed use that is deemed most similar to the proposed use or establish minimum off-street parking requirements on the basis of a parking demand study prepared by the applicant consistent with the requirements in **subsection 3.18.2.D**, below.

D. Parking Demand Flexibility

1. This subsection establishes an administrative process that permits flexible adjustment of off-street parking requirements across all use categories to ensure that parking supply aligns with evolving mobility patterns, user behaviors, and development contexts over time.
2. The intent is to provide a forward-compatible framework that accommodates technological advancement, multimodal transportation, and changing parking demand while ensuring adequate parking to support the site's normal day-to-day operations in a safe and efficient manner.
3. The Zoning Administrator or their individual designee may approve modifications to the minimum parking requirements established in this Section provided that sufficient justification is submitted to demonstrate that the proposed parking supply is appropriate for the intended use, site design, and operational characteristics.
4. Required materials
   a. A narrative describing the nature of the proposed adjustment, including the number of spaces requested and the rationale for the modification.
   b. A parking plan identifying the proposed number, layout, and location of all off-street spaces.

c. Supporting documentation or studies as described in **subsection 3.18.2.D.5**, including:
    i. Identification of any shared parking arrangements, mobility programs, or alternative transportation strategies proposed to offset demand.
d. A summary table showing the required parking per this Section, the proposed parking, and the resulting percentage change.

5. Justification methods
    a. Parking adjustments may be supported by one (1) or more of the following methods, either independently or in combination:
        i. Parking Demand Study
            (a.) A formal analysis prepared by a qualified professional that evaluates anticipated parking utilization based on comparable sites, observed demand patterns, and industry standards.
        ii. Empirical or Industry Data
            (a.) Reference to relevant case studies, peer community data, or research demonstrating similar parking utilization for comparable land uses.
        iii. Observed Utilization Rates
            (a.) Data gathered from existing onsite or nearby facilities that show actual demand under typical operating conditions.
        iv. Contextual Factors
            (a.) The site's proximity to transit facilities, walkable mixed-use areas, or shared parking arrangements that reduce onsite demand. Refer to **subsection 3.18.2.B** for more information on shared parking.
        v. Mobility Strategies
            (a.) Demonstrated programs, infrastructure, or technologies that reduce single-occupancy trips and support alternative or emerging modes of transportation, including but not limited to carpool and EV-preferred spaces, micro-mobility hubs, bicycle facilities, pedestrian-oriented design, shared vehicle programs, accommodations for autonomous or connected vehicles, and future mobility technologies as they evolve.
        vi. Technological Trends
            (a.) Anticipated or observed impacts from emerging technologies such as autonomous vehicles, shared fleets, or mobility-as-a-service.
        vii. Operational Characteristics
            (a.) Unique aspects of the proposed use, such as employment density, business model, or hours of operation that substantively alter parking demand.

6. Review and approval
    a. The Zoning Administrator or their individual designee may approve, approve with conditions, or deny the proposed modification. Refer to **Section 3.2.3: Appeals** for more information on appealing a decision of the Zoning Administrator or their individual designee.

b. Approved reductions shall provide for adequate parking under normal operating conditions and incorporate strategies to monitor and mitigate potential overflow parking on adjacent public ROW or private properties as conditions evolve.

c. The City may require periodic monitoring or reporting to confirm that the parking demand aligns with the approved justification and to adjust requirements if conditions change.

3.18.3 Park Amenity Parking

A. Cascade Park Type B and Cascade Park Type C parks that are less than four (4) acres in size are not required to provide off-street parking.

1. Off-street parking is recommended for any Cascade Park Type B park larger than five (5) acres and is required for any Cascade Park Type B park larger than eight (8) acres.
2. All Cascade Park Type A parks and Regional Trailheads are required to provide off-street parking.

B. Parks and Regional Trailheads that are required to provide off-street parking may include on-street parking from adjacent streets toward the required total, provided that it does not reduce or interfere with the required parking for neighboring uses.

C. Park Amenity Parking shall comply with the Standards and Guidelines outlined in **Table 3.18.3.C: Park Amenity Parking**.

Table 3.18.3.C: Park Amenity Parking

Amenity	Number of Spaces Recommended
Multi-Use Sports Fields:	Minimum of 30 spaces per field, however 60 spaces per field is recommended.
Basketball, Volleyball Courts:	9 spaces per full-court, 6 spaces per half-court
Tennis, Racquetball courts:	3 spaces per court
Swimming Pools:	1 space per 60 square feet of deck area. -or- 1 space per 3 persons permitted capacity
Recreation, Multi-Use Center:	1 space per 150 square feet
Active-Use Park Acres:	5-7 spaces per acre of active use

D. An applicant may conduct a parking study in accordance with **Section 3.18.2.D: Parking Demand Flexibility** if they determine that applying the Standards outlined in **Table 3.18.2.A: Off-Street Parking** or **Table 3.18.2.B: Shared Off-Street Parking** would result in an excessive or insufficient amount of parking based on the proposed use. The study shall be reviewed by the Zoning Administrator or their individual designee.

E. Where feasible, trees should be incorporated into parking lots to provide shade and improve user comfort.

F. Interior park roads should be designed to reduce vehicle speeds using methods such as curvilinear layouts, speed humps, speed tables, and bump outs.

G. Pedestrian and bicycle routes should be clearly marked and, where possible, separated from roadways to enhance safety and circulation.

3.18.4 Computation of Parking and Loading Requirements

A. Fractions

1. If the calculation of required parking spaces results in a fractional number, any fraction greater than five tenths (0.5) shall be rounded up to the next whole number.

B. Multiple Uses

1. Developments with two (2) or more uses shall provide parking and loading spaces equal to the combined total of the requirements for each use, unless modified under **Section 3.18.7: Parking Alternatives**.

C. Area Measurements

1. Unless stated otherwise, all square footage-based parking and loading requirements shall be calculated based on the gross floor area of the use. Structured parking within a building shall not be included in this calculation.

D. Computation of Off-Street Parking

1. Required off-street loading spaces shall not count toward the calculation of required off-street parking spaces.

E. Parking for Unlisted Uses

1. If a use is not specifically listed in **Table 3.18.2.A: Off-Street Parking** and **Table 3.18.2.B: Shared Off-Street Parking**, the Zoning Administrator or their individual designee shall determine the parking requirements based on the closest comparable use and the anticipated parking demand and trip generation characteristics of the proposed use.

2. Alternatively, the Zoning Administrator or their individual designee may require a Parking Demand Study that provides justified parking demand estimates based on recommendations from the ITE and/or the Urban Land Institute ("ULI"). The study should include reliable data from similar or comparable uses, considering factors such as density, scale, bulk, area, type of activity, and location.

3.18.5 Dedicated Spaces for Alternative Energy Vehicles and Carpooling

All developments required to provide twenty (20) or more off-street parking spaces shall reserve at least five (5) percent of the required parking spaces for the following purposes:

A. Reserved spaces shall be designated for the exclusive use of hybrid vehicles, alternative energy vehicles, compact cars, or carpool vehicles.

B. Installing electric vehicle charging stations is strongly encouraged in both multi-family and non-residential developments.

3.18.6 Off-Street Loading Requirements

A. Spaces Required

1. Off-street loading spaces shall be provided based on the minimum requirements outlined in the **Table 3.18.6: Off-Street Loading Requirements**.

Table 3.18.6: Off-Street Loading Requirements

Use Type (Size)	Loading Spaces Required
Public/Institutional, Commercial and Industrial Uses	
Under 15,000 square feet	None
15,000–49,999 square feet	1
50,000+	2
Household Living Uses	
Under 50 units	None
50+ units	1

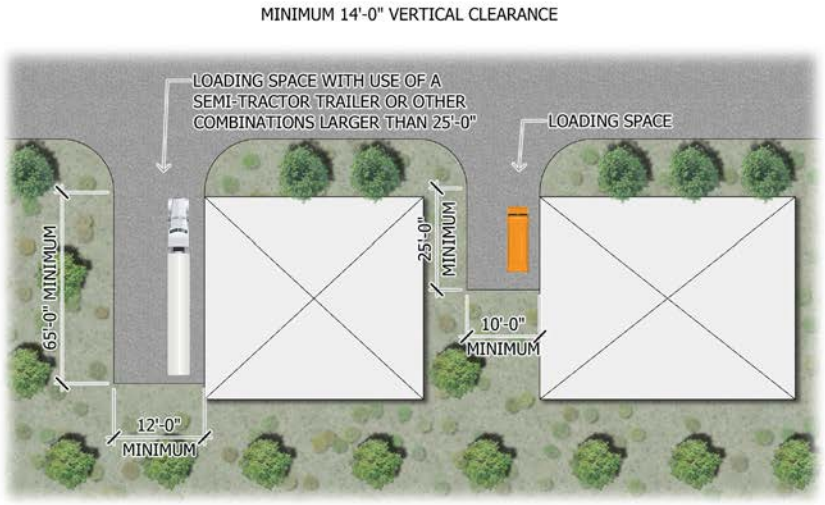
B. Design

1. Off-Street Loading Space Size

a. Off-street loading spaces (excluding maneuvering areas) shall have a minimum size of ten (10) feet in width and twenty-five (25) feet in length. If loading involves semi-tractor trailer combinations or vehicles longer than twenty-five (25) feet, the loading space must measure at least twelve (12) feet in width and sixty-five (65) feet in length. Refer to **Figure 3.18.6.B.1: Off-Street Loading Spaces Size** for additional guidance.

b. A minimum vertical clearance of fourteen (14) feet shall be maintained. The Zoning Administrator or their individual designee may approve an equivalent amount of loading zone or dock space to satisfy the off-street loading requirements.

Figure 3.18.6.B.1: Off-Street Loading Spaces Size



2. Surfacing and Maintenance
   a. Loading areas and access drives shall be paved and maintained with concrete, asphalt, or a similar durable material that is designed to withstand the expected traffic volume and vehicle weight.

C. Location

1. Off-street loading facilities required under this PAD shall be located on the same lot or parcel as the structure they are intended to serve. Off-street loading spaces shall not be counted toward meeting the off-street parking requirements.
2. Loading and unloading of goods from a collector or arterial street is prohibited at all times.
3. Vehicles being loaded or unloaded shall not extend into the ROW of a collector or arterial street.
4. If a site is adjoining an alley, the required loading space must have direct access from the alley.
5. Required loading spaces must allow access without requiring trucks to back across a collector or arterial street property line, unless it is impractical to provide a turnaround space.
6. A loading space shall not obstruct or reduce the width of a required access aisle or driveway.
7. A loading space in use must not block or interfere with access to any required parking space.
8. Whenever possible, loading areas shall be located at the rear of a site or positioned to minimize visibility and disturbance to neighboring residential areas.

D. Setbacks and Screening

1. Loading areas shall not be placed within a required setback.
2. Exterior loading areas must be enclosed on three (3) sides using a building in combination with a decorative screen wall with a minimum height of eight (8) feet. A landscape tract at least five (5) feet wide shall be installed next to the screen wall.

E. Signs

1. Property owners may install and maintain loading signs with approval from the Zoning Administrator or their individual designee. These signs shall not count toward the total permitted advertising sign area. Refer to **Section 3.19: Signage Standards and Guidelines** for additional information.

3.18.7 Parking Alternatives

The Zoning Administrator or their individual designee may approve alternatives to the off-street parking requirements outlined in **Section 3.18.2: Off-Street Parking Requirements** if the following Standards and Guidelines are met:

A. Shared Parking

1. The Zoning Administrator or their individual designee may authorize the use of shared parking for developments or businesses with different hours of operation or peak usage times, provided the arrangement meets the following criteria:
   a. Location
      i. Shared parking spaces must be situated within a reasonable distance of the building entrance they are intended to serve.
   b. Shared Parking Study
      i. Applicants seeking to meet off-street parking requirements through shared parking must submit a shared parking analysis that demonstrates the practicality of the shared arrangement. The study must also show that any requested reduction in parking will not cause overflow parking onto adjacent properties.
   c. Agreement for Shared Parking
      i. All parties involved in an agreement for shared parking must provide a written agreement outlining the terms of joint use. The agreement for shared parking must be reviewed and approved by the Zoning Administrator or their individual designee for both form and content.
      ii. The Zoning Administrator or their individual designee may establish conditions of approval to ensure that parking remains sufficient for all properties involved in the agreement for shared parking. The agreement for shared parking must be recorded before a building permit is issued for any use served by the shared parking.
      iii. The agreement for shared parking may only be revoked if all required off-street parking spaces are provided in compliance with the Standards and Guidelines outlined in **Section 3.18.2: Off-Street Parking Requirements**.

B. Offsite Parking

1. The Zoning Administrator or their individual designee may approve the location of required offsite parking spaces on a separate lot from the lot on which the principal use is located if the offsite parking complies with all of the following Standards and Guidelines:
   a. Location
      i. Off-site parking may be permitted only upon the issuance of a Special Use Permit or a Temporary Use Permit for special events.
      ii. Off-site parking spaces may not be located more than eight hundred (800) feet from an entrance to a principal use (measured along a radius from the entry point) unless shuttle transportation is provided, in which case the off-site parking may be within a one and a half (1.5) mile radius. Off-site parking spaces shall be connected to the use by acceptable pedestrian facilities, as defined in **Section 3.14: Path and Trail Circulation Standards and Guidelines** and **Section 3.15: Street Standards and Guidelines**.
      iii. Offsite parking spaces may not be separated from the use served by a street ROW with a width of more than one hundred-ten (110) feet, unless a grade-separated pedestrian walkway, a traffic signal, a shuttle bus, or other traffic control is provided.
   b. Development District
      i. Off-site parking areas must have a Development District that is either the same as or more intensive than the Development District applicable to the primary use being served.
2. Control of Site
   a. Required parking spaces for residential uses must be located on adjacent roadways or within a tract that is commonly owned by all property owners using the tract.
3. Ineligible Activities
   a. Parking spaces designated for persons with disabilities must be provided on-site and may not be located off-site.
4. Agreement for Off-site Parking
   a. If the off-site parking area is not owned by the same party as the principal use, a written agreement between the recorded owners shall be required.
   b. A certified copy of the agreement between the property owners must be submitted to the City for recording in a format approved by the City Attorney.
   c. The agreement must be recorded before the issuance of a building permit or a certificate of occupancy for any use relying on the off-site parking area.
   d. If the off-site parking agreement is terminated, all required off-street parking spaces shall be provided in compliance with the requirements of **Section 3.18: Parking Standards and Guidelines**.
   e. If off-site parking is no longer available, the use shall not continue unless alternative parking facilities are provided. The Zoning Administrator or their individual designee must be notified at least sixty (60) days before the termination of a lease or agreement for off-site parking.

C. Structured Parking

1. Maximum Parking Waiver
   a. If at least seventy-five (75) percent of the parking required for a use is provided in a structured parking facility, the maximum parking limit does not apply to that structure.
2. Credit for Nearby Public Structured Parking
   a. Parking spaces in public parking structures located within one thousand (1,000) feet of the use may be counted toward the total required off-street parking.
3. Floor Area Bonus for Structured Parking Non-Residential and Mixed-Use Development Districts
   a. A floor area bonus shall be awarded for underground parking structures in non-residential and mixed-use Development Districts at a rate of three (3) square feet of additional floor area for each square foot of underground structured parking.
   b. A floor area bonus shall be awarded for above-ground parking in structured facilities within non-residential and mixed-use Development Districts at a rate of two (2) square feet of additional floor area for each square foot of structured parking.
4. Height of Parking Structure
   a. The height of a parking structure shall not exceed the height of the principal building it serves. If a principal building does not exist, the parking structure height shall be limited to the maximum building height permitted in the Development District where it is located.

D. Sites in Mixed Use Development Districts

1. In mixed-use Development Districts, the total off-street parking requirement shall be the combined total for each use, calculated separately, but subject to the following modifications:
   a. A fifteen (15) percent reduction in parking requirements may be applied to reflect the lower automobile use typical of mixed-use Development Districts.
   b. A fifteen (15) percent reduction in parking requirements may be permitted for multi-family residential dwelling units located within one thousand three hundred twenty (1,320) feet, or approximately a five (5) minute walk, of a transit stop.
   c. For non-residential uses, the minimum parking requirement may be reduced by twenty (20) percent if the use includes a transit stop or is located within five hundred (500) feet of a transit stop that meets the City's minimum design standards.
   d. The Zoning Administrator or their individual designee may approve a further reduction in the total number of parking spaces required if a parking evaluation prepared by the applicant demonstrates that a reduction is appropriate based on the expected parking demand, the availability of mass transit, and other relevant factors. The evaluation must be submitted in a format acceptable to the Zoning Administrator or their individual designee.

E. On-Street Parking

1. On-street parking spaces located within the ROW along the property line (between the lot lines of the site) may be counted toward the minimum off-street parking requirements if a parking study confirms that the existing spaces are available for use.

F. District Parking

1. The minimum off-street parking requirements may be waived or reduced for properties located within a public parking district or local improvement district that offers shared district-wide parking facilities, provided the projected parking demand is adequately addressed by the district-wide facility.

G. Stacked, Tandem, and Valet Parking

1. Stacked, tandem, or valet parking for non-residential uses is permitted if an attendant is present to manage vehicle movement. Additionally, a guarantee acceptable to the City must be submitted, ensuring that a valet parking attendant will be on duty whenever the parking lot is in operation.

3.18.8 Dimensions of Parking Spaces

A. Angled Parking Dimensions

1. The parking configurations outlined in **Table 3.18.8.A: Angled Parking Dimensions shall** apply to all required off-street angled parking.

Table 3.18.8.A: Angled Parking Dimensions

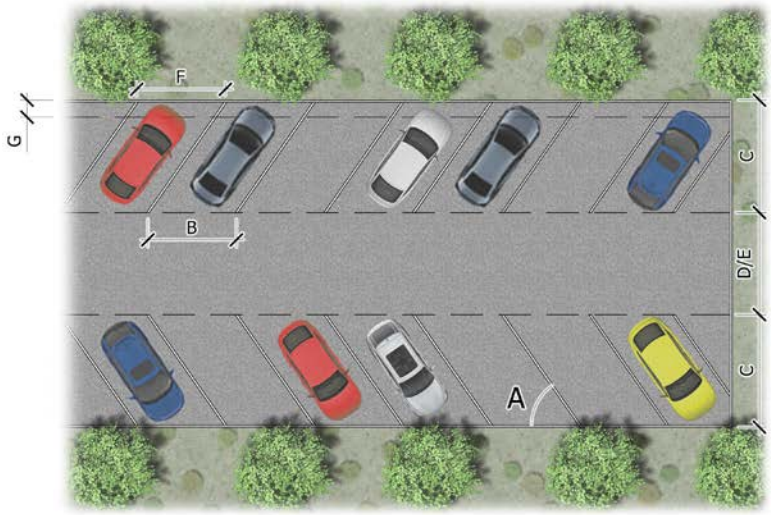
A	B	C	D	E	F	G
Parking Angle	**Stall Width**	**Stall to Curb**	**Aisle Width 1-way**	**Aisle Width 2-way**	**Curb Length**	**Overhang**
Parallel	9.0	9.0	12.0	24	23.0	0
45°	9.0	20.5	12.0	24	12.7	1.4
60°	9.0	21.8	18.0	24	10.4	1.7
90°	9.0	20.0	24.0	24	9.0	2.0

NOTES: All dimensions are to the nearest tenth of a foot.
Aisles designated as fire lanes may require additional width as determined by the City.

B. Calculation of Parking Space Dimensions

1. The spatial layout and dimensions listed in **Table 3.18.8.A: Angled Parking Dimensions** shall be calculated as shown in the corresponding diagram.

Figure 3.18.8.B Spatial Relationships of Parking



3.18.9 Parking Lot Design Standards

A. Surface

1. All parking areas, driveways, and primary access points to parking facilities shall be surfaced with asphalt, concrete, or other similar durable materials, unless otherwise approved.
2. Accent paving is recommended to highlight pedestrian linkages, which shall comply with **Section 3.14: Path and Trail Circulation Standards and Guidelines**.

B. Design and Maintenance

1. All parking areas shall be designed, constructed, and drained in accordance with City ordinances and regulations to ensure proper functionality and compliance.
2. To control dust and drainage issues, parking areas shall be constructed using dust-free materials in accordance with City standards.
3. All parking spaces shall be permanently marked for clarity and consistency.
4. Parking facilities shall be regularly maintained in accordance with the approved site or subdivision plan and kept free of litter and debris at all times.

C. Circulation Area Design

1. Circulation areas shall be designed to allow for the safe and efficient movement of vehicles without creating hazards for pedestrians or disrupting the functionality of the parking area.
2. Parking lots accommodating ten (10) or more vehicles must maintain a continuous traffic flow without dead ends and ensure safe access to public streets. Refer to **Figure 3.18.9.C: Example Circulation Area Design** for additional guidance.

Figure 3.18.9.C: Example Circulation Area Design



D. Buffering and Screening; Location of Lot

1. Parking areas shall be located at least ten (10) feet from buildings to accommodate sidewalks, landscape, and other plantings between the parking area and the building. For warehousing buildings, this setback may be removed at the rear of the building in areas designed for loading and unloading.
2. At least fifty (50) percent of the parking shall be positioned at the rear or side of buildings that face public streets to reduce visibility. Refer to **Figure 3.18.9.D: Example of Parking Located to Side** for an example of side parking configuration. No more than one (1) two-sided bay of nose-in parking should be located between the building and the street.

Figure 3.18.9.D: Example of Parking Located to Side



E. Parking Area Layout

1. Surface parking areas shall be divided into sub-areas that accommodate no more than two hundred fifty (250) vehicles each.
2. Each sub-area shall be separated by a landscape feature that is at least fifteen (15) feet wide and includes pedestrian walkways and shade elements.
3. This layout is intended to reduce the visual impact of large parking areas, often referred to as a sea of parking, and encourage the placement of the majority of off-street parking at the side or rear of the buildings being served.

F. Parking Lot Landscape

1. The perimeter and interior of parking lots shall provide landscape areas in accordance with **Section 3.16.2.4.1: Landscape Inside Parking Areas**.

G. Parking for Single-Family Residential Dwelling Units

1. The PAD requires two (2) parking spaces for each single-family residential dwelling unit. One (1) of these spaces may be satisfied by an on-street parking lane along the lot's street frontage, where the applicable street section is designed to accommodate on-street parking in accordance with **Table 3.15: Street Standards**, with the additional requirement fulfilled by a driveway or garage/carport.
2. Driveway and garage/carport access from interior block alleys is preferred.

H. Shared Access

1. Parking lots shall share access drives with adjacent properties that have similar land uses. If requested by the City, a cross-access easement shall be established to ensure shared access.

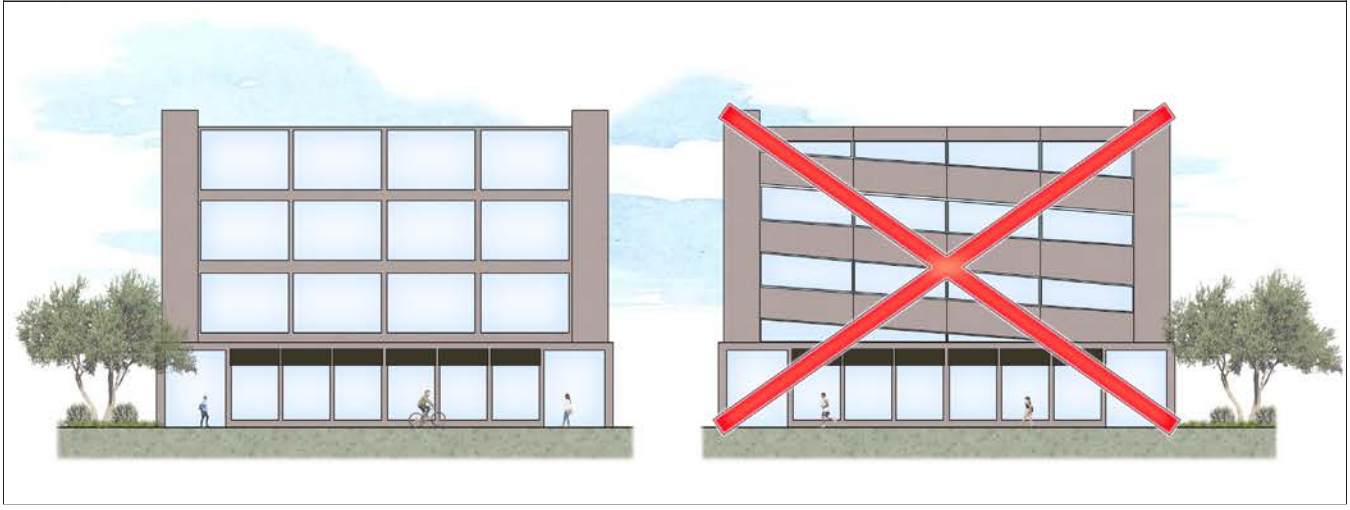
I. Lighting and Maintenance

1. All parking area lighting shall comply with the City's applicable lighting standards and provide sufficient illumination to ensure safety for nighttime use. Parking areas should also promote security while minimizing visual clutter from signage and equipment. For additional requirements, refer to **Section 3.20: Lighting Standards and Guidelines**.

J. Parking Structures

1. Parking structures facing a public street or public pedestrian walkway must dedicate at least fifty (50) percent of the frontage at street level to active uses (other than parking), such as retail storefronts, entry lobbies, or public art.
2. Internal circulation and parking levels shall be configured so that a horizontal plane (rather than a sloped surface) faces the public street. Refer to **Figure 3.18.9.J: Parking Garage Design** for guidance.
3. Parking structures shall reflect a similar level of architectural detail and use high-quality materials consistent with the design of the primary building.

Figure 3.18.9.J: Parking Garage Design



3.18.10 Drive-Through Facilities Circulation and Stacking

In addition to complying with the off-street parking requirements outlined in this Section, drive-through facilities shall meet the following minimum stacking space Standards and Guidelines:

A. Required Drive-Through Stacking Spaces

1. Uses with drive-through facilities must provide the minimum number of stacking spaces as specified in **Table 3.18.10.A Required Drive Through Spaces**.
2. The minimum stacking spaces specified in **Table 3.18.10.A: Required Drive Through Spaces** shall be justified through a drive-through queueing study provided for each drive-through business, either as part of the applicable TIA or TIS. Additional stacking spaces shall be provided where warranted by the queueing study.

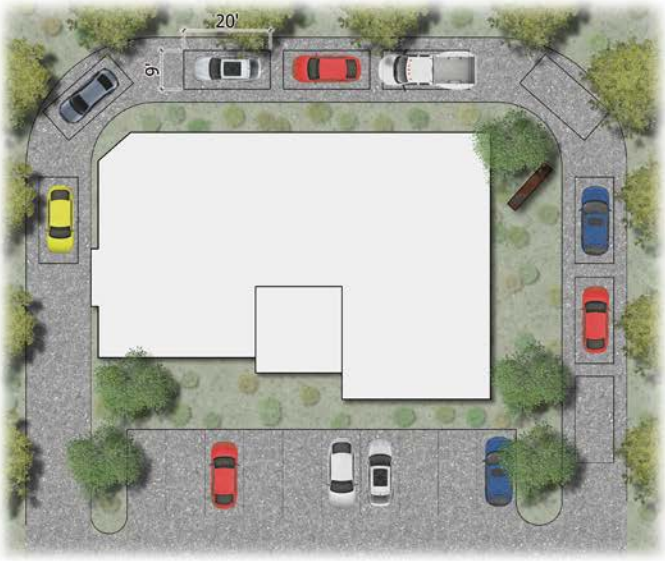
Table 3.18.10.A Stacking Spaces for Drive-Through Uses

Type of Use	Minimum Stacking Spaces	Measured From
Financial institution, Teller Lane, or ATM	3	From entry of drive-through to the center of teller window or ATM
Car wash, Automatic	4	From entry of drive-through to the bay entrance
Car Wash, Full-Service	4	From entry of drive-through to the bay entrance
Car Wash, Self-Service	3	From entry of drive-through to the bay entrance
Pharmacy	4	From entry of drive-through to the center of pharmacist window
Oil Change Facility	3	From entry of drive-through to the bay entrance
All Other Uses	Determined by a stacking study	

B. Restaurant Drive-Through Standards

1. Restaurant drive-through facilities shall provide a minimum of eight (8) stacking spaces, each measuring at least nine (9) feet by twenty (20) feet.
   a. A minimum of four (4) spaces shall be located between the street and the order box.
   b. A minimum of four (4) spaces shall be located between the order box and the pick-up window.
   c. Refer to **Figure 3.18.10.B: Restaurant Stacking Spaces** for stacking layout guidance.

Figure 3.18.10.B: Restaurant Stacking Spaces



C. Drive-through circulation and stacking study

1. The required drive-through queuing study shall be signed and sealed by a licensed professional civil engineer and shall determine the appropriate number of stacking spaces for the proposed use.
2. If required, the stacking study shall include, at a minimum:
   a. Description of onsite operations
      i. Hours of business operation;
      ii. Method of customer order placement and processing;
      iii. Peak demand periods;
      iv. Average service time per customer; and
      v. Measures for attenuating sound from external operations to adjacent properties.

b. Description of onsite traffic activity
    i. Anticipated customer arrival rates;
    ii. Traffic counts from a minimum of two (2) similar businesses during peak hours of operation.
        (a.) Where two (2) similar businesses are not available, fewer traffic counts may be provided with approval by the City Traffic Engineer or their individual designee.
    iii. Estimate vehicular stacking demand;
    iv. Onsite circulation plans identifying site access points, stacking locations and lengths, and circulation patterns;
    v. Mitigation strategies to prevent stacking from blocking internal drives or extending onto public roadways; and
    vi. Evaluation of uses within one thousand two hundred (1,200) feet of the proposed development to identify cumulative traffic impacts and associated mitigation effects.
c. Other information
    i. Any additional information deemed necessary by the Zoning Administrator or their individual designee or the City Engineer or their individual designee to evaluate traffic circulation and stacking adequacy.

3.18.11 Bicycle Parking Standards

A. Bicycle parking shall be required for all new development, parks, and for building expansions that increase the floor area of an existing structure by ten (10) percent or more.
    1. Single-family homes, duplexes, and multi-family dwelling units with fewer than four (4) dwelling units are exempt from this requirement.

B. Number and Location of Spaces
    1. Projects expected to generate visitor activity shall provide permanently installed bicycle racks within one hundred (100) feet of the visitor's entrance. To promote safety, visibility, and convenience, bicycle racks shall be placed along active frontages where they are visible from the street or visitor parking areas and shall be located in shaded or partially shaded areas.
        a. If the required bicycle racks are not visible from the street or the building entrance, signage shall be posted at the entrance directing visitors to the bicycle parking location.
    2. The total capacity of required bicycle racks shall equal five (5) percent of the number of required motor vehicle parking spaces.
        a. At least one (1) bicycle rack with capacity for two (2) bicycles shall be provided in all cases.

C. Design and Dimensional Requirements

1. Bicycle parking spaces, whether short-term or long-term, shall measure no less than two (2) feet in width by six (6) feet in length.
2. A minimum clearance of two (2) feet shall be maintained between bicycle parking spaces and any adjacent wall, column, landscape, street furniture, drive aisles, or pedestrian walkways.
3. All bicycle racks shall be securely anchored.
4. Rack design and finish shall be compatible with the architectural character of the nearest building.

D. Consideration for Parking Flexibility

1. Developments that include enhanced facilities, such as additional bicycle parking, storage, or commuter facilities, such as covered or secure bicycle racks, lockers, or on-site shower/changing amenities, may request a reduction in the total number of required vehicle parking spaces.
2. Any request for a parking reduction shall be reviewed and approved by both the applicable ARC and the Zoning Administrator or their individual designee.
3. A reduction may be approved if the applicant demonstrates that the proposed parking configuration supports multi-modal transportation objectives and does not result in circulation or operational conflicts.

3.19 Signage Standards and Guidelines

Signage serves an important function in establishing a sense of arrival and enhancing wayfinding for both vehicles and pedestrians. These Standards and Guidelines govern the design, construction, and placement of signs to maintain the community's visual character and ensure that signage is both functional and integrated with the surrounding environment.

The Standards and Guidelines are intended to:

A. Ensure signage contributes to the overall character, development patterns, and design vision of The Cascade and its neighborhoods;

B. Balance private signage needs and business visibility with the community's aesthetic and functional goals;

C. Safeguard public safety by limiting distractions and visual clutter that could reduce awareness for drivers or pedestrians;

D. Reduce risks of damage, injury, or visual deterioration caused by signs that are improperly built or not adequately maintained;

E. Improve the visual quality of streetscapes and reinforce community identity, supporting long-term property values, economic vitality, and quality of life;

F. Establish clear, enforceable criteria that allow for consistent review and compliance;

G. Protect the right to free expression by providing for both commercial and non-commercial signage; and

H. Advance the health, safety, and general welfare of all residents, visitors, and businesses within The Cascade.

3.19.1 City Code Modifications

This Section establishes Standards and Guidelines for the design, construction, and use of signage throughout the development Site. **Section 3.19: Signage Standards and Guidelines** replaces Chapter 7, Article 5, Subsection 5.12: Signs of the Code and shall serve as the controlling standard for all signage within the Site.

3.19.2 Interpretation

A. The Zoning Administrator or their individual designee shall be responsible for interpreting the Sign Standards.

B. Decisions regarding the interpretation made by the Zoning Administrator or their individual designee may be appealed in accordance with **Section 3.2.3: Appeals**.

3.19.3 Scope and Applicability

The sign Standards and Guidelines shall apply to the installation, construction, modification, use, location, and maintenance of all regulated sign types within the Site.

3.19.4 Measuring Signs

3.19.4.1 Calculating Sign Area

The sign area shall be calculated as the total of the smallest rectangles that encompass the sign's typeface, logo, and associated artwork.

A. Signs with Multiple Components
    1. For signs with multiple components (e.g., a service station identification and price sign combination on a monument base or mounted on the same surface), the sign area shall be measured as the sum of the smallest rectangles surrounding the individual components, including typeface, logo, and associated artwork.

B. Signs on a Background Panel
    1. When a sign is mounted, affixed, or applied to a background panel, or to a surface that is distinctly painted, textured, or constructed, the sign area shall be calculated as the combined area of the smallest rectangle(s) that enclose both the sign copy and the background surface.

C. Signs with Individual Letters

1. For signs consisting of individual letters and/or graphics mounted on a wall, fascia, mansard, parapet, or other building surface that is not typically painted, textured, or constructed as a background panel, the sign area shall be calculated as the sum of the smallest rectangle(s) needed to enclose each word and graphic, excluding the ascenders and descenders of lowercase letters, as illustrated in **Figure 3.19.4.1.C: Signs with Individual Letters**. To encourage the use of individual letters, the total sign area for such installations shall be counted at seventy-five (75) percent of the enclosing area, thereby permitting a greater overall sign size.

Figure 3.19.4.1.C: Signs with Individual Letters



D. Signs on an Illuminated Surface

1. When a sign is mounted, affixed, or applied to an illuminated surface or illuminated element of a building or structure, the sign area shall be calculated as the full extent of the illuminated surface or element containing the sign copy, as illustrated in **Figure 3.19.4.1.D: Signs on Illuminated Surfaces**.

Figure 3.19.4.1.D: Signs on Illuminated Surfaces



E. Irregularly Shaped Signs

1. For irregularly shaped signs, the sign area shall be calculated by dividing the shape into component squares, rectangles, triangles, circles, or arcs, as illustrated in **Figure 3.19.4.1.E: Irregularly Shaped Signs**.

Figure 3.19.4.1.E: Irregularly Shaped Signs

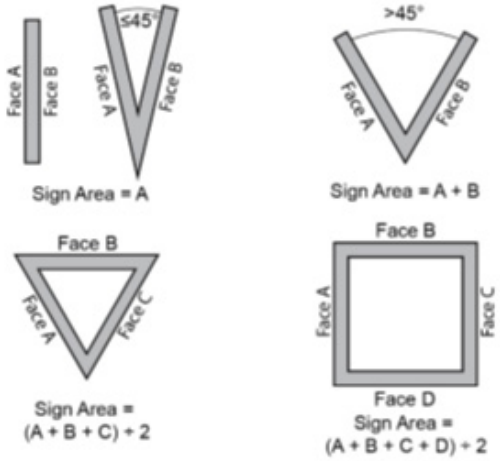


F. For signs that are integrated into or constructed as part of a wall, building fascia, fence, or other structure, regardless of whether the sign matches the color, texture, or material of the structure, the sign area shall be measured as the sum of the smallest rectangles enclosing the typeface, logo, and associated artwork.

G. Multi-Face Signs

1. The sign area for multi-faced signs, as illustrated in **Figure 3.19.4.1.G: Defining Sign Area**, shall be calculated as follows:
   a. Single face: The sign area shall be the area of the single face only;
   b. Two (2) faces:
      i. If the interior angle between two (2) faces is forty-five (45) degrees or less and the faces are spaced less than forty-two (42) inches apart, the sign area shall be calculated using only one (1) face. When the angle between two (2) sign faces exceeds forty-five (45) degrees, the total sign area shall be the combined area of both faces.

Figure 3.19.4.1.G: Defining Sign Area



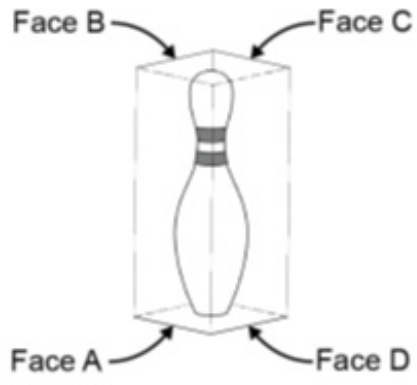
   c. For signs with three (3) or more faces, the sign area shall be calculated as the combined total of all faces.

2. Architectural embellishments (such as decorative elements) shall not be included in the calculation of sign area.

H. Spherical, Free-Form, or Sculptural Signs

1. The sign area is calculated by enclosing the longest dimension of the sign with four (4) equal-length lines and the shortest dimension within at least two (2) equal-length lines, thereby forming a cuboid. The sign area is then determined as fifty (50) percent of the combined surface areas defined by the four equal-length lines of the cuboid, as illustrated in **Figure 3.19.4.1.H: Spherical, Free-Form, or Sculptural Signs**.

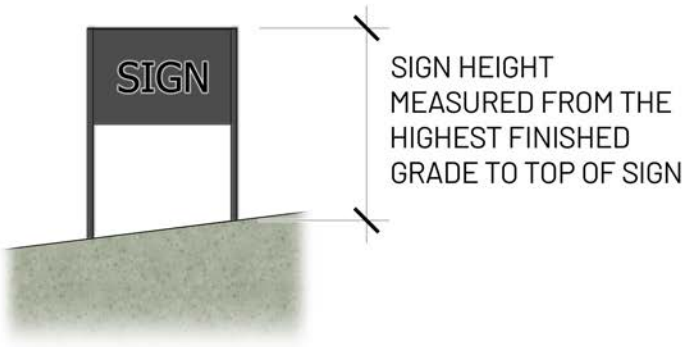
Figure 3.19.4.1.H: Spherical, Free-Form, or Sculptural Signs



3.19.4.2 Calculating Freestanding Sign Height

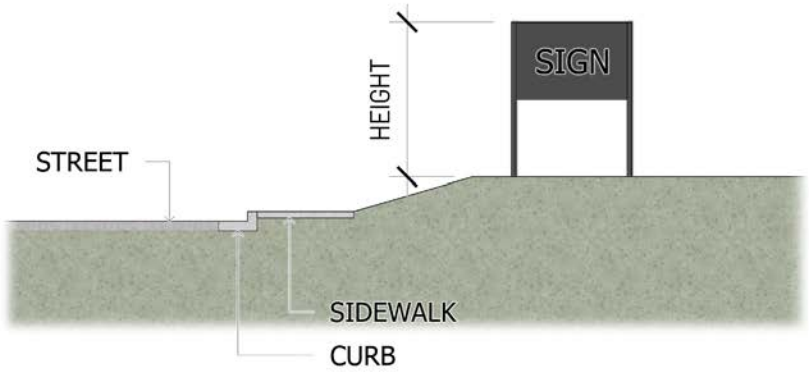
A. The height of a freestanding sign shall be measured as the vertical distance from the highest finished grade at the sign's base to its uppermost point. Refer to **Figure 3.19.4.2.A: Calculating Sign Height**.

Figure 3.19.4.2.A: Calculating Sign Height



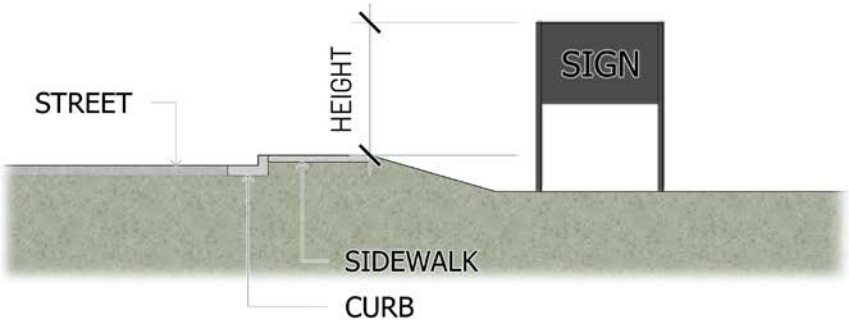
B. When the natural grade at the base of the freestanding sign exceeds the finished grade of the nearest adjacent roadway, the sign height shall be measured from the sign base. See **Figure 3.19.4.2.B: Freestanding Signs Higher than Adjacent Finished Grade**.

Figure 3.19.4.2.B: Freestanding Signs Higher than Adjacent Finished Grade



C. When the natural grade at the base of a freestanding sign is lower than the finished grade of the adjoining roadway, the sign height shall be measured from the top-of-curb elevation. See **Figure 3.19.4.2.C: Freestanding Signs Lower than Adjacent Finished Grade**.

Figure 3.19.4.2.C: Freestanding Signs Lower than Adjacent Finished Grade



3.19.4.3 Calculating the Height of Building Mounted Signs

The height of a building mounted sign shall be measured as the vertical distance from the finished grade at the base of the wall where the sign is attached to the highest point of the sign, as illustrated in **Figure 3.19.4.3: Building Mounted Sign Height**.

Figure 3.19.4.3: Building Mounted Sign Height



3.19.5 Exempt Signs

The following signs are exempt from these regulations:

A. Any sign that is not visible from the public ROW or from any location off the property on which it is installed shall not be classified as a sign for the purposes of this PAD. Such elements shall require permitting only for structural integrity, wind load compliance, or other applicable building safety standards.

B. Government and Public Facility Signs

1. Signs installed or required by federal, state, county, or municipal agencies to protect public health, safety, or welfare, including but not limited to:
   a. Address numbers and letters required to facilitate emergency response;
   b. Official traffic control and emergency response signs and devices;
   c. Hazard and warning signs identifying dangerous conditions;
   d. Directional and wayfinding signs guiding the public to points of interest and/or public facilities; and
   e. Signs identifying the location of City-owned facilities and operations.

C. Accessory Signs

1. Accessory signs are permitted in non-residential and mixed-use Development Districts only, subject to the following Standards and Guidelines:
   a. May be building mounted or freestanding, and may be non-illuminated, internally illuminated, or externally illuminated;
   b. Maximum sign area shall not exceed twelve (12) square feet, with a maximum height of six (6) feet;
   c. A maximum of two (2) signs is permitted per building or driveway entrance, unless the sign is not visible from the public ROW;
   d. Accessory sign area is excluded from the total permitted sign area for building mounted or freestanding signs.

D. Incidental Signs

1. Incidental non-commercial signage, including hours of operation, “open” or “closed” signs, and logos, are permitted up to the following maximum sign areas:
   a. Three (3) square feet in single-family residential Development Districts; and
   b. Six (6) square feet in all other Development Districts.

E. Fine Art and Sculpture

1. Works of fine art, sculpture, or depictions of persons, places or events that are non-commercial and not used for commercial identification purposes.

F. Holiday and Seasonal Decorations

1. Temporary, non-commercial decorations or displays related to the celebration of a civic, patriotic, or religious holiday, or season are permitted.
2. Decorations may be displayed for up to sixty (60) days during the relevant season and must be kept in good condition (e.g., free from tears, stains, or fading).
3. Decorations shall not be placed in a way that creates a hazard for pedestrian or vehicular traffic.

G. Historic Plaques and Commemorative Signs

1. Tablets, grave markers, headstones, statuary, or other remembrances of persons or events that are non-commercial in nature.

H. Nameplates and Cornerstones

1. One (1) nameplate sign or cornerstone not exceeding four (4) square feet for residences and businesses.

I. Portable Electronic Signs (Public Use Only)

1. Portable electric signs used for special events are permitted for the City's traffic control notifications and must be properly permitted.

J. Signs not Visible from Public ROW

1. Signage or displays situated completely within a building or courtyard and not discernible from outside;
2. Signs placed on private lots or parcels that cannot be viewed or read from any public ROW.

K. Stadium or Event Venue Signs

1. Signs within a stadium, open-air theater, or arena that are primarily intended to be viewed by patrons within the facility.

L. Temporary Signs for Exterior Sales (Large Lots Only)

1. Temporary signs are permitted on properties that are one (1) acre or greater if placed on the premises where the primary business activity or item display occurs in an open exterior area.
2. Permitted temporary signs include banners, balloons (less than twenty-four [24] inches in diameter), flags, streamers, and pennants.
3. These signs are permitted for a limited duration from Friday through Sunday and on recognized holidays, including one (1) day prior to and one (1) day following the holiday.
4. All temporary signs must comply with the standards outlined in **Section 3.19.7: Permitted Signs and Sign Regulations**.

3.19.6 Prohibited Signs

The following sign types, configurations, and display features are prohibited within the Site unless otherwise expressly authorized in **Section 3.19: Signage Standards and Guidelines**:

A. Prohibited Sign Types and Configurations

1. Wall mounted cabinet signs;
2. Roof-mounted signs of any kind;
3. Digital projection signs, or any sign employing motion picture projection, unless approved through a Comprehensive Sign Plan;
4. Audible signs or any sign emitting sound, odor, smoke, holographic light, or visible matter;
5. Signs determined by the Zoning Administrator or their individual designee to be obscene, indecent, or offensive;
6. Signs that are deemed unsafe by the City Engineer or their individual designee, Building Official, or Chief of Police;
7. Signs installed in violation of these Standards and Guidelines or other applicable City requirements;
8. Signs advertising a prohibited business use, a business no longer in operation, or a product or service no longer offered, except for approved landmark signs;
9. Bandit signs; and
10. Stuffed animals, mannequins, or similar figures used as signage.

B. Prohibited Locations

1. Off-site locations, except where specifically authorized in **Section 3.19.7: Permitted Signs and Sign Regulations** or within a legally recorded access easement and approved through a Signage Permit;
2. Signs in the public ROW or public easement, unless authorized for one (1) of the following:
   a. Signs may not be fastened to public or private infrastructure, including but not limited to utility poles, streetlights, trees, fences, fire hydrants, building access ladders, bridges, curbs, sidewalks, park benches, or comparable features. Exceptions are permitted for official government signage and City-sponsored events when approved by the Zoning Administrator or their individual designee. In addition, signs must not intrude into the horizontal or vertical clearance zones of energized electrical or communication lines as defined by the applicable utility provider;
   b. Within utility easements, unless written authorization is provided by the easement holder;
   c. In locations that block or impair required ingress or egress, including doors, windows, vents, or emergency exits, as required by Building or Fire Code;
   d. Within an SVT at intersections, as defined in the City EDS, Section 6-3;
   e. In locations where they interfere with traffic control devices, or could be mistaken for a regulatory or warning device due to color, shape, or placement;
   f. On pedestrian walkways where less than four (4) feet of clear passage remains;

g. Signs mounted on architectural elements such as dormers, trims, soffits, pilasters, or similar features that are intended to remain unobstructed and contribute to the overall character of the building;

h. Signs attached, painted, or otherwise displayed on fences, poles, posts, or trees that are visible from the public ROW are prohibited unless they meet the exemption criteria in **Section 3.19.5: Exempt Signs**. Permanent signage may be placed on a wall or fence only where monument or post sign do not exist on the property and must not exceed three (3) square feet in size; or

i. Mounted on or attached to fuel tanks, storage containers, or solid waste enclosures, except where required by law (e.g., safety placards or manufacturer labels).

C. Prohibited Display Features

1. Animated signs or devices activated by wind or air movement, including balloon bobbers, streamers, spinners, strings of flags, or similar features;

2. Signs incorporating flashing, blinking, rotating, or strobe lighting, including interior fixtures visible from the exterior that create such effects;

3. Exposed light sources, except for integrated LED strip lighting or approved neon lighting authorized under **Section 3.19.10: Signage Applications and Signage Permits**;

4. Signs illuminated by fluorescent lighting;

5. Rotating or mechanically moving signs;

   a. Traditional barber poles, limited to a maximum of three (3) feet in height and ten (10) inches in diameter, and clocks are exempt from this prohibition;

6. Signs projecting motion picture images, holograms, or visible light patterns into public space, unless specially authorized through a Comprehensive Sign Plan.

D. Vehicle signs

1. Vehicle signs used solely as stationary or freestanding advertising structures are prohibited.

2. Vehicle signage is permitted subject to the following Standards and Guidelines:

   a. Vehicle must remain operable, properly licensed, and actively used in the daily business operation;

   b. Acceptable sign types include permanent paint, wraps, magnetic signs, or adhesive vinyl film applied to vehicle windows; and

   c. Vehicles must be parked in legal spaces and may not be positioned exclusively to function as stationary advertising.

3.19.7 Permitted Signs and Sign Regulations

A. This list of signage types is not exhaustive. Other sign types may be proposed and added to these regulations in accordance with **Section 3.19.10: Signage Applications and Signage Permits**.

B. For sign types with a range of area, height, or quantity, the minimum value shown shall be permitted, and a submittal must be made as outlined in **Section 3.19.10: Signage Applications and Signage Permits**.

C. If an increase over the minimum value is requested and the request falls within the maximum permitted range for area, height, or quantity, the applicant must provide justification for the request along with the submittal materials.

D. The Zoning Administrator or their individual designee shall have the authority to approve, approve with conditions, or deny the request. The decision shall be forwarded to the applicant. If a request is denied, the decision may be appealed in accordance with **Section 3.2.3: Appeals** and **Section 3.19.14: Modifications and Appeals for Signage**.

Table 3.19.7A: Freestanding Sign Types

Primary Monument Sign (Non-Residential and Residential Uses)

Description	A freestanding monument sign used to identify and enhance visibility for residential or non-residential developments. Monument signage under this sign type may be assigned project-specific names or designations, including, but not limited to, Primary Entry Monuments, Neighborhood Entry Monuments, Parcel Entry Monuments, or other similarly functioning monument signage established for the community. Monument signs are also permitted along streets to create a cohesive visual identity and serve as prominent entry or directional markers. Permitted signage is limited to overall community, parcel, neighborhood or development identification and shall not include tenant-specific information. Refer to **Exhibit 3.10.6: Signage Framework Plan** for additional details.	
Sign Specifications	**Non-Residential Uses**	**Residential Uses**
Max. Sign Area [1]	No max area	Three hundred (300) square feet
Permitted Sign Area [1]	One hundred fifty (150) square feet	One hundred fifty (150) square feet
Max. Height [1]	One hundred (100) feet	Thirty-five (35) feet
Permitted Height [1]	Thirty-five (35) feet	Twenty-five (25) feet
Min. Projection	N/A	N/A
Max. Projection	N/A	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, final counts are subject to approval of the ARC	One (1) sign on each side of entry way
Illumination	Internal, external, or backlit, refer to **Section 3.20: Lighting Standards and Guidelines**	Internal, external, or backlit, refer to **Section 3.20: Lighting Standards and Guidelines**
Permit Required	Yes, signage requires a permit reviewed under the AAP.	
Notes	The maximum height for non-residential signs will be determined based on contextual factors such as the surrounding development, visibility needs, and approval from both the City and the ARC.	

Sign Type Example: The examples shown are intended to reflect the general style of signage and are not meant to define the exact character or design. Actual signage must adhere to the Standards and Guidelines outlined in the project's signage regulations.







Secondary Monument Sign (Non-Residential Uses)

Notes:

1. Signs proposed that meet the permitted values shall be approved through the process outlined in **Section 3.19.10: Signage Applications and Signage Permits**. Signs that exceed the permitted sign area, up to the maximum sign area, may be considered through the procedure described in **Section 3.19.14: Modifications and Appeals for Signage**.

2. Signs should be positioned along the desingated street frontage. Lineal footage is calculated separately for each street frontage where the property has frontage.

3. Sign types are defined as set forth in **Appendix A: Definitions** and shall be interpreted in accordance therewith.

Table 3.19.7A: Freestanding Sign Types Continued

Description	A freestanding monument sign located next to a non-residential development.	
Sign Specifications	**Non-Residential Uses**	**Residential Uses**
Permitted Sign Area	One hundred forty-eight (148) square feet	Not Permitted
Permitted Height [1]	Fourteen (14) feet	
Max. Height [1]	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, final counts are subject to approval of the ARC	
Illumination	Internal, external, or backlit, refer to **Section 3.20: Lighting Standards and Guidelines**	
Permit Required	Yes, signage requires a permit reviewed under the AAP.	
Notes	Non-residential standards apply to the entire center or campus where applicable. All Secondary Monument Signs must be positioned at least thirty-five (35) feet away from any other Primary Monument Sign(s).	

Sign Type Example: The examples shown are intended to reflect the general style of signage and are not meant to define the exact character or design. Actual signage must adhere to the Standards and Guidelines outlined in the project's signage regulations.







Notes:

1. Signs proposed that meet the permitted values shall be approved through the process outlined in **Section 3.19.10: Signage Applications and Signage Permits**. Signs that exceed the permitted sign area, up to the maximum sign area, may be considered through the procedure described in **Section 3.19.14: Modifications and Appeals for Signage**.

2. Signs should be positioned along the desingated street frontage. Lineal footage is calculated separately for each street frontage where the property has frontage.

3. Sign types are defined as set forth in **Appendix A: Definitions** and shall be interpreted in accordance therewith.

Table 3.19.7A: Freestanding Sign Types Continued

Description	A freestanding monument sign located next to a non-residential development. Permitted signage is limited to overall community, parcel, or development identification and shall not include tenant-specific information.	
Sign Specifications	**Non-Residential Uses**	**Residential Uses**
Max. Sign Area [1]	One hundred forty-four (144) square feet	Not Permitted
Permitted Sign Area [1]	Ninety six (96) square feet	
Max. Height [1]	Twelve (12) feet	
Min. Projection	N/A	
Max. Projection	N/A	
Max. Quantity	Calculated based on street frontage [2] 0'-450' feet = one(1) sign; 901' feet or greater = one (1) for every three hundred (300) lineal feet, final counts are subject to approval of the ARC	
Illumination	Internal, external, or backlit, refer to **Section 3.20: Lighting Standards and Guidelines**	
Permit Required	Yes, signage requires a permit reviewed under the AAP.	
Notes	Non-residential standards apply to the entire center or campus where applicable. All Monument Signs must be positioned at least thirty-five (35) feet from any other Primary or Secondary Monument Signs within the same center or parcel.	

Sign Type Example: The examples shown are intended to reflect the general style of signage and are not meant to define the exact character or design. Actual signage must adhere to the Standards and Guidelines outlined in the project's signage regulations.





Kiosk

Notes:

1. Signs proposed that meet the permitted values shall be approved through the process outlined in **Section 3.19.10: Signage Applications and Signage Permits**. Signs that exceed the permitted sign area, up to the maximum sign area, may be considered through the procedure described in **Section 3.19.14: Modifications and Appeals for Signage**.

2. Signs should be positioned along the desingated street frontage. Lineal footage is calculated separately for each street frontage where the property has frontage.

3. Sign types are defined as set forth in **Appendix A: Definitions** and shall be interpreted in accordance therewith.

Table 3.19.7A: Freestanding Sign Types Continued

Description	A freestanding sign located within a non-residential development.	
Sign Specifications	**Non-Residential Uses**	**Residential Uses**
Permitted Sign Area	Sixteen (16) square feet	Not Permitted
Min. Height	N/A	
Max. Height	Sixteen (16) 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, refer to **Section 3.20: Lighting Standards and Guidelines**	
Permit Required	None	
Notes	Non-residential standards apply to the entire center or campus where applicable. All Kiosks must be placed within the site and positioned outside of any street frontage landscape areas.	

Sign Type Example: The examples shown are intended to reflect the general style of signage and are not meant to define the exact character or design. Actual signage must adhere to the Standards and Guidelines outlined in the project's signage regulations.





Perimeter Wall Sign

Notes:

1. Signs proposed that meet the permitted values shall be approved through the process outlined in **Section 3.19.10: Signage Applications and Signage Permits**. Signs that exceed the permitted sign area, up to the maximum sign area, may be considered through the procedure described in **Section 3.19.14: Modifications and Appeals for Signage**.

2. Sign types are defined as set forth in **Appendix A: Definitions** and shall be interpreted in accordance therewith.

Table 3.19.7A: Freestanding Sign Types Continued		
Description	A sign mounted on a perimeter wall, including Primary Entry Monuments, Neighborhood Entry Monuments, and Parcel Entry Monuments. Refer to **Exhibit 3.10.6: Signage Master Plan** for additional details.	
Sign Specifications	**Non-Residential Uses**	**Residential Uses**
Permitted Sign Area	Ninety six (96) square feet or less than fifty (50) percent of wall area, whichever is less	One hundred forty four (144) square feet
Min. Height	N/A	N/A
Max. Height	Eight (8) feet or wall height, whichever is less	Twelve (12) feet or wall height, whichever is less
Min. Projection	N/A	N/A
Max. Projection	N/A	N/A
Max. Quantity	One (1) sign on each side of entry way	One (1) sign on each side of entry way
Illumination	Internal, external, or backlit, refer to **Section 3.20: Lighting Standards and Guidelines**	Internal, external, or backlit, refer to **Section 3.20: Lighting Standards and Guidelines**
Permit Required	Yes, signage requires a permit reviewed under the AAP.	
Notes	N/A	

Sign Type Example: The examples shown are intended to reflect the general style of signage and are not meant to define the exact character or design. Actual signage must adhere to the Standards and Guidelines outlined in the project's signage regulations.





Community Wayfinding Signage

Notes:

1. Signs proposed that meet the permitted values shall be approved through the process outlined in **Section 3.19.10: Signage Applications and Signage Permits**. Signs that exceed the permitted sign area, up to the maximum sign area, may be considered through the procedure described in **Section 3.19.14: Modifications and Appeals for Signage**.

2. Sign types are defined as set forth in **Appendix A: Definitions** and shall be interpreted in accordance therewith.

Table 3.19.7A: Freestanding Sign Types Continued

Description	A sign that provides directional information about community features, places, destinations, or other points of interest requiring signage.	
Sign Specifications	**Non-Residential Uses**	**Residential Uses**
Permitted Sign Area	Seventy-two (72) square feet	Ninety-six (96) square feet
Max. Height [1]	Ten (10) feet	Sixteen (16) feet
Permitted Height [1]	Eight (8) feet	Twelve (12) feet
Min. Projection	N/A	N/A
Max. Projection	N/A	N/A
Max. Quantity	See notes	See notes
Illumination	Internal, external, or backlit, refer to **Section 3.20: Lighting Standards and Guidelines**	Internal, external, or backlit, refer to **Section 3.20: Lighting Standards and Guidelines**
Permit Required	Yes, signage requires a permit reviewed under the AAP.	
Notes	The quantity of signs will be determined based on the details of the application request. Signs located within the ROW must be designed as breakaway for safety.	

Sign Type Example: The examples shown are intended to reflect the general style of signage and are not meant to define the exact character or design. Actual signage must adhere to the Standards and Guidelines outlined in the project's signage regulations.







Notes:

1. Signs proposed that meet the permitted values shall be approved through the process outlined in **Section 3.19.10: Signage Applications and Signage Permits**. Signs that exceed the permitted sign area, up to the maximum sign area, may be considered through the procedure described in **Section 3.19.14: Modifications and Appeals for Signage**.

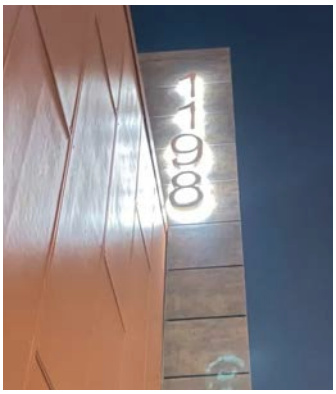
2. Sign types are defined as set forth in **Appendix A: Definitions** and shall be interpreted in accordance therewith.

Table 3.19.7B: Building Sign Types		
Address Sign		
Description	Numbers that display the street address of a property.	
Sign Specifications	**Non-Residential Uses**	**Residential Uses**
Illumination	Refer to **Section 3.20: Lighting Standards and Guidelines**	Refer to **Section 3.20: Lighting Standards and Guidelines**
Permit Required	None	
Notes	Permitted within non-residential and residential uses, subject to compliance with all applicable building and fire codes, as well as the applicable The Cascade Design Guidelines.	

Sign Type Example: The examples shown are intended to reflect the general style of signage and are not meant to define the exact character or design. Actual signage must adhere to the Standards and Guidelines outlined in the project's signage regulations.







Notes:

1. Sign types are defined as set forth in **Appendix A: Definitions** and shall be interpreted in accordance therewith.

Table 3.19.7B: Building Sign Types Continued

Awning and Attached Canopy Sign		
Description	A sign that is affixed to an Awning or Attached Canopy that is connected to a building.	
Sign Specifications	**Non-Residential Uses**	**Residential Uses**
Permitted Sign Area [1]	Two (2) square feet per one (1) lineal foot of business frontage, not to exceed a total of 150 square feet	Not Permitted
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, refer to **Section 3.20: Lighting Standards and Guidelines**	
Permit Required	Yes, signage requires a permit reviewed under the AAP.	
Notes	Awning and Attached Canopy Signs may be installed on or extend above the attached canopy, provided they do not exceed the roofline of the building. Signage may not be painted or printed directly on the Awning or Attached Canopy .	

Sign Type Example: The examples shown are intended to reflect the general style of signage and are not meant to define the exact character or design. Actual signage must adhere to the Standards and Guidelines outlined in the project's signage regulations.









Notes:

1. Sign types are defined as set forth in **Appendix A: Definitions** and shall be interpreted in accordance therewith.

Table 3.19.7B: Building Sign Types Continued

Building Wall Sign		
Description	A permanent sign affixed to, painted on, or assembled against a building wall or fascia, with the sign face positioned parallel to the wall or fascia surface.	
Sign Specifications	**Non-Residential Uses**	**Residential Uses**
Max. Sign Area [1]	Four (4) square feet per one (1) lineal foot of business frontage [2]	Not Permitted
Permitted Sign Area [1]	Two (2) square feet per one (1) lineal foot of business frontage, not to exceed a total of one hundred fifty (150) square feet	
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, refer to **Section 3.20: Lighting Standards and Guidelines**	
Permit Required	Yes, signage requires a permit reviewed under the AAP.	

Sign Type Example: The examples shown are intended to reflect the general style of signage and are not meant to define the exact character or design. Actual signage must adhere to the Standards and Guidelines outlined in the project's signage regulations.







Notes:

1. Signs proposed that meet the permitted values shall be approved through the process outlined in **Section 3.19.10: Signage Applications and Signage Permits**. Signs that exceed the permitted sign area, up to the maximum sign area, may be considered through the procedure described in **Section 3.19.14: Modifications and Appeals for Signage**.

2. Building Wall Signs that are proposed to exceed the permitted Sign Area, up to the maximum Sign Area, shall incorporate enhanced design, including dimensional or architectural elements, and shall not consist solely of standard pan channel or flat panel lettering, subject to approval by the Master Developer and the Zoning Administrator or their individual designee.

3. Sign types are defined as set forth in **Appendix A: Definitions** and shall be interpreted in accordance therewith.

Table 3.19.7B: Building Sign Types Continued

Entry Sign		
Description	A sign positioned next to an entry door.	
Sign Specifications	**Non-Residential Uses**	**Residential Uses**
Permitted Sign Area	Four (4) square feet per sign	Not Permitted
Min. Height	N/A	
Max. Height	Positioned eighteen (18) feet from the door threshold	
Min. Projection	N/A	
Max. Projection	N/A	
Max. Quantity	one (1) per business	
Illumination	External or backlit, refer to **Section 3.20: Lighting Standards and Guidelines**	
Permit Required	None	

Sign Type Example: The examples shown are intended to reflect the general style of signage and are not meant to define the exact character or design. Actual signage must adhere to the Standards and Guidelines outlined in the project's signage regulations.



Notes:

1. Sign types are defined as set forth in **Appendix A: Definitions** and shall be interpreted in accordance therewith.

Table 3.19.7B: Building Sign Types Continued

Window Sign		
Description	A sign placed on the interior surface of the glass, located next to or on the primary entry door of the Tenant's space.	
Sign Specifications	**Non-Residential Uses**	**Residential Uses**
Permitted Sign Area	Two (2) square feet	No limit, non-commercial messages
Min. Height	N/A	N/A
Max. Height	N/A	N/A
Min. Projection	N/A	N/A
Max. Projection	N/A	N/A
Max. Quantity	N/A	No limit, non-commercial messages
Illumination	N/A	N/A
Permit Required	None	
Notes	Window signage is prohibited above the ground floor in non-residential buildings. If window signage is displayed on two (2) or more sides of a building, each side must adhere to the maximum permitted sign area for Non-Residential Uses.	

Sign Type Example: The examples shown are intended to reflect the general style of signage and are not meant to define the exact character or design. Actual signage must adhere to the Standards and Guidelines outlined in the project's signage regulations.





Notes:

1. Sign types are defined as set forth in **Appendix A: Definitions** and shall be interpreted in accordance therewith.

Table 3.19.7B: Building Sign Types Continued

Freestanding Canopy Sign		
Description	A sign on a freestanding canopy, such as a fuel canopy or other shade structure	
Sign Specifications	**Non-Residential Uses**	**Residential Uses**
Permitted Sign Area/ Max. Quantity	sixteen (16) square feet per side, limited to four (4) sides on a four (4) sided or greater Freestanding Canopy	Not Permitted
Min. Height	N/A	
Max. Height	N/A	
Min. Projection	N/A	
Max. Projection	N/A	
Illumination	Internal, external, or backlit, refer to **Section 3.20: Lighting Standards and Guidelines**	
Permit Required	Yes, signage requires a permit reviewed under the AAP.	
Notes	N/A	

Sign Type Example: The examples shown are intended to reflect the general style of signage and are not meant to define the exact character or design. Actual signage must adhere to the Standards and Guidelines outlined in the project's signage regulations.





Notes:

1. Sign types are defined as set forth in **Appendix A: Definitions** and shall be interpreted in accordance therewith.

Table 3.19.7B: Building Sign Types Continued

Projecting Sign		
Description	A sign that is mounted to and supported by a building or other structure.	
Sign Specifications	**Non-Residential Uses**	**Residential Uses**
Permitted Sign Area	Sixty (60) square feet	Not Permitted
Min. Height	Location to be eight (8) foot above adjacent sidewalk or ground plane	
Max. Height	N/A	
Min. Projection	Fourteen (14) inches from building	
Max. Projection	Thirty-six (36) inches from wall or less than awning, canopy depth, or architectural feature	
Max. Quantity	N/A	
Illumination	Internal, external, or backlit, refer to **Section 3.20: Lighting Standards and Guidelines**	
Permit Required	Yes, signage requires a permit reviewed under the AAP.	
Notes	The maximum projection shall be determined by the type of attachment used but must not exceed the allowed maximum projection.	

Sign Type Example: The examples shown are intended to reflect the general style of signage and are not meant to define the exact character or design. Actual signage must adhere to the Standards and Guidelines outlined in the project's signage regulations.







Notes:

1. Sign types are defined as set forth in **Appendix A: Definitions** and shall be interpreted in accordance therewith.

Table 3.19.7C: Temporary Sign Types

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 twenty-four (24) hours before and after	None
	Limitations	Located within neighborhood common area.			
New Subdivision Sign 	Two (2) per street frontage	One hundred twenty (120) square feet	Sixteen (16) feet	Up to three (3) years	None
	Limitations	The sign must be removed once all lots in the subdivision have been sold.			
Subdivision Flags 	N/A	Sixteen (16) square feet per flag	Twenty (20) feet	Up to three (3) years	None
	Limitations	Permitted for new subdivisions within at identified primary entry points and along entry drives. Flags poles designed as breakaway may be positioned two (2) feet behind back of sidewalk within the ROW. *Includes Banners, Flags, Fin Flags, and Streamers.			
Event Flags	Six (6) flags*	Sixteen (16) square feet per flag	Twenty (20) feet	Twenty-four (24) hours before/ after	None
	Limitations	Permitted only for events. Flags shall be positioned no less than five (5) feet behind the property line. *Includes Banners, Flags, Fin Flags, and Streamers.			

Notes:

1. Signs proposed that meet the permitted values shall be approved through the process outlined in **Section 3.19.10: Signage Applications and Signage Permits**. Signs that exceed the permitted sign area, up to the maximum sign area, may be considered through the procedure described in **Section 3.19.14: Modifications and Appeals for Signage**.

2. Sign types are defined as set forth in **Appendix A: Definitions** and shall be interpreted in accordance therewith.

All temporary signs shall be non-illuminated.

Table 3.19.7C: Temporary Sign Types Continued

Non-Residential Uses					
Sign Type	**Quantity**	**Max. Sign Area**	**Max. Height**	**Duration**	**Permit**
A-Frame 	One (1) A-Frame or one (1) T-sign	Six (6) square feet	Three (3) feet	Only during business hours	None
	Limitations	Signs shall be located within six (6) inches of the building entrance. Signs shall not be placed in parking areas nor block traffic flow or accessibility.			
Grand Opening / New Business 	Includes Banners only	See limitations note [3]	See limitations note [4]	Up to sixty (60) days	See limitations note [5]
	Limitations	Refer to **Appendix A: Definitions** for the definition of Grand Opening/New Business. [2] The banner may extend the full width of the primary entry and shall be designed to integrate with the architecture, building fenestration, articulation, and entry features, but shall not exceed one hundred twenty (120) square feet in area. [3] The height of the banner shall be proportionate to the scale of the building and shall not exceed the height of the primary roof line. [4] A permit must be secured within six (6) months of obtaining a valid business license. Grand Opening/New Business are prohibited for Home Occupations.			
Special Promotion 	One (1) wall mounted banner	See limitations note [3]	See limitations note [4]	Maximum of thirty (30) days per installation. Maximum four (4) times per year	See limitations note [5]
	Limitations	[3] The banner may extend the full width of the primary entry and shall be designed to integrate with the architecture, building fenestration, articulation, and entry features, but shall not exceed one hundred twenty (120) square feet in area. [4] The height of the banner shall be proportionate to the scale of the building and shall not exceed the height of the primary roof line. [5] A permit must be secured within six (6) months of obtaining a valid business license.			

Notes:

1. Signs proposed that meet the permitted values shall be approved through the process outlined in **Section 3.19.10: Signage Applications and Signage Permits**. Signs that exceed the permitted sign area, up to the maximum sign area, may be considered through the procedure described in **Section 3.19.14: Modifications and Appeals for Signage**.

2. Sign types are defined as set forth in **Appendix A: Definitions** and shall be interpreted in accordance therewith.

All temporary signs shall be non-illuminated.

Table 3.19.7C: Temporary Sign Types Continued

Special - in addition to the temporary signage permitted by use or development type, the following signs are allowed where unique conditions occur

Model Home Complex - Builder Signage

Sign Type	Quantity	Max. Sign Area	Max. Height	Duration	Permit
Model ID Signage 	N/A	Four (4) square feet	Six (6) feet	See limitations note [6]	None
	Limitations	[6] All signs must be removed upon the close of escrow for the final lot within the subdivision or upon cessation of use, whichever comes first.			
Attention Flags 	Six (6) flags*	Sixteen (16) square feet per flag	Twenty (20) feet	See limitations note [6]	None
	Limitations	[6] All signs must be removed close of escrow for the final lot within the subdivision or upon cessation of use, whichever comes first. A maximum of three (3) flags per model home. Permitted within a model complex. Flags shall be positioned no less than five (5) feet behind the property line. *Includes Banners, Flags, Fin Flags, and Streamers.			
Informational Signage 	N/A	Four (4) square feet	Six (6) feet	See limitations note [6]	None
	Limitations	[6] All signs must be removed upon the close of escrow for the final lot within the subdivision or upon cessation of use, whichever comes first.			
Parking Signage/ Construction Parking Signage 	N/A	Forty-eight (48) square feet	Fourteen (14) feet	See limitations note [6]	None
	Limitations	[6] All signs must be removed upon the close of escrow for the final lot within the subdivision or upon cessation of use, whichever comes first.			
Welcome/Thank You Signage 	N/A	Forty-eight (48) square feet	Fourteen (14) feet	See limitations note [6]	None
	Limitations	[6] All signs must be removed upon the close of escrow for the final lot within the subdivision or upon cessation of use, whichever comes first.			

Notes:

1. Signs proposed that meet the permitted values shall be approved through the process outlined in **Section 3.19.10: Signage Applications and Signage Permits**. Signs that exceed the permitted sign area, up to the maximum sign area, may be considered through the procedure described in **Section 3.19.14: Modifications and Appeals for Signage**.

2. Sign types are defined as set forth in **Appendix A: Definitions** and shall be interpreted in accordance therewith.

All temporary signs shall be non-illuminated.

Table 3.19.7C: Temporary Sign Types Continued

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 [7]	Eight (8) square feet	Four (4) feet	See limitations note [7]	None
	Limitations	[7] A residential property adjacent to an arterial or collector road is permitted one (1) additional sign, with a maximum size of four (4) square feet. This sign must be positioned to ensure visibility from the adjacent roadway. [8] The sign may remain in place while the property is listed for sale, lease, or rent and must be removed within ten (10) days after the sale, lease, or the rental has been finalized.			
Parcels greater than one (1) acre 	One (1) sign plus one (1) sign for every six hundred (600) lineal feet of street frontage [9]	Eighty (80) square feet per sign	Ten (10) feet	While property is offered for Sale, Lease or Rent	None
	Limitations	[9] Where multiple signs are permitted, they must be positioned at least one hundred fifty (150) feet apart from each other.			

Notes:

1. Signs proposed that meet the permitted values shall be approved through the process outlined in **Section 3.19.10: Signage Applications and Signage Permits**. Signs that exceed the permitted sign area, up to the maximum sign area, may be considered through the procedure described in **Section 3.19.14: Modifications and Appeals for Signage**.

2. Sign types are defined as set forth in **Appendix A: Definitions** and shall be interpreted in accordance therewith.

All temporary signs shall be non-illuminated.

Table 3.19.7C: Temporary Sign Types Continued

Property Under Construction					
Sign Type	**Quantity**	**Max. Sign Area**	**Max. Height**	**Duration**	**Permit**
Residential Uses and/or Non-Residential Uses 	One (1) sign [10]	Eighty (80) square feet per sign	Ten (10) feet	At issue of building permit until close of permit	None
	Limitations	[10] For properties under construction, banners or other material used for displaying information, graphics or marketing must be sized appropriately to fit the surface to which they are attached. The quantity and total sign area shall be limited based on the available surface area.			
Banner Flags 	Six (6) flags*	Ten (10) square feet per flag, two (2) pole, double sided	Twenty (20) feet	At issue of building permit until close of permit	None
	Limitations	Subject to approval by the ARC. Flags must be spaced at intervals of twenty (20) feet. Flags shall be positioned no less than five (5) feet behind the property line. *Includes Banners, Flags, Fin Flags, and Streamers.			
Construction Fencing Wraps 	Per the ARC	No maximum	See limitations note[11]		None
	Limitations	[11] Construction fence wraps shall be limited to the height of the fence on which they are installed and shall not extend above the top of the fence.			

Notes:

1. Signs proposed that meet the permitted values shall be approved through the process outlined in **Section 3.19.10: Signage Applications and Signage Permits**. Signs that exceed the permitted sign area, up to the maximum sign area, may be considered through the procedure described in **Section 3.19.14: Modifications and Appeals for Signage**.

2. Sign types are defined as set forth in **Appendix A: Definitions** and shall be interpreted in accordance therewith.

All temporary signs shall be non-illuminated.

Table 3.19.7C: Temporary Sign Types Continued

Right-of-Way Signage

Sign Type	Quantity	Max. Sign Area	Max. Height	Duration	Permit
Residential Signs 	One (1) sign per turning movement within radius [12]	Six (6) square feet, double sided	Three (3) feet	Six hours (6) hours before and six (6) hours after event	None
	Limitations	[12] These signs are permitted only with ROW adjacent to residentially zoned properties and must be located within a maximum radius of one (1) mile from the property owned or occupied by the sign's owner or resident within the City.			
Air Activated Signage 	Not permitted				
Balloons 	One (1)	Twenty-five (25) square feet of total printed area		See limitations note [13]	None
	Limitations	Limited to a maximum balloon diameter of five (5) feet [13] Model Home Complex Duration: All balloons shall be removed upon the close of escrow for the final lot within the subdivision or upon cessation of model home complex operations, whichever occurs first. Grand Openings or Other Temporary Events: Balloons shall be limited to a maximum display period of sixty (60) calendar days. Banners, flags, and pennants are not permitted on the balloon or tether.			
Sign Walker 	N/A	Twelve (12) square feet One (1) walker per intersection	Six (6) feet	Daylight hours only, limited to Fridays, Saturdays, Sundays, and designated holidays	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.			

Notes:

1. Signs proposed that meet the permitted values shall be approved through the process outlined in **Section 3.19.10: Signage Applications and Signage Permits**. Signs that exceed the permitted sign area, up to the maximum sign area, may be considered through the procedure described in **Section 3.19.14: Modifications and Appeals for Signage**.

2. Sign types are defined as set forth in **Appendix A: Definitions** and shall be interpreted in accordance therewith.

All temporary signs shall be non-illuminated.

Table 3.19.7C: Temporary Sign Types Continued

Wayfinding Sign					
Sign Type	**Quantity**	**Max. Sign Area**	**Max. Height**	**Duration**	**Permit**
On-Site or Off-site Wayfinding Sign 	See note [14]	Ninety six (96) square feet	Permitted height of twelve (12) feet. Up to a maximum of eighteen (18) feet	For the duration of active home sales within the Property	Yes, signage requires a permit reviewed under the AAP.
	Limitations	[14] Signs may be installed within a one (1) mile radius of the property. The number of signs permitted will be determined based on the specific details of the application.			

Notes:

1. Signs proposed that meet the permitted values shall be approved through the process outlined in **Section 3.19.10: Signage Applications and Signage Permits**. Signs that exceed the permitted sign area, up to the maximum sign area, may be considered through the procedure described in **Section 3.19.14: Modifications and Appeals for Signage**.

2. Sign types are defined as set forth in **Appendix A: Definitions** and shall be interpreted in accordance therewith.

All temporary signs shall be non-illuminated.

Table 3.19.7D: Other Sign Types		
Permanent Flags		
Sign Specifications	**Non-Residential Uses**	**Residential Uses**
Max. Sign Area [1]	Thirty six (36) square feet per flag	N/A
Permitted Sign Area [1]	Twenty four (24) square feet per flag	Twenty four (24) square feet per flag
Max. Height [1]	Sixty (60) feet	Sixty (60) feet
Permitted Height [1]	Twenty five (25) feet	Twenty five (25) feet
Min. Projection	N/A	N/A
Max. Projection	N/A	N/A
Max. Quantity [1]	One (1) flag per twenty five (25) lineal feet of street frontage, with a maximum of six (6) flags per property A maximum of two (2) flags per pole	Three (3) flags for every one (1) pole
Permitted Quantity [1]	Two (2) poles per property, two (2) flags per pole	Two (2) poles per property, two (2) flags per pole
Illumination	N/A	N/A
Permit Required	None	
Notes	Flags must comply with minimum building setback requirements. Flags may be installed on streetlight poles within the City ROW.	

Sign Type Example: The examples shown are intended to reflect the general style of signage and are not meant to define the exact character or design. Actual signage must adhere to the Standards and Guidelines outlined in the project's signage regulations.



Notes:

1. Signs proposed that meet the permitted values shall be approved through the process outlined in **Section 3.19.10: Signage Applications and Signage Permits**. Signs that exceed the permitted sign area, up to the maximum sign area, may be considered through the procedure described in **Section 3.19.14: Modifications and Appeals for Signage**.

2. Sign types are defined as set forth in **Appendix A: Definitions** and shall be interpreted in accordance therewith.

All temporary signs shall be non-illuminated.

Table 3.19.7D: Other Sign Types Continued		
Animated Sign/ Electronic Changeable Message Sign		
Sign Specifications	**Non-Residential Uses**	**Residential Uses**
Max. Sign Area	Fifty (50) percent of the maximum size permitted for the Freestanding Sign.	Not Permitted
Min. Height	N/A	
Max. Height	In accordance with permitted Freestanding Sign.	
Min. Projection	N/A	
Max. Projection	N/A	
Max. Quantity	One changeable electronic message sign per property to be incorporated into the permitted Freestanding Sign.	
Illumination	Internal , external, or backlit, refer to **Section 3.20: Lighting Standards and Guidelines**	
Permit Required	None	
Notes	The digital sign shall be incorporated into a decorative monument base. Static images shall last for at least five (5) seconds before transitioning to another static message. Non-Residential usage for Animated Signs/Electronic Changeable Message Signs is limited to Schools, Community and Recreation Centers. Gas stations shall be permitted to utilize Electronic Changeable Message Signs solely for the display of fuel pricing.	

Sign Type Example: The examples shown are intended to reflect the general style of signage and are not meant to define the exact character or design. Actual signage must adhere to the Standards and Guidelines outlined in the project's signage regulations.





Notes:

1. Signs proposed that meet the permitted values shall be approved through the process outlined in **Section 3.19.10: Signage Applications and Signage Permits**. Signs that exceed the permitted sign area, up to the maximum sign area, may be considered through the procedure described in **Section 3.19.14: Modifications and Appeals for Signage**.

2. Sign types are defined as set forth in **Appendix A: Definitions** and shall be interpreted in accordance therewith.

3.19.8 Special Sign Regulations

A. Manual Changeable Message Signs

1. The maximum size shall be up to fifty (50) percent of the maximum size permitted for the Monument Sign. Refer to **Table 3.19.7A: Freestanding Sign Types** for additional information.
2. The maximum height shall comply with the height limits for Freestanding Signs. Refer to **Table 3.19.7A: Freestanding Sign Types** for additional information.
3. A maximum of one (1) Manual Changeable Message Sign is permitted per property, and it must be incorporated into the permitted Freestanding Sign.
4. The sign shall be placed at least five (5) feet from the front, side, and rear property lines. The Freestanding Sign placement must also comply with the visibility requirements.
5. Manual Changeable Message Signs are permitted in all non-residential Development Districts.
6. The design of the Manual Changeable Message Signs must be integrated into a decorative monument base.
7. The commercial messages must be directly related to the business or businesses conducted onsite.
8. Signs may be illuminated in accordance with **Section 3.20: Lighting Standards and Guidelines**.
9. Signage must be reviewed and approved through the process identified in **Section 3.19.10: Signage Applications and Signage Permits**.

B. Electronic Changeable Message Signs

1. The maximum size shall be up to fifty (50) percent of the maximum size permitted for the Freestanding Sign. Refer to **Table 3.19.7A: Freestanding Sign Types** for additional information.
2. The maximum height shall comply with the height limits for Freestanding Signs. Refer to **Table 3.19.7A: Freestanding Sign Types** for additional information.
3. A maximum of one (1) Electronic Changeable Message Sign is permitted per property, and it must be incorporated into the permitted Freestanding Sign.
4. The sign shall be placed at least five (5) feet from the front, side and rear property lines. The Freestanding Sign placement must also comply with the visibility requirements.
5. Electronic Changeable Message Signs are permitted in all Development Districts including public or institutional uses such as schools, churches, or public facilities.
6. Displays may use full color and animation but flashing, rotating, and strobe effects are prohibited.
7. The digital display of the Electronic Changeable Message Signs must be integrated into a decorative monument base.
8. Static images must remain on display for a minimum of five (5) seconds before changing to another message.

9. Transition Method and Duration.
    a. Electronic Changeable Message Signs shall use only static displays or messages that transition through dissolve, fade, travel, scroll, or similar effects. Animated graphics or images may appear to move or change size but should be revealed sequentially rather than all at once.
    b. The transition between messages shall not exceed one (1) second in duration.
10. The commercial messages on the electronic or digital sign must be directly related to the business or businesses conducted on-site.
11. Signs may be illuminated in accordance with **Section 3.20: Lighting Standards and Guidelines**.
12. Signage must be reviewed and approved through the process identified in **Section 3.19.10: Signage Applications and Signage Permits**.

C. Political and Campaign Signs
    1. Political and campaign signage shall comply with the requirements of the City Code, provided such regulations are consistent with applicable Arizona Revised Statutes ("A.R.S.").
    2. Political signage shall be permitted in all Development Districts, subject to the timeframes, size limitations, and placement standards established by the City and State law.

D. Custom Regulatory Signage
    1. Custom Regulatory Signage Options:
        a. Regulatory signage within The Cascade may follow the City standards or use custom materials to establish a distinct character within neighborhoods, communities, or Villages. All custom signage must comply with State and Federal regulations regarding size, color, and messaging to ensure safety and proper identification.
    2. Materials and Design Integration:
        a. Custom materials for regulatory signage (e.g., stop signs, speed limit signs) must be selected to reflect and enhance the Site's character. These materials should complement the overall design style while maintaining durability and compliance with applicable Standards and Guidelines.
    3. Regulatory Sign Messaging and Standards:
        a. The size, shape, color, and message of regulatory signs (including stop signs, speed limit signs, and caution signs) shall not be modified in any way that would reduce visibility or compromise clarity. All signs must meet state and federal regulations for proper identification and safety.
        b. The City shall be responsible for the maintenance and replacement of all regulatory signs to ensure they remain consistent with traffic and safety regulations. In the event that replacement is required, the City shall install signage of similar type and quality, whether the original sign was standard or custom.

4. Permitted Custom Elements:
   a. Custom regulatory signage should only include the following design elements, without compromising the sign's regulatory function:
      i. Pole Type and Finish:
         (a.) Poles used for regulatory signs may feature custom designs such as finials or other decorative elements that align with the Site's design character, provided they do not reduce legibility or visibility of the regulatory message.
         (b.) Pole finishes must comply with the color contrast and reflectivity requirements established by the regulating agency to maintain legibility and visibility.
      ii. Sign Combination:
         (a.) Regulatory signs may be integrated with other signage elements, such as street name placards, into a single, unified structure.
         (b.) Acceptable materials for sign poles and structures include:
            (1.) Architectural metals (e.g., aluminum, steel);
            (2.) Spun concrete or other decorative and durable materials; or
            (3.) Natural finishes (e.g., painted or coated finishes) that align with the development's overall character.
      iii. Prohibited Materials:
         (a.) Wood is prohibited for any regulatory signage elements due to its limited durability and high maintenance needs.
      iv. Color Palette:
         (a.) Colors for custom signage elements shall enhance the Site's overall design while maintaining clear legibility and avoiding any confusion with standard regulatory signage.
5. Approval Process for Custom Regulatory Signage:
   a. The applicable ARC's approval is required for all Custom Regulatory Signage designs, including the proposed materials, pole types, finishes, and colors.
   b. Once approved by the applicable ARC, the custom signage application must be processed through the AAP for further review by the City.
   c. The Zoning Administrator or their individual designee shall review the submission to verify that the proposed signage meets all applicable City, state, and federal standards and reflects the overall design character of the development.

3.19.9 Sign Design Criteria

The following Standards and Guidelines shall guide the design and placement of signage to ensure consistency and integration with the overall community design.

A. Design Integration

1. Permanent signs must be fully integrated with the overall building and site design by incorporating materials, architectural details, and landscape elements consistent with the development's character.
2. Freestanding Signs should complement the building's architecture through the use of coordinated design elements such as architectural details, colors, materials, textures, or other features present in the building's design.

B. Sign Style

1. Freestanding Signs must be installed as either a monument sign or a post-and-panel sign to maintain design consistency.

C. Lighting and Illumination

1. Signs may be illuminated or non-illuminated, unless specifically prohibited, and must adhere to the regulatory framework established in **Section 3.20: Lighting Standards and Guidelines**.
2. The light source for illuminated signs shall be concealed from view from public streets, sidewalks, and neighboring residential areas to prevent glare.

D. Action Signs

1. Signs or any part of a sign shall not include mechanical movement or rotation of the sign body or its components by any method.

E. Design Guidelines

1. **Section 3.19.7: Permitted Signs and Sign Regulations** provides examples of permitted signage for the Site. However, these examples are illustrative only and do not represent the full range of signage options available for use within the Site.
2. Any sign type may be proposed if it aligns with the design character of the neighborhood, community, or Village.

F. Neon Signs

1. Neon displays are permitted as part of freestanding signs, wall signs, and window signs, provided they meet the applicable signage regulations outlined in **Section 3.19.7: Permitted Signs and Sign Regulations**.

G. Building Wall Signage

1. A building owner may choose to calculate sign area based on the entire building, even if it houses multiple tenants. In this case, the building owner is responsible for allocating the total permitted signage among the tenants.

2. Signs for individual businesses or tenants within a building where signage is calculated on a whole-building basis may be installed on any façade that meets the sign regulations, regardless of the location of the tenant's main entrance.
3. When calculating signage for the whole building, each business or tenant shall be allocated a minimum of thirty (30) square feet of sign area.

H. Signage Placement on Multi-Story Buildings
1. The building owner(s) shall be responsible for defining the designated areas where signage may be installed on the building façade.
2. On multi-story buildings, signs may be placed anywhere on the building façade, as long as they do not extend above the building's roofline. For professional and medical office buildings with two (2) or more stories, individual tenant signage shall be limited to the ground floor.

I. Signage Projection
1. Building Wall Signage may project up to thirty-six (36) inches from the building façade.
2. For buildings constructed on or near a property line adjacent to a public ROW or public access easement (without a building setback), signs may extend into the public ROW or public access easement, provided they are positioned at least eight (8) feet above finished grade.

3.19.10 Signage Applications and Signage Permits

All signage within The Cascade must be reviewed and approved by the applicable ARC before submission to the City and issuance of any signage permit. A letter of approval from the applicable ARC is required in order for any signage application to be processed by the City. This process ensures that signage aligns with the overall design vision of the development and complies with the PAD and relevant City regulations.

No sign shall be constructed, modified, enlarged, or maintained without first obtaining an approved signage permit that includes approval by the applicable ARC and approval through the AAP.

3.19.10.1 Signage Submittal Requirements

A. ARC Review
1. All signage applications must be submitted to the applicable ARC for initial review to ensure the proposed signage meets the architectural design, and aesthetic standards established in the PAD.
2. The applicable ARC's review shall include the following minimum requirements:
   a. Complete Plans and Specifications
      i. Provide detailed plans showing the size, height, and location of each proposed sign.
      ii. Include design details such as materials, colors, structural supports, and illumination methods.

iii. Demonstrate how the sign aligns with the overall design theme and complies with the regulatory framework established in **Section 3.19: Signage Standards and Guidelines**.

b. Plot Plan

i. Submit a Plot Plan showing the proposed sign location, including property lines, building footprints, and distances from streets and sidewalks.

ii. Identify any existing signage on the property, if applicable.

c. Contact Information

i. Include the name and contact information of the individual or firm responsible for designing the signage.

3. After completing the review, the applicable ARC will issue an approval letter for signage that complies with the standards outlined in the PAD. This letter of approval must be included with any future submittals to the City.

4. If the applicable ARC determines that the signage does not meet the PAD's Standards and Guidelines, the applicant will receive feedback outlining the deficiencies. The applicant must revise the submission and resubmit it to the applicable ARC for approval.

B. City Submission

1. Once the applicable ARC has granted approval, the applicant must formally submit a signage application to the City to be reviewed through AAP. The submission must include the applicable ARC's approval letter, payment of the applicable permit fee per the City's fee schedule, and all required supporting documents, including:

a. A detailed Sign Plan specifying the sign's location, dimensions, and materials.

b. Information on illumination, safety features, and how the sign integrates with the surrounding landscape.

c. Any requests for temporary signage or variances, if applicable.

2. The Zoning Administrator or their individual designee will review the signage application to confirm that it meets the requirements of the PAD and adheres to all applicable City regulations.

3. If the proposed sign conforms to the PAD and aligns with the specifications approved by the applicable ARC, the Zoning Administrator or their individual designee may grant administrative approval.

a. Minor deviations up to ten (10) percent from the PAD's signage Standards and Guidelines may also be approved administratively.

b. Deviations exceeding this limit will require further review and approval as outlined in **Section 3.2: Administrative Review and Approval**.

C. Temporary Signage

1. All applications for temporary signage must be submitted to the applicable ARC for review. Temporary signs may be approved for a limited duration as outlined in the PAD and must comply with the PAD's requirements for size, placement, and materials.

3.19.10.2 Permit Expiration

If installation or construction of an approved sign does not begin within one hundred eighty (180) days from the date the permit is issued, the permit shall be considered null and void.

Extensions may be requested in writing before the permit expires and are subject to approval by the Zoning Administrator or their individual designee.

3.19.10.3 Permit Fee

A sign permit fee shall be collected by the City in accordance with the fee schedule established by the Development Services Department. All applicable fees must be paid at the time the permit application is submitted.

3.19.10.4 Permit Revocation

A. The Zoning Administrator or their individual designee may revoke a sign permit if the sign fails to comply with the approved signage plan, these Sign Standards and Guidelines, or any applicable conditions of approval.
B. The permit holder will receive a written notice at least fourteen (14) calendar days before the permit is revoked, detailing the specific non-compliance issues. The permit holder may correct the violation within this period to prevent revocation. If compliance is not achieved within the specified timeframe, the permit will be automatically revoked.

3.19.11 Construction Requirements for Signage

All signs within The Cascade shall be designed and constructed in accordance with the Building Code and any other applicable construction codes or standards. All materials, electrical connections, structural components, and installation methods must meet the safety and building standards established in the current adopted Building Code.

3.19.12 Non-conforming Signs

Any new or additional signage for a legally non-conforming use must fully comply with the requirements outlined in this Section's Signage Standards and Guidelines.

Existing non-conforming signs may be maintained; however, any modifications or replacements must meet the current Sign Standards and Guidelines established in the PAD and approved through AAP receive approval through the appropriate City review process.

3.19.13 Maintenance and Repair of Signage

A. Sign Maintenance

1. All signs must be kept in a safe, presentable, and functional condition, which includes:
    a. Regular maintenance includes replacing defective parts, repainting, cleaning, and completing any necessary repairs to keep the sign in proper working order.
    b. If a sign is illuminated, all lighting components must remain operational and comply with the original permit specifications.

B. Dangerous or Defective Signs:

1. Property Owners or other entities in control of the premises must not permit a dangerous or defective sign to remain on the premises under their control. A sign is considered dangerous or defective if it poses a public safety risk or is structurally compromised.
2. Upon receiving final notice from the City, the Property Owner or other entity in control of the premises has ninety (90) days to repair or remove the sign. Failure to comply may result in enforcement action, including permit revocation or sign removal by the City.

3.19.14 Modifications and Appeals for Signage

Any request to modify the signage requirements in this Section or appeal a signage related decision shall be processed through the AAP as established according to the procedures established by the PAD and reviewed in accordance with **Section 3.2: Administrative Review and Approval**.

A. Modifications

1. Applicants may request an administrative modification of up to ten (10) percent of the Signage Standards and Guidelines.
2. Requests for modifications exceeding ten (10) percent will require review and approval by the Zoning Administrator or their individual designee and may also require Planning Commission approval, depending on the scope of the change.

B. Appeals

1. Appeals related to signage decisions must be submitted in writing and will be reviewed by the Zoning Administrator or their individual designee.
2. The appeal must demonstrate that the proposed signage meets the intent of the PAD while adhering to applicable safety and design guidelines.

3.19.15 Comprehensive Sign Plan ("CSP")

A Comprehensive Sign Plan ("CSP") provides a flexible review pathway that permits a project to propose signage variations from the baseline regulatory framework established in **Section 3.19: Signage Standards and Guidelines**, provided the resulting design maintains or exceeds the level of quality, coherence, and visual effectiveness established by its integration with building architecture, site design, and surrounding context.

The CSP process encourages creativity, innovation, and cohesive visual identity for larger, mixed-use, or master-planned developments, while upholding the PAD's design framework and ensuring public safety.

A. Applicability
    1. A CSP may be submitted for any project proposing one (1) or more of the following:
        a. Alternative sign sizes, types, or quantities beyond those otherwise permitted by the PAD;
        b. Innovative sign concepts, technologies, or materials not specifically listed in the PAD; or
        c. Multi-tenant or phased developments requiring a coordinated, project-wide sign strategy.

B. Submittal Requirements
    1. A CSP must provide sufficient information for a full evaluation of all proposed signage within the development area. At minimum, submittals shall include the following:
        a. Detailed sign drawings
            i. Scaled, fully dimensioned shop drawings for each sign type.
            ii. Dimensions, sign area, height, and placement details.
            iii. Elevations and/or cross-sections, where applicable.
        b. Materials and finishes
            i. Identification of proposed materials, finishes, and color specifications for each sign type.
            ii. Color renderings or material sample images, if requested.
        c. Sign location plan
            i. A plan view indicating the location of all proposed sign types.
            ii. Each sign must be labeled by type and cross-referenced with detailed drawings.
        d. Lighting and illumination
            i. Description of all lighting methods, including type (e.g., internal, external, halo-lit), color temperature, and brightness levels.
            ii. Photometric data or manufacturer information, if applicable.
        e. Mounting and installation
            i. Details of all mounting methods, structural supports, and attachment points.
            ii. Confirmation that installations comply with building and electrical code requirements.

f. Design narrative
    i. A written summary describing the design concept, overall intent, and integration of signage with project architecture and landscape elements.
    ii. Explanation of how the proposal meets or exceeds the quality, consistency, and effectiveness of the PAD's base Standards and Guidelines.
g. Supplemental visuals
    i. Any additional studies, renderings, or contextual imagery that help convey scale, placement, and design relationship within the site.

C. Review and Approval
1. All CSPs shall first be reviewed by the applicable ARC for aesthetic consistency and alignment with design intent.
2. Following applicable ARC approval, the CSP shall be processed through the AAP and reviewed by the Zoning Administrator or their individual designee.
3. Approval may be granted upon findings that the CSP demonstrates:
    a. Design quality equal to or better than the PAD base Standards and Guidelines;
    b. A coordinated and clear visual hierarchy;
    c. Consistency with the architectural and landscape character;
    d. Compliance with illumination and public safety standards (see **Section 3.20: Lighting Standards and Guidelines**).

D. Implementation and Effect
1. Once approved, the CSP supersedes the PAD's base signage Standards and Guidelines for the applicable development area and becomes the governing document for future sign permits.
2. Individual sign permits consistent with the approved CSP may be processed administratively.
3. Any amendment to an approved CSP shall follow the process in **Section 3.2.2: Administrative Approval Process.**

3.20 Lighting Standards and Guidelines

3.20.1 General Intent

The purpose of the Lighting Standards and Guidelines is to provide a comprehensive framework that addresses safety, visual quality, environmental stewardship, and long-term flexibility. These Standards and Guidelines anticipate advancements in lighting and energy technology by promoting innovation while reducing impacts on adjacent neighborhoods and the night sky. Lighting design shall emphasize energy efficiency and be adaptable to emerging technologies throughout the duration of the development, acknowledging that lighting systems will evolve over the course of buildout.

Lighting installations should be designed to achieve a high standard of quality, reinforcing community character, supporting safe and functional public spaces, and responding to the unique desert setting. All exterior lighting shall contribute to a unified community identity while limiting effects on open space, adjacent uses, and the night sky.

Exterior lighting requirements are further intended to ensure compliance with the Code's Dark Sky provisions ("Dark Sky"). To that end, outdoor lighting shall incorporate the principles established by the International Dark-Sky Association ("IDA") and the Illuminating Engineering Society ("IES"), which emphasize efficiency, proper controls, and appropriate light levels and color temperatures.

Additional information on the integration of future technologies is provided in **Section 3.20.1.1: Future Technology Integration.**

A. Outdoor lighting shall comply with the "Five Lighting Principles for Responsible Outdoor Lighting" as adopted by the International Dark-Sky Association ("IDA") and Illuminating Engineering Society ("IES"):
    1. Useful – Lighting shall be provided only where it is necessary;
    2. Targeted – Lighting shall be directed solely to areas where illumination is required;
    3. Low Level - Lighting should not exceed brightness levels necessary to achieve its purpose;
    4. Controlled – Lighting shall operate only during periods when illumination is required; and
    5. Color – Lighting shall utilize warmer color temperatures where practical.
B. In addition to the above, lighting principles shall include, but are not limited to, the following:
    1. Providing illumination at roadway intersections, pedestrian crossings, and other areas of potential conflict to promote public safety;
    2. Enhancing and reinforcing the community's visual identity, character, and branding; and
    3. Preserving views of the night sky and minimizing glare or spillover impacts on adjacent properties and open space.

C. Lighting elements shall be designed to complement the community's appearance during daylight hours while providing effective illumination at night to create safe, comfortable, and visually appealing conditions.

D. Lighting for streetscapes and parking areas is a key component in defining community quality and character.

1. Standards and Guidelines for light poles shall maintain consistency in color and style within each Land Use Classification.
2. Landscape lighting shall be designed to avoid or limit light spillover onto adjoining residential properties or private outdoor areas.

3.20.1.1 Future Technology Integration

In recognition of the long-term buildout of the Site, lighting systems, components, and operational practices shall be designed to accommodate the integration of emerging technologies. A Property Owner, Village Developer, Parcel Developer, or other authorized applicant may propose lighting technologies not expressly identified in this PAD, provided such proposals are subject to review by the applicable ARC and approval by the Zoning Administrator or their individual designee.

Any alternative lighting systems must demonstrate consistency with the performance standards, safety requirements, and objectives of **Section 3.20: Lighting Standards and Guidelines**, including adherence to Dark Sky principles.

3.20.2 General Lighting Standards and Guidelines

A. Conformance with State and Local Requirements

1. All lighting shall be designed in accordance with ARS 49-1101 et seq., and the requirements set forth in this Section.

B. Submission of Plans and Evidence of Compliance

1. Applications for a Preliminary Plat or Site Plan shall include a description of all lighting fixtures, both proposed and existing, including any fixtures to remain on the site, and any existing or proposed fixtures located within adjacent ROW at project completion.
2. The description may include, but is not limited to, manufacturer catalog sheets or diagrams that demonstrate compliance with this Section. The submittal shall address lighting intended for regular operations as well as security lighting during non-operating hours.
3. To prevent light trespass beyond the limits established by these Standards and Guidelines, submittals shall include electrical Site Plans identifying the location of all proposed exterior lighting and photometric plans illustrating exterior light levels.

C. Design Standards

1. Exterior lighting shall be required to ensure public safety. All exterior lighting must comply with the following Standards and Guidelines:
    a. Light sources should be fully shielded or equipped with full cut-off luminaires to prevent glare and unnecessary light diffusion onto adjacent properties.
    b. Parking areas and similar background spaces shall be illuminated in a manner that is functional yet unobtrusive, supporting safe circulation while protecting people and property.
    c. Foreground areas, including building entrances and outdoor seating spaces, should utilize localized lighting that defines the area without producing glare. Exposed light bulbs may be used around building entrances where appropriate; however, concealed or shielded fixtures are encouraged to reduce overall brightness and minimize glare.
        i. All outdoor lighting not required for security or building entry visibility shall be dimmed, motion activated or switched off during non-operating business hours, except where otherwise approved.
        ii. Fixtures used to illuminate flags, statues, monuments, or other objects mounted on poles, pedestals, or platforms shall employ a narrow beam of light directed only at the object being illuminated.
    d. The design of light poles and related Standards and Guidelines shall be compatible with the architectural character of the site.
    e. Except as otherwise provided in this PAD, exterior lighting shall be designed to minimize illumination beyond the property boundary and shall not result in illumination that adversely impacts adjacent properties.
    f. Flashing or flickering lights are prohibited, except when used for temporary seasonal decorations.

D. Refer to the relevant Design Guidelines for additional architectural requirements related to lighting Standards and Guidelines.

3.20.3 Park Lighting

A. Park amenities, such as basketball courts, playgrounds, splash pads, paths, trails, and similar amenities may be illuminated as established through the applicable Village Plan, Preliminary Plat, Site Plan, or other applicable City approval process.

B. Security lighting shall be provided within all parks, especially when adjacent to buildings.

C. Lighting, including sports field lighting, shall be oriented away from adjacent residential areas and shielded to prevent impacts to the night sky. Bollard lighting shall be directed downward to avoid light spill onto adjoining properties. All park lighting shall be Dark Sky compliant.

D. Amenity play areas, such as tot-lots, shall receive adequate illumination from passive sources, including ramada lighting, landscape up-lights, bollard lighting (where provided), sport courts, and similar features. As such, no minimum lighting standard is required.

1. Ambient lighting levels within a park shall be responsive to surrounding conditions. Parks adjacent to residential neighborhoods shall incorporate lower lighting levels to reduce spill and glare on nearby homes, while parks located near non-residential uses may provide higher ambient lighting levels to support greater activity.

3.20.4 Path and Trail Lighting

A. Regional Trail Lighting

1. Regional Trails shall be illuminated at a spacing of two hundred (200) feet on-center or greater as approved by the Zoning Administrator or their individual designee to ensure adequate visibility and user safety.

B. Other Trail Lighting

1. All other trails may be lighted at the discretion of the applicable Property Owner, Village Developer, or Parcel Developer responsible for the development of the trail.
2. Additional light poles may be required at major intersections or decision points, as determined during Site Plan, Preliminary Plat, or Final Plat review.
3. Where lighting is installed, such trails shall be illuminated at intervals of one hundred sixty (160) feet on-center or greater as approved by the Zoning Administrator or their individual designee to maintain consistent visibility and design continuity.

C. Lighting adjacent to any Path or Trail shall be Dark Sky compliant.

D. Trails located along washes or natural open space corridors may utilize low-level lighting, at the discretion of the applicable Property Owner, Village Developer, or Parcel Developer responsible for the development of the trail.

E. Lighting should be located with consideration for the mature tree canopy at the time of design to maintain intended visibility and is not required to be modified in response to changes in landscape over time.

F. Where lighting is proposed along paths and trails, illumination calculations shall be provided to confirm adequate visibility and to prevent light spillover onto adjacent residential areas.

G. Lighting Fixture Flexibility

1. The applicable Property Owner, Village Developer, or Parcel Developer responsible for the development of the trail may select trail lighting types, including solar bollards, pole-mounted fixtures, or other innovative solutions, provided all such fixtures comply with these Standards and Guidelines. See **Section 3.20.14: Lighting Fixture Flexibility and Customization** for additional provisions.

3.20.5 Interpretation

The Zoning Administrator or their individual designee shall have authority to grant administrative approvals of public street lighting plans and all other outdoor lighting plans, including confirmation that proposed lighting complies with Dark Sky requirements. The provisions of this Section are not intended to preclude the use of materials or installation methods not expressly identified herein, provided such alternatives are approved by the Zoning Administrator or their individual designee under the following conditions:

A. The fixture or device provides substantially equivalent performance to the requirements of this Section; or
B. The fixture or device is otherwise acceptable and consistent with the intent of this Section.

3.20.6 Applicability

All lighting within the Site shall comply with the Standards and Guidelines established in this Section. These provisions apply to all forms of exterior lighting, including but not limited to searchlights, spotlights, floodlights, and lighting for buildings, recreational areas, parking facilities, landscape areas, and other outdoor spaces.

3.20.7 Exemptions

The following types of lighting shall be exempt from these Standards and Guidelines, except where otherwise specified:

A. City approved public streetlighting and ROW lighting, except as regulated under **Section 3.20.11: Streetlight Design**.
B. Sports lighting facilities, except as regulated under **Section 3.20.22: Sports Lighting for All Private and Public Facilities**.
C. Temporary emergency lighting necessary to protect public safety.
D. Soffit or wall-mounted luminaires permanently affixed to single-family residential dwelling units, provided they do not exceed the height of the eave.
E. Temporary decorative seasonal lighting, provided that individual lamps do not exceed two hundred (200) lumens in output.
F. Temporary lighting required for emergency response, nighttime construction, or repair activities.
G. Temporary lighting for theatrical productions, television, live performances, or special events authorized by permit.
H. Lighting installed for a designated district, street, or building where an adopted municipal plan or ordinance requires special lighting aesthetics as part of its established character.
I. Lighting mandated and regulated by the Federal Aviation Administration.

3.20.8 Prohibited Fixtures

A. Fixtures and lamps that do not comply with the requirements of this Section require applicable ARC review and approval.

B. The following lighting types are prohibited in all Zones: mercury vapor lights, searchlights, strobe or flashing lights, lasers, exposed neon (except where permitted by the applicable Property Owner, Village Developer, or Parcel Developer responsible for the development for a special event or Temporary Permitted Use), other intense linear lighting, and any laser source light or similar high-intensity light used for outdoor advertising when projected above the horizontal plane.

C. Lighting for private recreational facilities shall not operate after 11:00 p.m., unless authorized by the applicable Property Owner, Village Developer, or Parcel Developer responsible for the recreational facility. This restriction shall not apply to parks located immediately adjacent to properties outside of the PAD boundary.

3.20.9 Lighting Zone Classification

A. To correspond with land use intensity and roadway classifications within the Site, four (4) lighting "Zones" are established to regulate ambient brightness levels.

B. Each Zone carries distinct development requirements and lighting restrictions, as follows:

1. Zone 1 – Low Ambient Light Area
    a. Residential Development Districts excluding C-R1, C-R2, and C-R3; and
    b. Cascade Park Type C.
2. Zone 2 – Medium Ambient Light Area
    a. C-R1, C-R2, and C-R3 residential Development Districts;
    b. Commercial land use classifications, such as grocery stores, pharmacies, or neighborhood commercial services;
    c. C-MU1, C-MU2, C-MU, and office land use classifications;
    d. Cascade Park Type A; and
    e. Cascade Park Type B.
3. Zone 3 – High Ambient Light Area
    a. Commercial land use classifications with high levels of nighttime activity, including theaters and entertainment venues;
    b. Cascade Park Type A with sports fields; and
    c. Schools and other public facilities.
4. Zone 4 – Special Light Areas
    a. Lighting proposed within Zone 4 shall include supporting detail prepared by a professional engineer and shall comply with the submittal requirements within **Section 3.20.26: Plan Submittal Requirements**.

C. For multi-phased projects, subsequent submittals that continue or extend a previously approved improvement shall match the lighting zone classification and fixture specifications established for the prior phase.

3.20.10 Operating Hours

A. Lighting use shall be limited based on the applicable Lighting Zone Classification, as identified in **Section 3.20.9: Lighting Zone Classification**.

B. Lighting design should minimize illumination levels to the extent feasible while maintaining an appropriate balance between safety and aesthetics.

C. The Lighting Zone Classifications shall apply as follows (with exemptions for flagpole lighting and street lighting):

1. Zones 1 and 2.
    a. Only security lighting may remain in operation after 10:00 PM, or within one (1) hour following the close-of-business, whichever occurs later; and
    b. All non-fully shielded fixtures shall be turned off at this time.
2. Zone 3.
    a. Outdoor lighting shall be reduced by at least fifty (50) percent after 11:00 PM or within one (1) hour following the close of business, whichever is later; and
    b. All non-fully shielded fixtures shall be turned off at this time.
3. Zone 4.
    a. Lighting proposed within Zone 4 shall be supported by documentation prepared by a professional engineer and shall comply with the submittal requirements of **Section 3.20.26: Plan Submittal Requirements**.

3.20.11 Streetlight Design

A. Arterial streets shall provide continuous lighting in accordance with the light levels in **Table 3.20.11.A: Public Streetlight Requirements - Arterials**.

Table 3.20.11.A: Public Streetlight Requirements - Arterials

Lighting Zone	Street Class	Average Footcandles	Uniformity Avg/Min	Max Luminaire Height (FT)
1, 2, 3	Arterial	0.7	4.5	40

B. Collector and local streets shall be illuminated only at the locations identified in **Table 3.20.11.B: Public Streetlight Requirements – Collector and Local Streets**. For purposes of this Section, "conflict areas" include public street intersections, elbows, striped mid-block crossings, significant curves, cul-de-sacs, and hammerheads.

Table 3.20.11.B: Public Streetlight Requirements - Collector and Local Streets

Lighting Zone Classification	Street Classification	Streetlight Locations	Max Luminaire Height (FT)
1	Major Collector	Lighting only at conflict areas.	40
	Minor Collector	Lighting only at conflict areas.	32
	Local	Lighting only at conflict areas.	32
2	Major Collector	Lighting only at conflict areas and commercial driveways.	40
	Minor Collector	Lighting only at conflict areas.	32
	Local	Lighting only at conflict areas.	32
3	Major Collector	Lighting only at conflict areas and commercial driveways.	40
	Minor Collector	Lighting only at conflict areas and commercial driveways.	32
	Local	Lighting only at conflict areas and commercial driveways.	32

C. Intersections shall provide the minimum number of streetlights required by **Table 3.20.11.C: Minimum Streetlights at Intersection**.

Table 3.20.11.C: Minimum Streetlights at Intersection

Intersection Type	Streetlight Quantity
Local/Local	1
Local/Collector (<53')	1
Local/Collector (≥53')	2
Local/Arterial	2
Collector (<53')/Collector (<53')	2
Collector (<53')/Collector (≥53')	2
Collector (<53')/Arterial	2
Collector (≥53')/Collector (≥53')	4
Collector (≥53')/Arterial	4
Arterial/Arterial	4

D. At signalized intersections, streetlight plans shall be coordinated with lights mounted on traffic signals.

E. At intersections where traffic signals are planned for the future, streetlights should be placed to ensure uninterrupted service once the signals are installed.

F. String lightings shall be permitted as the roadway illumination source where deemed appropriate. String lights shall maintain a minimum clearance of eighteen (18) feet above the roadway.

G. Arterial streetlights shall be permitted to dim to twenty-five (25) percent of their output during off-peak hours.

H. Collector and local streetlights shall be permitted to dim or shut off during off peak hours.

I. Solar powered streetlights shall be permitted with approval by the Zoning Administrator or their individual designee. Refer to **Section 3.20.14: Lighting Fixture Flexibility and Customization** for more information.

3.20.11.1 Private Streetlight Design

Streetlighting is not required on private streets. Where the applicable Property Owner, Village Developer, or Parcel Developer responsible for the development of the private street elects to install lights on private streets, lighting shall not exceed the illumination levels or number of fixtures required for comparable public streets.

3.20.12 Lighting Types and Fixture Shielding

A. Fixture shielding requirements are identified in **Table 3.20.16: Lighting Standards Matrix**.

B. Lighting Types

1. Fully Shielded Fixtures
   a. Fully shielded fixtures shall be required for all non-exempt lighting.
   b. A fully shielded fixture is designed to ensure that no light is emitted at or above a ninety (90) degree horizontal plane drawn through the lowest point of the fixture;
   c. All fixtures located in Zones 1 and 2 exceeding one thousand (1,000) initial lamp lumens shall be fully shielded; and
   d. All light fixtures located in Zone 3 exceeding three thousand (3,000) initial lamp lumens shall be fully shielded.
2. Shielded Fixtures
   a. Shielded fixtures shall be required for all non-exempt lighting.
   b. A shielded fixture is designed so that no light source is visible from adjacent properties and streets.
3. Canopy Lighting
   a. Canopy lighting shall be fully recessed or flush-mounted with the underside of the canopy, and shall not extend below the canopy fascia.
   b. Indirect lighting, where light is directed upward and reflected downward from the underside of the canopy shall be permitted provided the source is not visible from the ground, street, or adjacent properties.
4. Sign Illumination
   a. Sign illumination shall comply with Dark Sky guidelines, and the light source shall not be visible from adjacent streets or properties.
   b. Permitted lighting types include:
      i. Overhead;
      ii. Concealed from the ground plane;
      iii. Reverse pan channel;
      iv. Halo;
      v. Internally illuminated; or
      vi. Other methods approved by the Zoning Administrator or their individual designee.
   c. Additional sign illumination requirements:
      i. In residential Lighting Zones, illuminated signs for non-residential uses within one hundred fifty (150) feet of residential uses or undeveloped residential-zoned property (whether directly adjacent or across a roadway) shall be extinguished between 10:00 PM and 5:00 AM, or when the business is closed;
      ii. All sources shall have a color temperature of three thousand five hundred (3,500) Kelvin or less;

iii. Between sunset and sunrise, luminance shall not exceed one hundred (100) nits (one hundred [100] candelas per square meter) measured at full white display; and,

iv. Sign illumination shall be extinguished one (1) hour after close of business or by 10:00 PM, whichever is later, and remain off until one (1) hour before sunrise.

5. Landscape and Building Lighting
   a. Landscape and building accent lighting shall be shielded and directed to avoid glare, light trespass, or impacts to streets, neighboring properties, and the night sky;
   b. Light emitting diode ("LED") fixtures are required for landscape and building lighting. Such lighting shall form part of the building architecture, complement the architectural style, and not serve as advertising;
      i. Should more efficient technology than LED become available, new technology may be used. See **Section 3.20.14: Lighting Fixture Flexibility and Customization**.
   c. Argon, krypton tubing, incandescent lighting, and similar lighting types are prohibited;
   d. Color-changing accent lighting is permitted; and
   e. Static light sources shall have a color temperature of three thousand (3,000) Kelvin or less.
6. String Lighting
   a. String lighting is permitted subject to the requirements of the relevant Design Guidelines.
   b. See **subsection 3.20.11.F** for roadway string lighting height restrictions.
7. Security Lighting
   a. Security lighting systems shall utilize fully shielded fixtures.
8. Pedestrian Lighting
   a. Pedestrian lighting systems shall utilize fully shielded fixtures.
9. Adjacent to Residential Land Uses
   a. Lighting in non-residential uses shall be shielded so that the source is not visible from adjoining residential uses; and
   b. Light spillage beyond the property boundary into residential areas is prohibited.
10. Within Residential Land Uses
   a. Lighting on residential properties should be directed downward and shielded so that the source is not visible from any adjoining properties.
11. Parking and Loading Requirements
   a. Parking lots used after dark shall be illuminated; and,
   b. Fixtures used to illuminate off-street parking areas shall be full cut-off and oriented downward and/or away from the adjoining properties, residential uses, and/or public ROW. Lighting shall be designed to minimize spillover beyond the property boundary and avoid illumination that adversely impacts adjacent properties.

C. Fixture Shielding

1. Zone 1
   a. Pole-mounted and wall-mounted fixtures shall be fully shielded;
   b. All perimeter fixtures shall include house-side shielding;
   c. Bollards shall utilize louvers;
   d. Light sources shall have a color temperature of three thousand (3,000) Kelvin or less;
   e. Wall-mounted fixtures exceeding one thousand eight hundred (1,800) lumens shall include house-side shields; and
   f. Uplighting fixtures shall not exceed six hundred (600) lumens.
2. Zone 2
   a. Pole-mounted or wall-mounted fixtures of one thousand (1,000) lumens or less may be shielded;
   b. All other pole-mounted or wall-mounted fixtures shall be fully shielded;
   c. All perimeter fixtures shall include house-side shielding;
   d. Bollards shall be louvered or designed so that the lamp is recessed and not directly visible;
   e. Wall-mounted fixtures exceeding three thousand five hundred (3,500) lumens shall include house-side shields when oriented toward residential uses and located within one hundred fifty (150) feet of a property boundary; and
   f. Uplighting fixtures shall not exceed one thousand (1,000) lumens.
3. Zone 3
   a. Pole-mounted or wall-mounted fixtures of one thousand (1,000) lumens or less may be shielded;
   b. All other pole-mounted or wall-mounted fixtures shall be fully shielded;
   c. Perimeter fixtures within thirty (30) feet of a single-family residential property line, excluding bollards, shall include house-side shielding;
   d. Bollards shall be louvered or designed so that the lamp is shielded and not directly visible;
   e. Wall-mounted fixtures exceeding six thousand five hundred (6,500) lumens shall include house-side shields when oriented toward residential uses and located within one hundred fifty (150) feet of a property boundary; and
   f. Uplighting fixtures shall not exceed one thousand (1,000) lumens.
4. Zone 4
   a. Lighting proposed within Zone 4 shall include documentation prepared by a professional engineer and comply with the submittal requirements of **Section 3.20.26: Plan Submittal Requirements**.

3.20.13 Fixture Mounting Height and Equipment Finishes

The provisions of this Section shall not apply to public streetlighting, sports field lighting, or public facilities.

A. Fixture mounting height shall be measured from finished grade to the fixture lens or luminous opening.

B. Fixtures mounted to a wall shared with another property shall not extend above the top of that wall. Additional fixture requirements are provided in **Table 3.20.16: Lighting Standards Matrix**.

C. Zone 1:

1. Fixtures within thirty (30) feet of a residential property line shall have a maximum height of fifteen (15) feet;
2. All other fixtures shall have a maximum height of twenty (20) feet; and
3. Pole colors, types, and finishes shall be determined at the discretion of the applicable Property Owner, Village Developer, or Parcel Developer responsible for the development. See **Section 3.20.14: Lighting Fixture Flexibility and Customization** for more information.

D. Zone 2:

1. Fixtures within thirty (30) feet of a residential property line shall have a maximum height of fifteen (15) feet;
2. Fixtures greater than thirty (30) feet but not exceeding one hundred fifty (150) feet from a residential property line, and visible from such property without being screened by a structure, shall not exceed twenty-five (25) feet in height;
3. All other fixtures shall have a maximum height of thirty (30) feet or the predominant height of surrounding perimeter buildings, whichever is greater; and
4. Pole colors, types, and finishes shall be determined at the discretion of the applicable Property Owner, Village Developer, or Parcel Developer responsible for the development. See **Section 3.20.14: Lighting Fixture Flexibility and Customization** for more information.

E. Zone 3:

1. Fixtures located within fifty (50) feet of a residential property line, when not screened from direct view by a structure, shall have a maximum height of fifteen (15) feet;
2. All other fixtures shall have a maximum height of thirty (30) feet or the predominant height of surrounding perimeter buildings, whichever is greater; and
3. Pole colors, types, and finishes shall be determined at the discretion of the applicable Property Owner, Village Developer, or Parcel Developer responsible for the development. See **Section 3.20.14: Lighting Fixture Flexibility and Customization** for more information.

F. Zone 4:

1. Lighting within Zone 4 shall include documentation prepared by a professional engineer and comply with the submittal requirements within **Section 3.20.26: Plan Submittal Requirements**.

3.20.14 Lighting Fixture Flexibility and Customization

To promote a unified community identity and reinforce the overall design character, the applicable Property Owner, Village Developer, or Parcel Developer responsible for the development may introduce custom lighting features, including poles, fixtures, finishes, colors, mounting styles, orientations, and the integration of technologies such as solar systems or other future innovations.

A. Customization and Thematic Integration

1. The applicable Property Owner, Village Developer, or Parcel Developer responsible for the development may utilize customized lighting throughout the community to establish a cohesive visual identity.
2. Custom options may include decorative poles, solar-powered fixtures, specialized mounting configurations, or other design variations provided they align with the applicable development's aesthetic vision.
3. Material finishes and colors shall complement the architectural and landscape character of the development to ensure visual consistency and a reinforced sense of place.
4. Customization may be applied to all lighting types, including but not limited to streetlights, traffic signals, trail lighting, and park or plaza lighting, provided all installations comply with the functional and safety requirements of **Section 3.20: Lighting Standards and Guidelines**.

B. Standards for Safety and Compliance

1. All custom lighting designs shall meet the functional requirements of **Section 3.20: Lighting Standards and Guidelines**, including Dark Sky compliance, safety criteria, and minimum illumination levels.
2. Proposed lighting technologies, including solar-powered systems and future innovations, shall demonstrate:
   a. Long-term reliability and performance;
   b. Conformance with applicable engineering standards related to durability, illumination, and safety; and,
   c. Consistency with City standards and the PAD Standards and Guidelines.
3. All proposed technologies shall include a maintenance and replacement plan to ensure continued functionality and address concerns related to obsolescence.

C. Approval and Review Process

1. Proposals for custom lighting, including poles, fixtures, finishes, and technologies, shall be submitted to the applicable ARC for review and approval in accordance with the submittal requirements outlined in **Section 3.20.26: Plan Submittal Requirements**.
2. The applicable ARC shall evaluate all proposals for alignment with the PAD's functional and aesthetic obligations.
3. The Zoning Administrator or their individual designee, together with the Engineering Director or their individual designee, may provide input during the review process to confirm compliance with operational and technical Standards and Guidelines.

3.20.15 Illuminance Levels

A. **Table 3.20.16: Lighting Standards Matrix** establishes the maximum onsite horizontal average illuminance levels for each Lighting Zone Classification, as well as the perimeter vertical illuminance limits applicable to sites located within one hundred fifty (150) feet of a residential property line.

B. Onsite illuminance shall be calculated using the "maintained" average horizontal value measured at finished grade, while the perimeter illuminance shall be calculated using the "initial" maximum vertical value measured at six (6) feet above finished grade. These limitations vary according to Lighting Zone Classification.

C. For all "initial" illuminance calculations, the light loss factor shall not be less than ninety-five hundredths (0.95).

D. For all "maintained" illuminance calculations, the light loss factor shall be determined by the designer and based on the specific lamp types selected and the projected operating conditions to meet the required standards.

E. The light loss factor functions as a design parameter that anticipates future reductions in illumination caused by lamp aging, dirt buildup, and similar conditions. It is applied during the design phase only and is not subject to monitoring or enforcement after construction. Its sole purpose is to ensure that the lighting design maintains performance over time in alignment with minimum required standards.

3.20.16 Lighting Standards Matrix

Table 3.20.16: Lighting Standards Matrix				
Lighting Zone Classification	**Light Source and Fixture Shielding**	**Mounting Height**	**On-Site and Perimeter Illuminance Levels**	**Up-lighting**
Zone 1	Light Sources <or= 3,000 K Fully Shielded Fixtures only. HSS on Perimeter Fixtures.	15′ height <or= 30′ from Residential Property Line. 20′ ht. > 30′	1.5 FC Average 0.30 VFC Maximum	<or= 600 Lumens each
Zone 2	All Light Sources. Shielded fixtures <or=1,000L Fully Shielded > 1,000L HSS Perimeter Fixtures	15′ height <or= 30′ from Residential Property Line. 25′ ht. for > 30′ to <or=150′ from Residential Property Line. 30′ ht. > 150′	3.0 FC Average 0.80 VFC Maximum	<or= 1,000 Lumens each See **Section 3.20.10 Operating Hours** for use requirements.
Zone 3	All Light Sources. Shielded fixtures <or=1,000L Fully Shielded >1,000L HSS Perimeter Fixtures	15′ height <or= 50′ from Residential Property Line. 30′ ht. > 50′	4.50 FC Average 1.5 VFC Maximum	<or= 1,000 Lumens each See **Section 3.20.10 Operating Hours** for use requirements.
Zone 4	***	***	***	***

Notes:
*** Lighting proposed within Zone 4 shall be accompanied by supporting detail provided by a professional engineer and follow the submittal requirements within **Section 3.20.26: 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.
Mounting Height 15′ <or=150′ = Mounting height of fifteen (15) feet or less when the fixture is located less than or equal to one hundred fifty (150) feet from a residential property line.
Illuminance Levels On-site maintained horizontal average illuminance and perimeter initial vertical illuminance (spill light).

3.20.17 Maximum Total Outdoor Lighting Requirements

Table 3.20.17: Maximum Lumens per Acre				
Lighting Zone Classification:	**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	***
Notes: **Total outdoor light output**. Total outdoor light output shall not exceed the lumen limits listed in the Table above. In the table, "Total" means the sum of shielded and unshielded light.				

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

1. One hundred (100) percent of the lumens from outdoor light fixtures installed at grade, on poles, or mounted to the top or sides of buildings or other structures.
2. Fifty (50) percent of the lumens from underwater fixtures shall be included unless the fixture is aimed at less than forty-five (45) degrees above the horizontal, in which case ten (10) percent of the rated lumens shall be used.
3. Fully Shielded Light Fixtures located beneath canopies, building overhangs, or roof eaves shall not be included in the total light output calculation.
4. Unshielded light fixtures located beneath canopies, building overhangs, or roof eaves shall be treated as fully shielded when the fixture is setback a minimum of five (5) feet from the canopy edge and the canopy extends below the bottom of the fixture. Fixtures meeting this condition shall not be included in the total light output calculation.
5. Unshielded fixtures under canopies, building overhangs, or roof eaves that do not meet conditions of **Section 3.20.12: Lighting Types and Fixture Shielding** shall be calculated at one hundred (100) percent of their total light output.
6. Public streetlighting shall not be subject to the Maximum Total Outdoor Lighting Requirements.

3.20.18 Parking Canopies

A. Fixtures within Zone 1 shall be fully shielded.

B. In Zones 2, 3, and 4, shielded fixtures are permitted provided they include a diffusing lens and are positioned so that the canopy structure blocks any direct view of the fixture or lens from outside the property boundaries.

3.20.19 Parking Structures

A. Zone 1: Parking structures are not permitted.

B. Zone 2: Interior and rooftop fixtures shall be fully shielded and integrated into the architectural design of the structure. Interior fixtures shall be mounted to the ceiling or no lower than the bottom of the support beams. Rooftop fixtures shall be set back at least twenty-five (25) feet from the perimeter and shall not exceed fourteen (14) feet in mounting height.

C. Zone 3: Fixtures shall be incorporated into the architectural design of the structure or architecturally compatible with the structure. Interior fixtures visible from residential properties shall be fully shielded. All other interior fixtures may be shielded but shall include diffusing lenses or shielding to prevent the lamp from being directly visible off-site. Rooftop fixtures shall be fully shielded, set back at least twenty-five (25) feet from the perimeter, and shall not exceed sixteen (16) feet in mounting height.

D. Zone 4: Lighting proposed within Zone 4 shall include documentation prepared by a professional engineer and comply with the submittal requirements in **Section 3.20.26: Plan Submittal Requirements**.

3.20.20 Gas Stations & Convenience Stores

A. Fuel canopy fixtures shall be recessed within the canopy ceiling, with a flat, flush mounted lens.

B. Canopy lighting shall utilize LED sources.

C. When a canopy is located within one hundred fifty (150) feet of a residential property line, the canopy fascia shall extend a minimum of twelve (12) inches below the canopy ceiling.

D. Backlit fascias are prohibited in Lighting Zones 1 and 2.

E. Maintained average horizontal illuminance beneath the canopy shall be calculated separately from the remainder of the site and shall not exceed twenty (20) footcandles in Zone 2 or thirty (30) footcandles in Zone 3.

F. The use of motion-activated dimming controls after 11:00 PM is encouraged.

3.20.21 Flagpole Lighting

A. In Zone 1, flagpole up-lighting shall be limited to no more than two (2) fixtures per flagpole, each producing a maximum of one thousand eight hundred (1,800) initial lumens.

B. In all other Lighting Zone Classifications, up-lighting shall be limited to no more than two (2) fixtures per flagpole, each producing a maximum of six thousand five hundred (6,500) initial lumens.

C. Flagpole lighting may remain illuminated through the night; however, it shall be turned off at dusk when the flag has been lowered.

3.20.22 Sports Lighting for all Private and Public Facilities

A. All sports and park lighting shall comply with this Section and the Recommended Practice: Lighting Sports and Recreational Areas (RP-6) published by the Illuminating Engineering Society of North America (IESNA).

B. Illuminance levels shall correspond to the type of activity and specific sport.

C. All sports fields shall utilize fully shielded luminaires selected from manufacturers that meet the Dark Sky standards.

D. All sport courts shall utilize fully shielded luminaires and shall include "on/off" push buttons or another control method approved by the applicable Property Owner, Village Developer, Parcel Developer, or other entity responsible for the development or operation of the facility to ensure lighting is only in operation when the courts are actively in use.

E. All park luminaires shall be shielded and/or positioned to prevent the light source from being visible beyond the park property boundaries.

F. Poles for sports field lighting shall be located no closer than twenty-five (25) feet to any residential property line.

G. Vertical spill light shall be calculated along all park property lines at a height of six (6) feet above finished grade, using initial light levels.

H. Automatic controllers, such as time clocks or other programmable devices, shall be used to shut off all lighting not intended for security at the curfew as designated by Lighting Zone Classifications.

I. Sports lighting shall utilize sources with a correlated color temperature not exceeding four thousand one hundred (4,100) degrees Kelvin.

J. Zone 1: Sports Lighting in Residential.

   1. Sports lighting is prohibited.

K. Zone 2: Sports Lighting in Cascade Park Type A, Cascade Park Type B, or Schools

   1. Sports field lighting shall be limited to a maximum pole height of eighty (80) feet.
   2. Path and parking lot lighting shall be limited to a maximum height of twenty (20) feet.
   3. Sport court lighting shall be limited to a maximum height of twenty-five (25) feet, with fixtures fully shielded.
   4. Sports lighting shall cease operation no later than 10:00 PM.
   5. Horizontal spill light shall not exceed one (1) footcandle at any point along a residential property line and shall not exceed two (2) footcandles along any other property line.

L. Zone 3: Sports Lighting in Cascade Park Type A or High Schools.

   1. Sports field lighting shall be limited to a maximum pole height of ninety (90) feet.
   2. Path and parking lot lighting shall be limited to a maximum height of twenty-five (25) feet.
   3. Sport courts shall be limited to a maximum height of forty (40) feet.

4. Sports lighting shall cease operation no later than 11:00 PM.
5. Horizontal spill light shall not exceed one (1) footcandle at any point along a residential property line and shall not exceed two and one-half (2.5) footcandles along any other property line.

M. Zone 4: Sports Lighting
   1. Proposals for sports lighting in Zone 4 shall include documentation prepared by a professional engineer and comply with the submittal procedures in **Section 3.20.26: Plan Submittal Requirements**.

3.20.23 Single Family Residences, Attached and Detached

A. Fixtures serving residential sport courts in Zones 1 and 2 shall be fully shielded and shall not remain on past 10:00 PM.

B. Any fixtures installed within twenty (20) feet of a property line shall include external house-side shielding.

C. Fixtures equipped with motion sensors are not subject to curfew requirements.

D. Zone 1: Single Family Residences, Attached and Detached
   1. Fixtures shall be designed and/or positioned so that the light source cannot be directly seen from outside the property boundaries.
   2. Mounting height shall not exceed fifteen (15) feet above finished grade measured to the fixture's center.
   3. Architectural and landscape features shall not exceed thirty-hundredths (0.30) footcandles of vertical illuminance at property lines between the hours of 12:00 AM and 6:00 AM.
   4. Any fixtures that do not comply with these shielding requirements shall be turned off between the hours of 10:00 PM and 6:00 AM.

E. Zone 2: Single Family Residences, Attached and Detached
   1. Fixtures exceeding one thousand (1,000) lumens shall be fully shielded and/or positioned so that the light source is not directly visible from any property lines.
   2. Mounting height shall not exceed twenty (20) feet above finished grade to the center of the fixture.
   3. Architectural and landscape features shall not exceed eighty-hundredths (0.80) footcandles of vertical illuminance at property lines between the hours of 12:00 AM and 6:00 AM.
   4. All fixtures that do not comply with these shielding requirements shall be turned off between the hours of 10:00 PM and 6:00 AM.

F. For additional Standards and Guidelines related to residential exterior lighting, refer to **Section 3.20.27: Exterior Lighting in Residential**.

3.20.24 Utility Exceptions

A. Electric utility leased lighting shall have a maximum mounting height of twenty-seven and five tenths (27.5) feet in both Zone 1 and Zone 2.

B. The light sources utilized in Zone 1 shall not exceed a color temperature of three thousand (3,000) degrees Kelvin.

C. Utility leased lighting shall be permitted to operate from dusk to dawn.

3.20.25 Other Types of Lighting

Lighting types not otherwise addressed shall be processed under Zone 4, subject to the applicable ARC review and approval, and subsequently submitted to the Zoning Administrator or their individual designee for final review.

3.20.26 Plan Submittal Requirements

A. A conceptual lighting plan shall be provided to the Zoning Administrator or their individual designee for review and approval in conjunction with a Preliminary Plat or Site Plan submittal process. The conceptual lighting plan shall identify the applicable Lighting Zone Classification(s) for the area subject to the Preliminary Plat or Site Plan.

B. Detailed lighting plans shall be provided with the applicable construction documents and shall include, as applicable:

1. Identification of the applicable Lighting Zone Classification(s);
2. Locations of proposed and existing light poles;
3. Locations of proposed and existing ground level lighting;
4. Locations of proposed and existing wall-mounted lighting on building elevations;
5. Locations of proposed and existing security lighting on the project and/or building elevations; and
6. Fixture and pole design cut sheets and specifications for all proposed lighting.

C. All lighting plan submittals shall conform to City building and electrical permit requirements.

3.20.27 Exterior Lighting in Residential

Refer to **Section 3.20.23: Single Family Residences, Attached and Detached** for additional Standards and Guidelines related to residential lighting.

A. Energy efficiency, safety, and security shall be primary considerations in the design of all lighting systems.

B. Coach lights, or comparable architectural features, shall be provided on the front elevation. For product thirty (30) foot wide product or less, the applicable ARC may approve a reduced fixture arrangement, such as one (1) coach light with one (1) front entry light, where appropriate to the scale and design of the product type.

C. All fixtures shall complement the architectural style of the home. Fixture styles shall vary across elevations but remain consistent within each product line. Manufacturer cut sheets shall be submitted with the material and color sample boards.

D. Exterior fixture locations shall be clearly identified on architectural plans.

E. Shielded or concealed sources are preferred. Lighting that produces excessive glare or directs light onto adjacent lots or neighborhoods is prohibited.

F. Soffit lighting shall be permitted only as an accent feature, limited primarily to doorways and garages. Continuous soffit lighting along eaves is prohibited.

3.20.28 Traffic Signal Poles

A Property Owner, Village Developer, Parcel Developer, or other authorized applicant may submit custom traffic signal control poles for review and approval by the PMO Deputy Director of Transportation or their individual designee. Custom designs submitted shall be evaluated to confirm compliance with City, State, and Federal requirements for function, safety, and visual compatibility within the community. See **Section 3.20.14: Lighting Fixture Flexibility and Customization** for additional requirements.

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Appendix A: Definitions

A.1 Definitions

Unless otherwise specified, definitions set forth within Code shall apply to this PAD. If an alternative definition is provided herein, or if a term not defined in the Code is defined within this PAD, the definition set forth herein shall control.

For the purposes of this PAD entitlement document, any word or phrase that appears in lowercase form shall, when reasonably consistent with a definition established in this Chapter, be interpreted according to that defined meaning, regardless of whether it is capitalized. In cases of ambiguity, the defined term's grammatical use, surrounding context, and stated intent within this PAD shall govern its interpretation, taking precedence over any common, colloquial, or alternative meanings.

A.1.1 Definition of Uses

1. *Accessory Structure*. A secondary building or structure that is located on the same lot as the main building to serve a purpose subordinate to the main structure and is not used for habitation. These structures typically support the main use of the property but are distinct and separate from the primary residence or main building. Examples include garages, storage sheds, pool houses, detached shade structures, etc.
2. *Agriculture and Ranching*. The use of land for purposes including farming and crop production, dairying, pasturage, horticulture, animal and poultry husbandry, and the necessary accessory uses for treating or storing of farm products and parking of equipment. Specific use types include but are not limited to: Agriculture; Commercial Ranch; Dairy; Meat Processing; Residential Ranch; and Roadside Stand.
3. *Agriculture*. The growing and harvesting of crops for commercial purposes.
4. *Airport*. A place where aircraft can land and depart, usually equipped with landing field facilities for refueling and repair, and various accommodations for passengers.
5. *Alcoholic Beverages, Retail Sales*. A retail establishment, such as a liquor store, licensed to sell alcoholic beverages such as beer, wine, and liquor. No on-site consumption is allowed.
6. *Alternative Tower Structure*. An innovative wireless tower design, such as a clock tower, grain silo, bell tower, false chimney, steeple, light pole, flagpole, windmill, and similar design mounting structures, that camouflage or Conceal the presence of wireless Antennae or towers. Alternative tower structures may also include utilization of a traffic signal streetlight pole or similar structure, or freestanding structure within a public right-of-way as approved by the Zoning Administrator on a case-by-case basis.
7. *Ambulance Service Facility*. A dedicated establishment responsible for providing rapid medical services and transport for emergencies. It houses ambulances, equipped with medical equipment and staffed by trained medical personnel, ready to respond to calls for assistance, ensuring timely medical care and transportation to healthcare facilities.
8. *Animal Hospital*. A place where household pets or livestock are given medical or surgical treatment, and the boarding of animals is limited to short-term care incidental to the hospital use.

9. *Animal Pet Shop, Retail*. A retail establishment offering small animals, fish, or birds for sale as pets and where all animals are housed within the building.

10. *Animal Sales and Services*. Animal Sales and Services uses involve the selling, boarding, or care of animals on a commercial basis. Accessory uses may include internal and/or external confinement facilities for animals, parking, and storage areas. Specific use types include but are not limited to: Animal Hospital; Animal Pet Shop, Retail; Animal Training School; Kennel; Kennel, indoor only; Kennel indoor/outdoor; Veterinary Hospital; and Veterinary Offices and Clinics, Excluding Animal Boarding.

11. *Animal Shelter.* A facility that provides care for stray, surrendered, abandoned, or impounded animals.

12. *Animal Training School*. A facility that specializes in the training of household animals.

13. *Antiques, Crafts, and Collectible Sales*. A retail establishment primarily engaged in the sale of antique goods, handcrafted items, artwork, and collectible merchandise, including new and vintage items of decorative, historical, or artistic value.

14. *Appliance, Furniture, and Household Equipment Sales and Rentals.* A retail establishment engaged in the sale or rental of new or used household appliances, furniture, and related home equipment. Minor repair or assembly may be included as an accessory use.

15. *Appliance Repair.* A facility engaged in the repair and maintenance of household appliances, including refrigerators, washers, dryers, stoves, and similar equipment. All repair activities shall be conducted within a fully enclosed building.

16. *Arboretum or Botanical Garden*. A public or private facility for the demonstration and observation of the cultivation of flowers, fruits, vegetables, or ornamental plants. Permitted accessory uses include gift shops, cafes, snack bars, and parking.

17. *Arena*. A large venue designed for sports, equestrian events, exhibitions, performances, or other public gatherings, typically featuring a central activity area surrounded by spectator seating on multiple sides. Arenas may be fully enclosed, partially enclosed, covered, or open-air, depending on the intended use. Common examples include rodeo arenas, indoor sports complexes, livestock show rings, and concert pavilions. Accessory uses may include concessions, ticketing areas, restrooms, locker or tack rooms, administrative offices, and retail kiosks. Arenas may operate year-round or seasonally and may be integrated into larger recreational or entertainment-focused developments.

18. *Art Gallery or Museum, Private*. Any permanent institution for the collection and display of objects of art or science, not operated by a public or quasi-public agency.

19. *Art Gallery or Museum, Public*. Any permanent institution for the collection and display of objects of art or science, sponsored by a public or quasi-public agency and open and available to the public.

20. *Assembly Hall, Private*. A building or structure, or group of buildings or structures, owned or operated by a private entity, intended primarily for the conducting of organized assembly. Accessory uses may include meeting rooms, kitchen facilities for preparation of food to be consumed on the premises, parking, and childcare provided for persons while they are attending assembly functions. Schools associated with assembly uses are not an accessory use.

21. *Assembly Hall, Public*. A building or structure, or group of buildings or structures, owned or operated by a public entity, intended primarily for the conducting of organized assembly. Accessory uses may include meeting rooms, kitchen facilities for preparation of food to be consumed on the premises, parking, and childcare provided for persons while they are attending assembly functions. Schools associated with assembly uses are not an accessory use.

22. *Assembly.* Assembly uses include facilities owned or operated by associations, corporations, or other persons for social, educational, or recreational purposes primarily for members and their guests. Accessory uses may include offices, meeting areas, food preparation areas, concessions, parking, and maintenance facilities. Specific assembly use types include, but are not limited to: Assembly Hall, Private; Assembly Hall, Public; Auditorium, Private; Community Recreation Center; Country Club, Private Membership; Event Venue; Fraternal or Social Club; and Religious Assembly – Churches, Synagogues, Temples, Chapels, or Similar Places of Worship Related Facilities.

23. *Assisted Living, Commercial*. Premises used for the housing of and caring for the ambulatory, aged or infirm, other than a hospital, licensed by the Arizona State Department of Health services for more than ten (10) persons.

24. *Assisted Living, Residential*. Premises used for the housing of and caring for the ambulatory, aged or infirm, other than a hospital, licensed by the Arizona State Department of Health Services for more than six (6), but not more than ten (10) persons in a residential setting.

25. *Auditorium, Private*. An open, partially enclosed, or fully enclosed facility used or intended to be used primarily for commercial entertainment events, expositions, and other public gatherings.

26. *Auto Auction*. A facility where automobiles are sold through a bidding process to the public or licensed dealers, conducted either in person or electronically. The use may include vehicle display areas, administrative offices, and incidental repair or detailing, but does not include retail automobile sales to the general public outside of the auction process.

27. *Auto Body Repair and Painting Facilities*. An establishment primarily engaged in the repair or restoration of a vehicle body, frame, or paint. Services may include dent removal, collision repair, frame straightening, sanding, painting, and related cosmetic or structural work. Incidental mechanical repairs necessary to complete body work may be included, but general engine or drivetrain servicing is not permitted.

28. *Auto Parts and Accessory Store*. A retail establishment engaged in the sale of new, used, or remanufactured automobile parts, tools, and accessories. Installation services may be provided when clearly incidental to the sale of parts or accessories. Body work and major mechanical repairs are not permitted.

29. *Auto Sound System Installation, Auto Glass Tinting and Repair and Similar Uses with Noise Control*. A facility providing specialized aftermarket automotive services, including installation of audio or video systems, glass repair or replacement, window tinting, vehicle wraps, and similar non-structural modifications. Services are limited to interior or non-structural components and do not include mechanical, body, or drive-train repairs.

30. *Automated Teller Machine (ATM).* A self-service banking outlet that allows customers to complete financial transactions without the need for a branch representative or teller. It provides users with services such as cash withdrawals, deposits, transfer of funds, or account information. Where an ATM is integral within a building, access must be controlled.

31. *Bait and Tackle Shops.* A retail establishment primarily engaged in the sale of live bait, fishing tackle, rods, reels, lures, and related fishing or outdoor recreational equipment. The use may include incidental sales of snacks, beverages, or fishing licenses.

32. *Banks and Financial Institution, With Drive-Through*. An establishment that provides banking services, lending, or similar financial services to individuals and businesses. This definition includes those institutions engaged in the on-site circulation of cash money and check-cashing facilities, but shall not include bail bond brokers. The establishment has a drive-through facility.

33. *Banks and Financial Institution, Without Drive-Through*. Same as the above use, but with no drive-through facility.

34. *Bar, Lounge, Tavern, Restaurants, or Establishments that Sell Alcohol Beverages for Consumption on Premise*. A structure or part of a structure used primarily for the sale or dispensing and on-site consumption of alcoholic beverages or liquor by the drink, which may or may not serve food. Any facility providing both food and alcoholic beverages or liquor by the drink for on-site consumption that does not meet the definition of a restaurant shall be considered a bar, lounge, or tavern. Dancing and music may also occur in these establishments.

35. *Batch Plant, Temporary*. A temporary facility used to produce concrete, asphalt, or similar construction materials by batching and mixing aggregates, binders, and other components in support of a specific construction project within the development.

36. *Battery Energy Storage System (BESS).* A system consisting of electrochemical, kinetic, thermal, or other form of energy-storage technology storage batteries, battery chargers, controls, power conditioning systems and associated electrical equipment, assembled, capable of storing energy to supply electrical energy at a future time, not to include a stand-alone 12-volt car battery or an electric motor vehicle. For the purposes of this PAD, BESS excludes residential battery storage.

37. *Bed and Breakfast*. One (1) building containing no more than eight (8) sleeping rooms that are occupied or intended or designed to be occupied as the temporary abiding place of persons who are lodged with or without meals, for compensation, but not including a trailer court or camp, hospital, asylum, orphanage, or building where persons are housed under restraint. The building is occupied by either the owner or a resident manager.

38. *Boarding and Training, Indoor.* A facility that provides temporary boarding of household animals in conjunction with structured training services, where all boarding and training activities occur entirely within an enclosed building.

39. *Boarding and Training, Indoor/outdoor.* A facility that provides temporary boarding of household animals in conjunction with structured training services, where boarding or training activities occur both within an enclosed building and in outdoor areas.

40. *Boat, RV Sales and Rental*. An establishment primarily engaged in the display, sale, or lease of marine vehicles and/or recreational vehicles.

41. *Boat, RV Storage*. A facility where boats and/or recreational vehicles are stored outside for seventy-two (72) hours or more.

42. *Boat, RV Repair*. An establishment primarily engaged in the maintenance, servicing, or repair of marine vehicles and/or recreational vehicles.

43. *Broadcasting or Recording Studio (no tower).* A building or portion of a building used as a place for radio or television broadcasting or recording but without a transmission tower.

44. *Book, Stationery, and Greeting Card Store.* A retail establishment primarily engaged in the sale of books, printed materials, office supplies, greeting cards, and related paper goods. Accessory items such as small gifts, journals, and writing instruments may also be sold.

45. *Bus Terminal*. Any premises for the transient housing or parking of motor-driven buses and the loading and unloading of passengers.

46. *Cabinet and Carpentry Shop*. A facility engaged in the custom fabrication, assembly, or finishing of wood or wood-based products, including cabinets, furniture, and interior trim. Operations may include cutting, sanding, and finishing and shall be conducted within an enclosed building. Retail sales may be incidental to the primary production use.

47. *Call Center.* A facility used for centralized business operations involving the receiving, transmitting, or processing of a high volume of telephone or electronic communications by employees. Call centers do not serve walk-in customers and are not intended for retail use.

48. *Campground*. A parcel of ground where two (2) or more campsites are located, established, or maintained for occupancy by camping units of the general public, including cabins, or tents, as temporary living quarters for recreation, education, or vacation purposes.

49. *Candy and Ice Cream Store*. A retail establishment primarily engaged in the sale of candies, chocolates, confections, ice cream, frozen desserts, and similar specialty treats for on- or off-site consumption. Limited seating may be provided as an accessory use.

50. *Car Wash*. A facility, coin operated, automatic, or hand wash, for the cleaning of automobiles, providing either self-serve facilities or employees to perform washing operations.

51. *Carpet and Floor Covering Store.* A retail establishment primarily engaged in the sale of floor covering materials, including carpet, tile, hardwood, laminate, and vinyl, and may coordinate installation services. Showroom and warehouse space may be included as part of the use.

52. *Catering Service*. An establishment that prepares food for service at a remote site.

53. *Cemetery*. Land used or dedicated to the interment of human or animal remains, including columbaria, mausoleums, mortuaries, and associated maintenance facilities when operated in conjunction with, and within the boundaries of, such cemetery.

54. *Check-Cashing Facilities*. Any person(s) or establishment engaged in the business of cashing checks or accepting deferred deposits for a fee, service charge, or other consideration. Such uses are not licensed banks, trust companies, savings and loan associations, credit unions, development corporations, mortgage brokers, thrift companies, pawn brokers, or insurance companies.

55. *College or University*. A degree-granting institution, other than a trade school, that provides education beyond the high school level. The use includes, but is not limited to, classroom buildings, offices, laboratories, lecture halls, athletic facilities, and dormitories.

56. *Commercial Long-term Care Facility or Memory Care Facility*. A professionally operated establishment that provides extended residential care for individuals requiring long-term medical, nursing, or custodial care. This includes specialized services for those with memory impairment conditions, focusing on enhancing quality of life, safety, and health in a supportive environment.

57. *Commercial Ranch*. An animal or crop production enterprise that may include employee housing, heavy equipment storage, and other related improvements.

58. *Community Playfields and Parks*. A tract of land owned by a public entity and available to the general public for recreational purposes. This definition includes indoor recreational facilities, swimming pools, playgrounds, and lighted and unlighted athletic fields.

59. *Community Recreation Center*. A facility providing recreation/pool facilities and/or meeting rooms, and typically oriented towards the recreational needs of the residents of the surrounding area.

60. *Community Service*. Uses including buildings, structures, or facilities owned, operated, or occupied by a governmental entity or nonprofit organization to provide a service to the public. Specific use types include but are not limited to: Public; Cemetery; Crematorium or Funeral Parlor; Government Administration and Civic Buildings; Government Maintenance and Operations Yards/ Buildings; Homeowners Association Meeting Facilities; Public Safety Facility; Social Service Facility.

61. *Construction Trailer, Temporary*. A temporary structure used during active construction for administrative functions, contractor coordination, security, or on-site storage. Construction trailers shall be removed upon completion of the associated construction project or as otherwise required by applicable permits.

62. *Convenience Store with Gas Sales*. An establishment with a Gross Floor Area of less than five thousand (5,000) square feet engaged in the sale of convenience goods, such as pre-packaged food items, tobacco, over-the-counter drugs, periodicals, and other household goods; and which also provides the retail sale of petroleum products that are dispensed through gasoline pumps and other supplies for motor vehicles.

63. *Convention Center and Exhibition Halls.* A facility designed and used for conventions, trade shows, exhibitions, and other large-scale events. The facility may include meeting rooms, exhibit halls, banquet space, and accessory uses such as catering facilities and administrative offices.

64. *Copy Center.* A retail or service establishment providing photocopying, printing, scanning, document preparation, and related services. The use may include self-service and staffed operations, as well as incidental sales of office supplies and packaging materials.

65. *Country Club, Private Membership.* An area of at least three (3) acres or more containing, but not limited to, a golf course and a club house and available only to a private specific membership. Such a club may contain as adjunct facilities, a private club and dining room, swimming pool, tennis courts and similar service and recreation facilities.

66. *Crematorium or Funeral Parlor.* A location containing properly installed, certified apparatus intended for use in the act of cremation, or an establishment for the preparation of the deceased for burial and the display of the deceased and rituals connected with, and conducted before, burial or cremation. This definition may include a facility for the permanent storage of cremated remains of the dead.

67. *Cultural Facility.* A cultural facility displays or preserves objects of interest or provides facilities for one (1) or more of the arts or sciences. Accessory uses may include parking, storage areas, offices, and gift shops. Specific use types include, but are not limited to: Art Gallery or Museum, Public; Cultural Institution; and Library.

68. *Cultural Institution.* A facility or organization focused on the conservation, display, or exploration of cultural heritage and arts. This includes museums, galleries, theatres, libraries, and historical sites aimed at promoting understanding, education, and enjoyment of cultural resources within a community.

69. *Custom Dressmaking, Furrier, Millinery, or Tailor Shop.* An establishment engaged in the creation, alteration, or repair of garments, hats, or clothing accessories, primarily on a custom or made-to-order basis. Retail sales of materials or finished products may be included as an accessory use.

70. *Dairy.* Area where dairy animals are kept for milking and from which a part or all of the milk is sold, offered for sale or supplied for human consumption, and includes all buildings, yards, and premises occupied or used in connection with the production of milk.

71. *Dancing, Theatrical, or Music Studio, Indoor.* A facility located within a fully enclosed building and used for instruction, rehearsal, or performance in dance, theater, or music. The use may include limited audience seating for recitals or showcases but does not include large-scale live entertainment venues.

72. *Dancing, Theatrical, or Music Studio, Outdoor.* A facility or designated outdoor area used for instruction, rehearsal, or performance in dance, theater, or music. The use may include limited audience seating for recitals or showcases but does not include large-scale live entertainment venues.

73. *Data Center*. A facility used primarily for the centralized storage, management, processing, and transmission of digital data and information. Data centers are designed to house computer systems, servers, networking equipment, and associated infrastructure, including power supply and cooling systems, for continuous operation. These facilities may include limited on-site staffing for maintenance and security, but are not characterized by high volumes of employee occupancy or customer interaction.

74. *Day Care Facility*. Day Care uses include facilities that provide care for children or adults on a regular basis away from their primary residence. This category does not include public or private schools or facilities operated in connection with an employment use, shopping center, or other principal use, where children are cared for while parents or guardians are occupied on the premises or in the immediate vicinity. Accessory uses include offices, recreation areas, and parking. Specific use types include, but are not limited to: Day Care, Commercial; and Day Care, Residential.

75. *Day Care, Commercial*. An establishment licensed by the Arizona State Dept of Health Services providing care and supervision for five (5) or more persons on a less than twenty-four (24) hour basis. This classification includes nursery schools, preschools, day care centers for children or adults, and any other day care facility licensed by the State.

76. *Day Care, Residential*. An establishment licensed by the Arizona State Dept of Health Services that provides either child day care for at least six (6) and not more than ten (10) children or adult day care for at least six (6) and not more than ten (10) adults. The following uses are not a Residential Day Care use: Group Home; Group Recovery Home; Shelter Care Facility; Shelter Care Facility, Homeless; and Day Care, Home Occupation.

77. *Detached Garage*. An enclosed accessory structure separate from the main building and used for the storage of vehicles and related items. The structure may also be used by the occupants and their guests for accessory storage or workshop purposes.

78. *Drive-In Restaurant*. A restaurant where customers purchase and consume prepared food on the premises in their automobiles.

79. *Drone Port*. A designated facility or site developed for the takeoff, landing, and temporary staging of unmanned aerial vehicles (UAVs), commonly referred to as drones. Drone Ports may include physical infrastructure such as landing pads, charging stations, storage areas, control kiosks, or safety buffers. This use does not include aviation facilities for manned aircraft.

80. *Dry Cleaning and Laundry Service*. An establishment where laundry or dry cleaning is dropped off by customers or picked up by customers and that also includes on-site laundry and/or cleaning activities, including related operation of equipment and machinery. Establishments that do not include on-site cleaning activities are classified as "general personal services."

81. *Dwelling, Alternative Construction.* A permanent residential dwelling unit constructed using non-traditional building methods or emerging technologies that are not regulated under the National Manufactured Home Construction and Safety Standards Act of 1974. This category includes, but is not limited to, homes that are fabricated off-site and assembled on-site, 3D-printed construction techniques or other innovative methods that meet or exceed applicable local and state building codes. All such dwellings shall be installed on a permanent foundation, connected to standard utilities, and intended for long-term residential use. This category expressly excludes manufactured homes or mobile homes.

82. *Dwelling, Manufactured Home (Modular Home).* A structure, transportable in one (1) or more sections, that is at least eight (8) feet in width and thirty-two (32) feet in length and that is built on a permanent chassis and designed to be used as a dwelling unit, with or without a permanent foundation, when connected to on-site utilities, and built on or after June 15, 1976, in accordance with the National Manufactured Home Construction and Safety Standards Act of 1974 and Title VI of the Housing and Development Services Act of 1974.

83. *Dwelling, Mobile Home.* A structure, transportable in one (1) or more sections, that is at least eight (8) feet in width and thirty-two (32) feet in length and that is built on a permanent chassis and designed to be used as a dwelling unit, with or without a permanent foundation, when connected to on-site utilities, and that was not constructed in accordance with the National Manufactured Home Construction and Safety Standards Act of 1974 and Title VI of the Housing and Development Services Act of 1974. Residential use of mobile home constructed prior to 1976 is prohibited.

84. *Dwelling, Multi-Family.* A dwelling designed for independent occupancy by two (2) or more families in separate units and that are not located on Fee Simple Lots. Attached Fee Simple products, including townhomes, shall be classified as single-family attached dwellings.

85. *Dwelling, Single-Family Attached.* A dwelling designed for use by one (1) family and has one (1) or more shared walls with adjoining dwellings and are Fee Simple Lots or duplexes. For the purposes of this PAD, single-family attached shall be classified as single-family dwellings and shall not be considered multi-family or condominium units.

86. *Dwelling, Single-Family Detached.* A dwelling designed for or used by one (1) family and having no walls in common with adjoining dwellings and are Fee Simple Lots.

87. *Dwelling, Single-Family for Rent.* A dwelling designated for or used by one (1) family for rental occupancy, not ownership, and may be built as detached or attached units.

88. *Dwelling, Zero Lot Line.* A detached dwelling that has only one (1) side yard.

89. *Education*. Education uses are public (including charter), private, and parochial institutions at the primary, elementary, middle, high school, or post-secondary level, or trade or business schools, which provide educational instruction to students. Accessory uses include play areas, cafeterias, recreational and sport facilities, auditoriums, and before or after school day care. Specific use types include, but are not limited to: College or University; Public or Private Elementary or Middle School; Public or Private High School; and Public/ Private Schools, Educational Institutions, Business, Technical, or Vocational Excluding Colleges/ Universities.

90. *Emergency Medical Care Facility*. An establishment equipped to provide immediate medical services for acute illnesses or injuries. It operates outside a hospital setting, offering urgent care without the need for long-term hospitalization.

91. *Emissions Testing Facility*. An establishment authorized to inspect and certify motor vehicle emissions compliance as required by state or federal law. The use may include minor repairs directly related to emissions testing but does not include general vehicle service or repair.

92. *Employment Agencies (Excluding Day Labor Hiring Centers)*. An establishment that provides employment placement, staffing, or recruitment services for permanent or temporary positions. This use does not include facilities where individuals assemble for same-day or casual labor assignments without prior scheduling.

93. *Equipment Sales, Rental, and Storage Yard*. A commercial facility engaged in the sale, lease, or rental of heavy equipment, machinery, tools, trailers, or construction-related vehicles. Outdoor display, storage, and incidental maintenance of equipment may occur as part of the use.

94. *Event Venue*. A public or private facility used for special occasions, such as banquets, weddings, celebrations and parties, or similar gatherings.

95. *Expansion or Replacement Facilities, Temporary*. Temporary structures or uses established to accommodate displaced operations resulting from construction, remodeling, expansion, or disaster recovery of a permanent facility. Such uses may be approved for a limited duration, subject to applicable conditions and permitting requirements.

96. *Farmers Market*. A building, structure, or tract of land with open air stands that is used for the primary purpose of retail sales of fresh fruits, vegetables, flowers, herbs, or plants. This definition may also include the accessory sales of other unprocessed foodstuffs, home processed food products, baked goods, and home-made handicrafts.

97. *Feed Store*. An establishment engaged in the retail sale of supplies directly related to ranching or dairy operations.

98. *Financial Service*. Establishments that provide retail banking services, mortgage lending, and similar financial services to individuals and businesses. This classification includes those institutions engaged in the on-site circulation of cash money, but does not include bail bond brokers. Accessory uses may include automatic teller machines, offices, and parking. Specific use types include, but are not limited to: Automated Teller Machine (ATM); Banks and Financial Institution, With Drive-Through; Banks and Financial institution, Without Drive-Through; and Check-Cashing Facilities.

99. *Fitness and Recreational Sports Center*. A facility primarily featuring equipment for exercise and other active physical fitness and/or recreational sports activities, such as swimming, skating, racquet sports, aerobic dance, gymnasium facilities, indoor soccer, yoga, and other kinds of sports and fitness facilities.

100. *Florist*. A retail establishment primarily engaged in the sale of fresh-cut flowers, floral arrangements, indoor plants, and related decorative items. Accessory sales of greeting cards, vases, and small gifts may be included.

101. *Food and Beverage Service*. Food and Beverage Service businesses serve prepared food or beverages for consumption on or off the premises. This use category does not include grocery stores, which are included in the General Retail category. Accessory uses may include food preparation areas, offices, and parking. Specific use types include, but are not limited to: Food Sales, Wholesale; Bar, Lounge, Tavern, Restaurants, or Establishments that Sell Alcohol Beverages for Consumption on Premise; Catering Service; Drive-In Restaurant; Farmers Market; Food Truck (Mobile Food Vendor); Food Truck Court; Nightclub; Outdoor Dining Area; Restaurant With Drive-Through; and Restaurants and Cafeterias.

102. *Food Sales, Wholesale*. A facility that makes food onsite, and may sell food items directly at the facility provided that any such sales are secondary and incidental to the primary operation of food production.

103. *Food Truck (Mobile Food Vendor), Temporary*. A food truck or Mobile food vendor means any person who owns, controls, manages or leases a mobile food unit or contracts with a person to prepare foods and vend from, drive or operate a mobile food unit. For the purposes of this section, a mobile food unit means a food establishment that is licensed by this state, that is readily movable and that dispenses food or beverages for immediate service and consumption and other incidental retail items from any vehicle as defined in Arizona Revised Statutes Section 28-101.

104. *Food Truck Court*. A designated area where multiple food trucks gather to sell a variety of culinary options to the public.

105. *Fraternal or Social Club*. Buildings and facilities owned or operated by a corporation, association, person, or persons for a social, educational, or recreational purpose, to which membership is required for participation. Such facilities may be operated for profit or as not for profit.

106. *Gasoline Sales*. Any area used for retail sale of gasoline or oil fuels, or automobile accessories and incidental services. The use may only include facilities allowed under either major or minor vehicle service and repair if such use is allowed in the zoning district.

107. *General Indoor Recreation, Commercial*. An establishment offering entertainment, game playing, rides, or similar amusements to the public within an enclosed building. This shall include but is not limited to indoor carting, escape rooms, indoor skydiving, indoor golf activities, arcades, bowling alleys, pickleball or other sport court activities, billiard parlors, bingo parlors, laser tag parlors, and indoor shooting ranges.

108. *General Outdoor Recreation, Commercial*. Intensely developed recreational uses, lighted or unlighted, such as amusement parks, miniature golf courses, commercial tennis courts, batting cages, skateboard or skate parks or courses, bicycle motocross courses, water parks or slides, drive-in movie theaters, courses for paramilitary games, and archery facilities or similar uses.

109. *General Personal Services*. An establishment, whether for consideration or not, that provides care, advice, aid, maintenance, repair, treatment, or similar semi-technical, technical, or experienced assistance, other than the practice of a profession and wholesale or retail sale of goods. Examples included, but are not limited to, shoe repair, beauty and barber shops, massage therapy, rehabilitation therapists, tanning salons; and dry-cleaning pick- up and drop-off shops that do not conduct dry cleaning on the premises.

110. *General Retail*. A commercial enterprise that provides goods directly to the consumer, where such goods are available for immediate purchase and removal from the premises by the consumer. Examples include, but are not limited to: apparel shops, appliance sales, auto parts store, bait shop, bakeries, bookstores, convenience stores without gas pumps, department stores, factory outlet stores, and florists.

111. *Gift, Novelty, and Souvenir Shop*. A retail establishment primarily engaged in the sale of small gift items, decorative accessories, novelty merchandise, souvenirs, seasonal items, or collectibles. Incidental sales of greeting cards, local crafts, or packaged snacks may be included.

112. *Golf Course, Unlighted*. A tract of land laid out with a course having nine (9) or more holes for playing the game of golf, including any accessory clubhouse, driving range, office, restaurant, concession stand, picnic tables, pro shop, maintenance building, restroom facility, or similar accessory use or structure. This term shall not include miniature golf courses as a principal or accessory use, nor shall it include driving ranges that are not accessory to a golf course, nor shall it include lighted golf courses.

113. *Golf Course/Driving Range, Lighted*. A tract of land laid out with a course having three (3) or more holes for playing the game of golf, including any accessory clubhouse, driving range, office, restaurant, concession stand, picnic tables, pro shop, maintenance building, restroom facility, or similar accessory use or structure. This term includes a lighted driving range without a golf course, but shall not include miniature golf courses as a principal or accessory use.

114. *Government Administration and Civic Buildings*. An office of a governmental agency that provides administrative and/or direct services to the public, such as, but not limited to post offices, employment offices, public assistance offices, or motor vehicle licensing and registration services.

115. *Government Maintenance and Operations Yards/ Buildings*. Facilities owned and operated by governmental entities for the purpose of housing and conducting maintenance, repair, storage, and operation activities related to government-owned vehicles, equipment, and infrastructure. These yards or buildings support the logistical and operational needs essential for public service and infrastructure maintenance.

116. *Group Home*. A residential facility licensed by the Arizona State Dept. of Health Services that provides residence and treatment for more than six (6), but no more than ten (10) persons who are mentally and/or physically handicapped. A group home shall not be located on a lot within one thousand two hundred (1,200) feet, measured by a straight line in any direction, from another group home, residential assisted living home, or group recovery home as measured from property line to property line. The separation requirements shall not apply to residential assisted living homes, group homes, or group recovery homes separated by arterial roads.

117. *Group Living*. This category is characterized by residential occupancy of a structure by a group of people who do not meet the definition of "Household Living." Tenancy is arranged on a monthly or longer basis, and the size of the group may be larger than a family. Generally, Group Living structures have a common eating area for residents. The residents may receive care, training, or treatment, and caregivers may or may not also reside at the site. Accessory uses commonly include recreational facilities and vehicle parking for occupants and staff. Specific use types include, but are not limited to: Assisted Living, Commercial; Assisted Living, Residential; Boarding House/Guest Room; Group Home; Group Recovery Home; Nursing Home; Shelter Care Facility, Homeless; and Shelter Care Facility.

118. *Group Recovery Home*. A residential facility licensed by the Arizona State Dept. of Health Services which provides residence and treatment for more than six (6), but no more than ten (10) persons who are in the process of recovery and/or adjustment from alcoholism, drug abuse, or mental health afflictions. A group recovery home shall not be located on a lot within one thousand two hundred (1,200) feet, measured by a straight line in any direction, from another group recovery home, residential assisted living home, or group home as measured from property line to property line. The separation requirements shall not apply to residential assisted living homes, group homes, or group recovery homes separated by arterial roads.

119. *Hardware Store with Outdoor Storage.* A retail establishment primarily engaged in the sale of hardware, tools, building materials, and home improvement products, and that includes an area for outdoor storage or display of merchandise such as lumber, garden supplies, or bulk materials. Any outdoor storage shall be screened in accordance with applicable development standards.

120. *Health Care Facility*. Health Care uses are characterized by activities focusing on medical, wellness, and alternative health services, particularly licensed public or private institutions that provide primary health services and medical or surgical care to persons suffering from illness, disease, injury, deformity, or other physical or mental conditions. Accessory uses may include laboratories, outpatient, or training facilities, and parking, or other amenities primarily for the use of employees in the firm or building. Specific use types include, but are not limited to: Ambulance Service Facility; Commercial Long-term Care Facility or Memory Care Facility; Emergency Medical Care Facility; Hospital; Medical, Dental, Heath Office, or Clinic; and Post-Acute Care Facility.

121. *Heliport*. An area designed to be used for the landing or takeoff of helicopters, which may include all necessary passenger and cargo facilities, fueling, and emergency service facilities.

122. *Hobby, Stamp, and Coin Shop.* A retail establishment primarily engaged in the sale of hobby materials, collectibles, or supplies related to personal hobbies, including model building, stamp collecting, coin collecting, and similar merchandise.

123. *Homeowners Association Meeting Facilities.* Designated spaces within a community where members of the homeowner's association (HOA) gather for meetings, discussions, and decision-making regarding the management, upkeep, and regulation of the community. These facilities are equipped to support the administrative functions of the HOA and may also serve as a venue for community events and activities, promoting engagement among residents.

124. *Home Improvement Store.* A retail establishment engaged in the sale of building materials, tools, hardware, appliances, garden supplies, and other goods used in the construction, renovation, repair, or maintenance of residential properties. The use may include indoor and outdoor storage or display of materials.

125. *Hospital.* A public or private facility, which can include multiple buildings, for the accommodation of sick, injured, or infirm persons, and for the provision of related outpatient services. Services regularly include the keeping of patients overnight. Accessory uses include heliports and related facilities, and parking.

126. *Hot Air Balloons, Temporary.* A lighter-than-air aircraft, whether self-propelled or tethered, that derives lift from heated air contained within an envelope and is designed to carry passengers or cargo. For the purposes of this PAD, Hot Air Balloons are classified as aircraft and are not considered signage or temporary promotional devices.

127. *Hotel or Motel.* A building or group of buildings with continuous on-site management and containing nine (9) or more sleeping rooms that are occupied or intended or designed to be occupied as the temporary abiding place of persons who are lodged with or without meals, for compensation.

128. *Household Living.* This use category is characterized by residential occupancy of a dwelling unit by a household. Tenancy is arranged on a month-to-month or longer basis (lodging where tenancy may be arranged for a period of less than thirty (30) days is classified under the "Visitor Accommodation" category). Common accessory uses includes recreational activities, raising of pets, gardens, personal storage buildings, hobbies, and parking of the occupants' vehicles. Specific use types include, but are not limited to: Accessory Structure; Detached Garage; Dwelling, Alternative Construction; Dwelling, Manufactured Home (Modular Home); Dwelling, Mobile Home; Dwelling, Mult-Family; Dwelling, Single-Family Attached; Dwelling, Single-Family Detached; Dwelling Single-Family for Rent; Dwelling, Zero Lot Line; Family; Mobile or Manufactured Home Park; Mobile or Manufactured Home Subdivision; Model Home; Model Unit; Private Equestrian Activities; and Roof Mounted Solar Panels.

129. *Indoor Recreation, Entertainment Including bowling alleys, game rooms, video arcades, ice and roller skating rinks, shooting ranges, pool and dance halls, bingo halls, and similar uses, excluding adult uses and taverns, bars, and lounges.* A facility conducted within a fully enclosed building and primarily devoted to recreational, or entertainment activities as identified in the use title.

130. *Instructional Services or Trade School.* A specialized instructional establishment that provides on-site training of business, artistic, or commercial skills, or a trade school that prepares students for jobs in a trade (e.g., carpentry). Examples include, but are not limited to, fine arts schools, computer instructional services, and driving schools.

131. *Kennel.* Any structure or premise where five (5) or more domestic animals over five (5) months of age are kept. Also, any structure or premises on which five (5) or more domestic animals, the majority of which are under five (5) months of age are kept, which such animals are of the same species but are not related within three (3) degrees. Among the domestic animals counted for this purpose shall be dogs, cats, miniature pigs, or any combination thereof.

   a. *Kennel, indoor only.* A kennel conducted entirely within an enclosed building, ensuring animals are sheltered from the outdoor environment.

   b. *Kennel, indoor/outdoor.* A kennel that combines indoor housing with outdoor runs or exercise areas, allowing animals access to both environments.

132. *Large Retail.* A building that meets the definition of "general retail" and is seventy-five thousand (75,000) square feet or greater, but not including a building materials sales establishment.

133. *Library, Public.* A permanent facility for storing and loaning books, periodicals, reference materials, audio and videotapes, computers, and other similar media open and available to the public. A library may also provide education for all and spaces for community gathering.

134. *Live Entertainment, Indoor.* Entertainment activities conducted entirely within an eclosed building, including but not limited to music, performances, shows or similar acts, where all amplified sound is contained within the structure.

135. *Live Entertainment, Outdoor.* Entertainment activities conducted partially or entirely outdoors, including but not limited to live music, performances, shows, or similar acts, where amplified or unamplified, and not fully contained within an enclosed building.

136. *Locksmith.* An establishment that installs, repairs, or services mechanical or electronic locks and related security devices. Services may include key cutting, rekeying, and installation of locking systems for residential, commercial, or automotive uses.

137. *Major Entertainment Facility, Indoor.* A place or facility designed to accommodate activities that generally draw one thousand (1,000) persons or more to specific indoor events or shows. Activities are generally of a spectator nature. Examples include auditoriums, performing arts centers, and coliseums. Accessory uses may include restaurants, bars, concessions, parking, and maintenance facilities.

138. *Major Entertainment Facility, Outdoor.* A large open or partially enclosed space used for games or major events, and partly or completely surrounded by tiers of seats for spectators. Specific use types include, but are not limited to: Arena and Stadium.

139. *Maker Space*. A facility that provides shared access to tools, equipment, and workspaces for individuals or small businesses engaged in light fabrication, prototyping, or artistic product. Typical activities may include woodworking, metalworking, electronics, 3D printing, textiles, or other creative or small-scale industrial uses. Retail sales and public workshops may be permitted as accessory uses. A Maker Space may function as incorporated as an accessory component of other primary uses, such as a community recreation center, library, or similar civic or educational facility.

140. *Marijuana related definitions specific to Marijuana Uses, include:*

a. Consume, Consuming, and Consumption. The act of ingesting, inhaling or otherwise introducing marijuana into the human body.

b. Cultivate and Cultivation. To propagate, breed, grow, prepare, and package marijuana.

c. Deliver and Delivery. The transportation, transfer, or provision of marijuana or marijuana products to a consumer at a location other than the designated location of a medical marijuana dispensary.

d. Department. The State of Arizona Department of Health Services or its successor agency.

e. Entertainment Facility. Any use conducted which is generally related to the entertainment field, such as theaters, carnivals, nightclubs, and similar entertainment activities as determined by the Zoning Administrator.

f. Manufacture and Manufacturing. To compound, blend, extract, infuse, or otherwise make or prepare a marijuana product.

g. Marijuana.

   i. All parts of the plant of the genus cannabis, whether growing or not, as well as the seeds from the plant, the resin extracted from any part of the plant, and every compound, manufacture, salt, derivative, mixture or preparation of the plant or its seeds or resin;

   ii. Includes cannabis as defined in Ariz. Rev. Stat. § 13-3401; and

   iii. Does not include industrial hemp, the fiber produced from the stalks of the plant of the genus cannabis, oil or cake made from the seeds of the plant, sterilized seeds of the plant that are incapable of germination, or the weight of any other ingredient combined with marijuana to prepare topical or oral administrations, food, drink or other products.

h. Marijuana Concentrate. Resin extracted from any part of a plant of the genus cannabis and every compound, manufacture, salt, derivative, mixture or preparation of that resin or tetrahydrocannabinol; and

   i. Does not include industrial hemp or the weight of any other ingredient combined with cannabis to prepare topical or oral administrations, food, drink or other products.

i. Marijuana Establishment. An entity licensed by the Department to operate in a single location at which the licensee may sell marijuana and marijuana products to consumers, cultivate marijuana, and manufacture marijuana products.

j. Marijuana Products. Marijuana concentrate and products that are composed of marijuana and other ingredients and that are intended for use or consumption, including edible products, ointments, and tinctures.

k. Marijuana Testing Facility. The Department or another entity that is licensed by the Department to analyze the potency of marijuana and test marijuana for harmful contaminants.

l. Medical Marijuana. "Marijuana" for "medical use" as those terms are defined in A.R.S. § 36-2801.

m. Medical Marijuana Dispensary. A nonprofit medical marijuana dispensary as defined in ARIZ. REV. STAT. § 36-2801 and duly registered and certified pursuant to ARIZ. REV. STAT.

n. Medical Marijuana Cultivation Location. Any facility, building, or location that grows, cultivates or processes medical marijuana, including, but not limited to the following:

i. a medical marijuana dispensary that cultivates medical marijuana on its site;

ii. the one (1) additional location, if any, duly identified pursuant to ARIZ. REV. STAT. § 36-2806(E) during the process of registering a medical marijuana dispensary where marijuana will be cultivated for sale at a medical marijuana dispensary;

iii. any location for the cultivation of marijuana by a qualifying patient or designated caregiver permitted under ARIZ. REV. STAT. § 36-2801 et seq.; and

iv. includes a facility that incorporates or processes medical marijuana into a consumable or edible product.

o. Recreational Marijuana Sale. The sale of marijuana products for recreational use following the regulations and licensing of Arizona State Law.

141. Massage Establishment. A personal services facility where massage therapy is provided for compensation by individuals licensed in accordance with state law. This use does not include adult-oriented establishments or medical offices, unless separately permitted.

142. Meat Processing. The production, processing, or packing of meat that is intended for human consumption or for use as animal food.

143. Medical, Dental, Health Office, or Clinic. A public or private facility primarily engaged in furnishing, on an outpatient basis, chiropractic, dental, medical, surgical, medical imaging, or other services to individuals, including the offices of chiropractors, physicians, dentists, drug therapists, and other health practitioners, medical and dental laboratories, outpatient care and outpatient care facilities. Patients are not kept overnight except under emergency conditions.

144. Messenger Delivery Service. A business providing same-day or local delivery of letters, parcels, or small packages. The use may include dispatch operations, limited vehicle storage, and administrative functions, but does not include freight terminals or long-haul delivery services.

145. Micro-brewery/ Distillery: A establishment primarily engaged in the production and packaging of alcohol for local distribution. Micro-breweries typically feature on-site tasting rooms for product sampling and direct retail sales to consumers.

146. *Mini-Storage, Indoor.* A building or group of buildings with controlled access that contains varying sizes of individual, compartmentalized, and controlled access stalls or lockers for the storage of customers' goods or wares, and in which only indoor access is provided to storage units.

147. *Mobile or Manufactured Home Park*. A site with required improvements and utilities for the long-term parking/siting of mobile homes or manufactured homes, which may include services and facilities for the residents.

148. *Mobile or Manufactured Home Subdivision.* A subdivision with required improvements and utilities for the long-term parking/siting of mobile homes or manufactured homes on individual home lots, which may include services and facilities for the residents.

149. *Model Home*. A specific dwelling within a development that is used as a sales tool for prospective buyers. It showcases the design, features, and finishes offered by the Developer, serving as an example of what buyers can expect in their own homes.

150. *Model Unit*. A representative dwelling within a residential development furnished and finished to demonstrate the living space offered to prospective buyers or renters.

151. *Monument Sales and Engraving Shop*. A retail or service establishment engaged in the sale, design, and engraving of headstones, grave markers, plaques, or similar commemorative items. Engraving may be performed on-site.

152. *Movie Theater.* An indoor theater for the showing of motion pictures.

153. *Newsstand*. A retail outlet primarily engaged in the sale of newspapers, magazines, periodicals, and other printed media. Incidental sales of snacks, beverages, and small convenience items may be included.

154. *Nightclub*. A commercial establishment dispensing alcoholic beverages for consumption on the premises and in which dancing and musical entertainments are permitted, where no food is sold.

155. *Nursery and Plant Sales, Retail*. Land or greenhouses for the production of flowers, shrubs, and plants and their retail sale.

156. *Nursery and Plant Sales, Wholesale*. The use of land, buildings or structures for the production of flowers, shrubs, and plants and their sales at wholesale. Incidental retail sales are allowed.

157. *Nursing Home*. A health care facility, other than a hospital, licensed by the Arizona State Department of Health Services, designed to provide housing, meals, and treatment, and skilled nursing care on a long-term basis to more than six (6) individuals who, because of age, illness or infirmity, are unable to care for themselves.

158. *Office*. A facility generally focusing on business or professional services. Accessory uses may include cafeterias, health facilities, parking, or other amenities primarily for the use of employees in the firm or building. Specific use types include, but are not limited to: Call Center; Data Center; Maker Space; Mini-Storage, Indoor; Office, Administrative, Business, or Professional; and Research Laboratory.

159. *Office Supply and Machine Sales and Service*. A retail or service establishment engaged in the sale, lease, or repair of office-related equipment, including printers, copiers, computers, and office furniture, as well as supplies such as paper, stationery, and related accessories.

160. *Office, Administrative, Business or Professional*. An establishment that provides executive, management, administrative, or professional services, but not involving the sale of merchandise except as incidental to a permitted use, and not including a medical office or clinic. Typical examples include real estate, insurance, property management, investment, employment, travel, advertising, law, architecture, design, engineering, accounting, broadcasting, call centers, and similar offices.

161. *Office Space/Equipment Storage, Temporary*. A temporary structure or designated area used for office operations or the storage of tools, supplies, or equipment in support of a short-term project or event. The use is limited to the duration of the associated activity and shall be removed upon completion of that activity.

162. *Open-Air Market or Flea Market or Farmers Market or Neighborhood Market*. An indoor or outdoor premises where the main use is the sale of new or used household goods, personal effects, tools, art work, appliances, and similar merchandise, objects, or equipment in small quantities, in stalls, lots, parcels, or in bulk, for the use, sale or consumption by the immediate purchaser in a building, open air, or partly enclosed booths or stalls not within a wholly enclosed building. This definition does not include retail sidewalk sales or garage sales.

163. *Other Temporary Uses*. The Zoning Administrator or their individual designee may approve other temporary uses or structures using the process established in **Section 3.7.4.3: Classification of New and Unlisted Uses**.

164. *Outdoor Dining Area*. A designated space adjacent to a restaurant or food service establishment, specifically designed for patrons to eat meals outside the main building. These areas are equipped with tables, chairs and may include umbrellas or heaters to provide comfort.

165. *Parking Structure*. A structure or portion thereof, consisting of one (1) or more levels, that is fully or partially enclosed and used for the parking or storage of motor vehicles. The structure may be located above, below, or partially below ground. This use does not include private garages or carports.

166. *Park and Ride Facility*. A parking area provided for commuters to transfer from private vehicles to public transit or ride-sharing arrangements. The facility may include shelters, bicycle racks, and limited lighting or security infrastructure.

167. *Parks and Nature Preserves, Not-For-Profit*. An area that preserves or protects desert lands, associated endangered species, washes, critical environmental features, viewsheds, or other natural elements. Such areas may include pedestrian or equestrian easements.

168. *Parks and Open Space*. Park and Open Space uses focus on natural areas, large areas consisting mostly of vegetative landscaping or outdoor recreation, community gardens, or public squares. Lands tend to have few structures. Accessory uses may include clubhouses, playgrounds, maintenance facilities, concessions, caretaker's quarters, and parking. Specific use types include, but are not limited to: Arboretum or Botanical Garden; Campground; Community Playfields and Parks; Parks and Nature Preserves, Not-For-Profit; and Private Recreational Facility.

169. *Personal Services*. Establishments that provide individual services related to personal needs directly to customers at the site of the business, or that receives goods from or returns goods to the customer, which have been treated or processed at that location or another location. Specific use types include, but are not limited to: Dry Cleaning and Laundry Service; General Personal Services; Institutional Services or Trade School; and Pest Control Service.

170. *Pest Control Service*. A facility or establishment engaged in the management, control, and eradication of pests, including insects, rodents, and other unwanted wildlife. This use may involve the storage and application of pesticides, herbicides, and other chemicals necessary for pest control. The service includes both residential and commercial pest control activities and may also involve consultation services and the sale of pest control products.

171. *Pet Grooming*. A facility providing grooming services for domestic animals, including bathing, brushing, nail trimming, and similar care. This use does not include overnight boarding or veterinary services.

172. *Pet Shop*. A retail establishment engaged in the sale of domestic animals, birds, fish, or reptiles as household pets, along with pet food, supplies, and accessories. The use may include incidental grooming services and animal adoption activities.

173. *Photographic Development and Printing*. A facility engaged in the processing and printing of photographs or digital images, including film development, photo restoration, and printing on various media. Retail sales of photo-related products may be included.

174. *Photographic Studio*. A facility used for the creation of photographic or digital images of individuals, groups, or products. The use may include indoor staging areas, backdrops, lighting equipment, and digital editing. Printing services are permitted only as accessory to the primary use.

175. *Pickleball and Miniature Golf*. Recreational facilities providing courts for pickleball or courses for miniature golf, whether operated privately or commercially. Accessory uses may include instruction, equipment rental, seating areas, and limited concessions.

176. *Plumbing, Heating, and Air-Conditioning Sales and Service.* A facility engaged in the sale, installation, or repair of plumbing, heating, ventilation, and air-conditioning (HVAC) systems and related mechanical equipment. The use may include contractor offices, limited warehousing, and incidental retail sales of replacement parts.

177. *Portable Restrooms, Temporary*. Temporary Portable Restrooms are only permitted when authorized as part of temporary construction or a temporary event use that is subject to approval of a Temporary Use Permit, as part of an approved Model Home Complex, or when approved by the Zoning Administrator or their individual designee.

178. *Post-Acute Care Facility*. A health care facility, other than a hospital, designed to provide short- to intermediate-term in-patient rehabilitative care to individuals recovering from illness, injury, or surgery. Such facilities offer medically supervised services such as physical, occupational, and speech therapy; nursing care; and physician oversight for individuals who no longer require acute hospital care but are not yet able to return home. This is not intended for long-term residential care or emergency medical services.

179. *Private Elementary or Middle School*. A private educational institution that satisfies the compulsory education laws of the State of Arizona for students in elementary grades.

180. *Private Equestrian Activities*. Horse-related sports and recreational activities that are conducted on private property for the enjoyment of the property owners and their guests. This may include activities such as riding, training, and caring for horses but does not encompass commercial operations such as public stables, riding schools, or equestrian centers open to the general public for business purposes.

181. *Private High School*. A private educational institution that satisfies the compulsory education laws of the State of Arizona for students in secondary education.

182. *Private Recreational Facility*. A facility designed for leisure and recreational activities, operated and maintained by a private entity rather than a public institution. This type of facility offers amenities and services for the enjoyment and use of its members or residents, potentially including sports courts, swimming pools, clubhouses, and fitness centers.

183. *Public or Charter Elementary or Middle School.* A public or charter education institution that satisfies the compulsory education laws of the State of Arizona for students in elementary grades.

184. *Public or Charter High School.* A public or charter educational institution that satisfies the compulsory education laws of the State of Arizona for students in secondary education.

185. *Public Safety Facility*. The conduct of publicly owned safety and emergency services, such as, but not limited to, fire stations, police stations, and emergency medical and ambulance service.

186. *Public/ Private Schools, Educational Institutions, Business, Technical, or Vocational Excluding Colleges/ Universities*. Entities focused on delivering educational programs or training outside of college/ university settings. These institutions may offer technical, vocational, business, or secondary education with the aim of equipping individuals with academic knowledge or specific skill sets relevant to various professions.

187. *Race Track (Auto, Dog, and Horse)*. A measured course where animals or machines are entered in competition against one another or against time, including tracks used only in the training of animals.

188. *Radio and Television Sales and Service*. A retail or service establishment engaged in the sale, repair, or installation of radios, televisions, audio and video equipment, and related electronic accessories.

189. *Recording Studio*. A facility designed for the recording, mixing, editing, or production of audio content, including music, podcasts, or voiceovers. The use may include control rooms, vocal booths, and sound engineering equipment, but does not include live audience performances.

190. *Recreation and Entertainment, Indoor*. Indoor Recreation and Entertainment uses provide recreation or entertainment activities within an enclosed environment. Accessory uses may include concessions, snack bars, parking, and maintenance facilities. Specific use types include, but are not limited to: Art Gallery or Museum, Private; Fitness and Recreation Sports Center; General Indoor Recreation, Commercial; Major Entertainment Facility, Indoor; and Movie Theater.

191. *Recreation and Entertainment, Outdoor*. Outdoor Recreation and Entertainment uses provide recreation or entertainment activities primarily outside of a fully enclosed environment. These may include large open-air venues, as well as partially enclosed facilities designed for spectator-based events. Accessory uses may include concessions, snack bars, parking, and maintenance facilities. Specific use types include, but are not limited to: General Outdoor Recreation, Commercial; Golf Course, Unlighted; Gold Course/.Driving Range, Lighted; Major Entertainment Facility, Outdoor; Arena; Stadium; Race Track (Auto, Dog, and Horse); RV Campground; RV Park; Shooting Range; and Zoo.

192. *Recreation and Social Clubs, Indoor.* Facilities operated by private membership organizations for recreational, athletic, or social purposes where the principal activities occur within enclosed buildings. Such facilities may include clubhouses, lounges, meeting rooms, indoor courts, and similar amenities for the use of members and their guests, but do not include nightclubs or commercial entertainment venues.

193. *Recreation and Social Clubs, Outdoor.* Facilities operated by private membership organizations for recreational, athletic, or social purposes where the principal activities occur outdoors. Such facilities may include swimming pools, tennis courts, and similar amenities for the use of members and their guests, and may include accessory indoor structures such as clubhouses or support buildings, but do not include nightclubs or commercial entertainment venues.

194. *Religious Assembly – Churches, Synagogues, Temples, Chapels, or Similar Places of Worship Related Facilities*. A facility used primarily to provide assembly and meeting areas for religious activities. Accessory uses include cultural events, parking, caretaker's housing, buildings ancillary to a religious function, pastor's housing, and group living facilities such as convents.

195. *Resale Store/ Consignment*. A retail establishment engaged in the sale of previously owned clothing, furniture, household goods, or similar merchandise. Items may be acquired through donation, consignment, or resale arrangements.

196. *Research Laboratory*. A facility for conducting medical or scientific research, investigation, testing, or experimentation; however, this does not include facilities for the manufacture or sale of products, except as incidental to the main purpose of the laboratory. This definition includes electronic and telecommunications laboratories, including assembly.

197. *Residential Ranch*. A single-family dwelling, with accessory uses such as non-commercial raising of crop and animals, farm buildings, storage of related equipment, and similar types of hobby farm activities. A residential ranch does not include caretaker housing, or other uses associated with a commercial ranch such as heavy equipment storage and commercial breeding.

198. *Resort*. A group or groups of buildings containing more than five (5) dwelling units and/or guest rooms and providing outdoor recreational and/or wellness activities that may include golf, horseback riding, swimming, shuffleboard, tennis, and similar activities. A resort may furnish services customarily furnished by a hotel, including a restaurant, cocktail lounge, and convention facilities.

199. *Restaurant, With Drive-Through*. An eating/drinking establishment in which the principal business is the sale of foods or beverages to the customer in a ready-to-consume state and in which the design or method of operation of all or any portion of the business allows food or beverages to be served directly to the customer in a motor vehicle without the need for the customer to exit the motor vehicle. These facilities may also have dine-in areas for onsite consumption of food and beverages.

200. *Restaurants and Cafeterias.* Establishments primarily engaged with providing food services to patrons who order and are served while seated (in the case of restaurants) and those who serve themselves from a variety of ready-made food items displayed in a cafeteria setting. These facilities may also offer food services to patrons in a combination of seated and carry-out formats, including the provisions of food services to external locations through catering services.

201. *Retail (Sales)*. Retail (Sales) firms are involved in the sale, lease, or rent of new or used products to the general public. No outdoor display is permitted unless specifically authorized by the PAD or, where silent, the Development Code. Accessory uses may include offices, parking, storage of goods, and assembly, repackaging, or repair of goods for onsite sale. Specific use types include, but are not limited to: Alcoholic Beverages, Retail Sales; Convenience Store with Gas Sales; Feed Store; General Retail; Large Retail; Micro-brewery/ Distillery; Nursery and Plant Sales, Wholesale; Open-Air Market or Flea Market or Farmers Market or Neighborhood Market; Plant Sales, Retail; Sexually Oriented Business; and Tobacco Oriented Retailer.

202. *Retail Sales of Merchandise, Indoor.* A retail establishment engaged in the sale, lease, or rental of new or used merchandise to the general public within a fully enclosed building.

203. *Retail Sales, Temporary*. The short-term display and sale of merchandise conducted outside of a permanent building, including seasonal stands, sidewalk sales, or pop-up shops. This use shall be limited to a defined time period as established through applicable permitting requirements.

204. Roadside Stand, Temporary. A temporary structure for the seasonal retail sale of locally grown food products such as fruits and vegetables.

205. Roof Mounted Solar Panels. Devices installed on the rooftops of buildings to capture sunlight and convert it to electricity. They consist of photovoltaic cells that collect solar energy to provide power to a structure, connect to a grid, or charge electric equipment such as an electric vehicle.

206. RV Campground. Any plot or parcel of real estate upon which recreational vehicle sites are located for sleeping purposes for the general public as temporary (not to exceed fourteen [14] days) living quarters for recreation or vacation purposes, regardless of whether a charge is made for such accommodation.

207. RV Park. Any plot or parcel of real estate upon which two (2) or more recreational vehicle sites are located, established, maintained, or occupied for dwelling or sleeping purposes, on a longer-than-temporary basis.

208. Sales Center. A facility used for the marketing, promotion, or sale of products, services, or real property, and which may include display areas, customer consultation space, and administrative offices associated with the sales function.

209. Sales Office, Temporary. A temporary structure used for the marketing, leasing, or sale of units, lots, or space within a residential or Non-Residential Development. The structure shall be removed upon full occupancy or completion of the associated development or phase, unless otherwise extended through applicable permitting.

210. Satellite Earth Station. A telecommunication facility that transmits to and/or receives signals from an orbiting satellite.

211. School Bus Parking and Maintenance. A facility used for the parking, fueling, routine maintenance, and minor repair of school buses. The use may include administrative offices, dispatch operations, and indoor or outdoor storage of related equipment.

212. Seasonal Art Festival. A temporary event conducted on a periodic basis where multiple vendors, artists, or performers display, demonstrate, or sell original works of art, crafts, or related cultural items. The event may include food vendors and live entertainment.

213. Semi-Truck Service and Repair. A facility providing maintenance, mechanical repair, or diagnostic services for semi-trucks, truck tractors, or heavy-duty commercial vehicles. Services may include engine work, tire replacement, brake repair, and general mechanical service. Limited overnight vehicle storage and on-site fueling may be permitted when accessory to the primary repair function.

214. Sexually Oriented Business. Shall be as defined in Chapter 8 of the City Development Code. In addition, all use standards adopted by Ordinance 72-04 shall remain in full force and effect.

215. Shelter Care Facility, Homeless. A facility which provides temporary lodging, meals, and sanitary facilities for no more than ten (10) persons without permanent housing.

216. *Shelter Care Facility*. A residential care facility for no more than ten (10) persons which provides temporary lodging, meals, counseling, and full-time supervision to individuals and groups such as pregnant teenagers, victims of domestic violence, neglected children, and runaways for periods of less than thirty (30) consecutive days.

217. *Shoe Sales and Service*. A retail establishment primarily engaged in the sale of footwear and related accessories. Shoe repair, cleaning, or customization may be provided as accessory services.

218. *Shooting Range, Outdoor*. An outdoor facility wherein firearms are shot at targets under strict rules of conduct and safety.

219. *Short Term Rental*. Residential units rented out for periods of less than thirty (30) consecutive days. These rental units must comply with specific regulations such as being registered with the HOA, including maximum occupancy limits and prohibition of non-residential use.

220. *Social Service Facility*. A public or nonprofit facility that is not a hospital, nursing home, day care center, group care home, residential facility, boarding house, or health clinic.

221. *Solar Generation Station*. An electrical energy generation plant comprised of one (1) or more free-standing, ground-mounted photovoltaic solar panel arrays that capture solar energy and convert it to electrical energy for transmission to an off-site electric utility provider.

222. *Stadium*. A large, often open-air venue designed primarily for organized sports, concerts, or large-scale entertainment events, typically featuring a field or stage surrounded by tiered seating, with capacity for thousands of spectators. Stadiums are generally permanent, high-capacity facilities and may include lighting towers, scoreboards, press boxes, and infrastructure to accommodate televised or broadcast events. Accessory uses may include VIP suites, concessions, restrooms, locker rooms, administrative offices, and structured parking.

223. *Tanning Salon, Nail Salon, Barber Shop, Beauty Parlor, and Similar Uses*. An establishment providing personal grooming or cosmetic services, including tanning services, nail care, haircuts, hairstyling, skin treatments, and related services typically offered in salons or similar facilities.

224. *Telecommunication Facility*. Telecommunications facilities transmit analog or digital voice or communications information between or among points using electromagnetic signals via Antennas, microwave dishes, and similar structures. Supporting equipment includes buildings, shelters, cabinets, towers, electrical equipment, parking areas, and other accessory development. Specific use types include, but are not limited to: Alternative Tower Structure; Broadcasting or Recording Studio (no tower); Satellite Earth Station; Tower (Including any facility with a tower); Tower Co-location (no height increase); and Transmitting Station (no tower).

225. *Tennis, Racquet Clubs, and Similar Uses*. Recreational facilities providing courts or play areas for tennis, racquetball, and similar racquet-based recreational activities, whether operated privately or commercially. Accessory uses may include instruction, equipment rental, and on-site concessions.

226. *Theatre, Indoor.* A fully enclosed facility used for the presentation of live performances, including plays, musicals, dance, and other performing arts, before a seated audience. The use may include stage areas, dressing rooms, ticketing facilities, and accessory uses such as concessions and lobby space.

227. *Ticket and Travel Agency.* An establishment providing ticketing, reservation, and itinerary planning services for travel by air, rail, bus, or sea, as well as related accommodations and excursions. This use does not include transportation terminals or lodging facilities.

228. *Tire Sales, Repair, and Mounting.* An establishment engaged in the retail sale, installation, patching, balancing, or mounting of new or used tires. The use may include related wheel services and the storage of tires and equipment. Any outdoor storage shall comply with applicable screening and zoning standards.

229. *Tobacco Oriented Retailer.* An establishment engaged in the sale and/or display of tobacco related products, including, but not limited to: cigarettes, electronic cigarettes and vapor products (vaping), chewing and dipping tobacco, cigarette papers, or any other instrument or paraphernalia for the smoking or ingestion of tobacco and products prepared from tobacco. This includes uses such as, but not limited to, a cigar store, head shop, vapor store or hookah lounge. A tobacco-oriented retailer shall not include any establishment over ten thousand (10,000) square feet in Gross Floor Area, or any establishment devoting less than fifteen (15) percent of its floor space to the sale/display of tobacco related products.

230. *Tower (Including any facility with a tower).* A structure in a fixed location used as an Antenna or to support Antennas for the primary purpose of transmitting and/or receiving electronic signals. This use includes wireless communication facilities with towers. This definition also includes non-residential broadcast, communication, transmission, and similar towers, either freestanding or attached to an adjacent broadcasting or transmitting facility.

231. *Transmitting Station (no tower).* Any facility utilized for the transmission of broadcast information but without a transmission tower. This use includes wireless communication facilities without towers.

232. *Transportation Facility.* This category includes facilities that receive and discharge passengers and freight. Accessory uses include freight handling areas, concessions, offices, parking, and maintenance and fueling facilities. Specific use types include but are not limited to: Airport; Bus Terminal; Drone Port; Heliport; and Light Rail.

233. *Truck Repair and Overhaul.* A facility for the overhaul of large diesel engines and/or the performance of major repairs to or rebuilding of large diesel trucks or tractor/trailer combinations.

234. *Truck Stop.* A commercial facility whose primary purpose is to provide service and maintenance to diesel powered trucks and tractor trailers, including bays for truck washing and fuel dispensing, but excluding the overhaul of large diesel trucks or engines. Other facilities may also be present, such as convenience markets, motels and restaurants.

235. *Utility Facility, Major.* A service of a regional nature that normally entails the construction of new buildings or structures, and that typically has employees on the site on an ongoing basis. Examples include, but are not limited to: wastewater treatment plants, water works, and reservoirs. This definition does not include regional power plant facilities, heating plants, steam generating plants, public water or sewer distribution infrastructure, lift stations, booster stations, substations or other neighborhood-serving utility facilities.

236. *Utility Facility, Minor.* A service that is necessary to support development within the immediate vicinity and that involves only minor structures. Employees typically are not located at the site on an ongoing basis. Examples include but are not limited to: electric transformer stations; gas regulator stations; telephone exchange buildings; well, water, and sewer pumping stations; water storage tanks; and water pressure regulating stations.

237. *Utility.* This category includes both major utilities, which are infrastructure services providing regional or community-wide service, and minor utilities, which are infrastructure services that need to be located in or near the neighborhood where the service is provided. Services may be publicly or privately provided. Accessory uses may include control, monitoring, data, or Transmission Equipment. Specific Use types include but are not limited to: Battery Energy Storage System (BESS); Utility Facility, Major; Utility Facility, Minor; and Solar Generation Station.

238. *Upholstery Shop.* A service establishment engaged in the repair, restoration, or custom fabrication of furniture, automotive, or commercial upholstery. Work may include cutting, sewing, and the application of fabric, padding, and related materials. Retail sales may be accessory to the primary service use.

239. *Vehicle Sales and Rental.* An establishment engaged in the display, sale, leasing, or rental of new or used motor vehicles. Vehicles included, but are not limited to, automobiles, light trucks, vans, trailers, recreational vehicles, motorcycles, personal watercraft, utility trailers, all-terrain vehicles, and mobile homes. Minor vehicle repair is allowed as an accessory use.

240. *Vehicle Service and Repair, Major.* An establishment engaged in the major repair and maintenance of automobiles, motorcycles, trucks, vans, trailers, recreational vehicles, mobile homes, or snowmobiles. Services include engine, transmission, or differential repair or replacement; body, fender, or upholstery work; tire replacement; and painting.

241. *Vehicle Service and Repair, Minor.* An establishment engaged in light maintenance activities such as engine tune-ups; oil change or lubrication; carburetor cleaning; muffler replacement; brake repair; seasonal tire shops; and detailing and polishing. Vehicle parts are sold and are ordinarily installed on the premises. Major automotive repairs are prohibited except where specifically permitted by terms of a specific use approval.

242. *Vehicles and Equipment*. Vehicles and Equipment use include a broad range of uses for the maintenance, sale, or rental of motor vehicles and related equipment. Accessory uses may include incidental repair and storage, offices, and sales of parts. Specific use types include, but are not limited to: Boat, RV Storage; Boat RV Sales and Rental; Car Wash; Gasoline Sales; Parking Structure; Truck Stop; Truck Repair and Overhaul; Vehicle Sales and Rental; Vehicle Service and Repair, Major; Vehicle Service and Repair, Minor; and Vehicle Storage.

243. *Veterinary Hospital.* A facility staffed by licensed veterinary professionals offering a full range of medical, surgical, and dental services for animals including preventive care, diagnosis and treatment of diseases, and emergency services.

244. *Veterinary Offices and Clinics (excluding animal boarding).* An office or a clinic of a veterinarian where small animals and household pets are given medical, surgical, or health maintenance treatment. The boarding of animals is limited to short-term care incidental to the treatment clinic and must be a secondary use of the property.

245. *Visitor Accommodation.* For-profit facilities where lodging, meals, and the like are provided to transient visitors and guests for a defined period. Specific use types include but are not limited to: Bed and Breakfast; Hotel or Motel; Resort; and Short Term Rental.

246. *Watch and Clock Repair Shop.* An establishment engaged in the repair, restoration, or adjustment of watches, clocks, and similar timekeeping devices. Retail sales of timepieces or related accessories may be included as an accessory use

247. *Water and Ice Store.* A retail establishment primarily engaged in the sale of purified water and packaged or bulk ice. The use may include self-service water refill stations and vending machines for water or ice dispensing.

248. *Wedding and Reception Center, Indoor.* A facility located entirely within a fully enclosed building and used for hosting weddings, receptions, banquets, or similar gatherings. The use may include on-site food and beverage service, dancing, and live or recorded music.

249. *Wedding and Reception Center, Outdoor.* A facility or designated outdoor area, including gardens, lawns, or pavilions, used for hosting weddings, receptions, or similar gatherings. Accessory structures such as tents, gazebos, or restroom facilities may be included.

250. *Wholesale Establishment*. An establishment primarily engaged in the sale or distribution of goods and materials in large quantity to retailers or other businesses for resale to individual or business customers, and limited retail uses when directly associated with the wholesale use. This term shall not include heavy manufacturing, resource extraction, bulk storage of hazardous materials, or scrap or salvage operations.

251. *Wireless Facilities. Related definitions specific to Wireless Facilities include:*

a. *Antennas, Temporary.* Communications equipment that transmits or receives electromagnetic radio frequency signals and that is used in providing wireless services.

b. *Backhaul.* The connection from a wireless facility Base Station to the core network of the internet.

c. *Base Station*. The structure or equipment at a fixed location that enables wireless communications licensed or authorized by the FCC, between user equipment and a communications network. The term does not encompass a tower or monopole as defined in this chapter or any equipment associated with a tower or Monopole:

   i. The term includes, but is not limited to, equipment associated with wireless communications services, such as private, broadcast, and public safety services, as well as unlicensed wireless services and fixed wireless services.

   ii. The term includes, but is not limited to, radio transceivers, Antennae, coaxial or fiber-optic cable, regular and backup power supplies, and comparable equipment, regardless of technological configuration (including distributed Antenna systems and small-cell networks).

   iii. The term includes any structure other than a tower or Monopole that, at the time the relevant wireless facility application is filed with the City under this chapter, supports or houses equipment, and that has been reviewed and approved under the applicable zoning or siting process, or under another state, county or local regulatory review process, even if the structure was not built for the sole or primary purpose of providing such support.

   iv. The term does not include any structure that, at the time the relevant wireless facility application is filed with the City under this chapter, does not support or house equipment described in subsections a) and/or b) above.

d. *Cell on Wheels ("COW"), Temporary*. A mobile cell site that consists of a cellular Antenna tower and electronic radio transceiver equipment on a truck or a trailer designed to be part of a cellular network and temporary in nature.

e. *Collocate or Collocation*. To install, mount, maintain, modify, operate, or replace wireless facilities on, within, or adjacent to a wireless support structure.

f. *Collocation, Major*. A collocation of a wireless facility where the proposed wireless facility equipment exceeds 10 feet above the supporting structure and/or exceeds 50 feet above ground level.

g. *Collocation, Minor*. A collocation of a wireless facility where the proposed wireless facility equipment does not exceed 10 feet above the supporting structure and does not exceed 50 feet above ground level.

h. *Conceal or Concealment*. Wireless facilities designed or disguised to look like something other than a wireless facility or Base Station.

i. *Microcell*. A device that is connected to aerial facilities and used solely for transmitting, processing, and receiving voice and data wireless telecommunications services, without any associated ground mounted equipment. The device is often referred to as an "ASME" (aerial strand mounted equipment).

j. *Monopole*. A wireless support structure composed of a single spire used to support communications equipment and having no guy wires or ground anchors. A Monopole, excluding municipal towers, shall not be greater than 40 inches in diameter at ground level and shall have all of the wireless facilities mounted on the pole and wiring contained inside of the pole. Includes monopalms, monocactus, monopines, and monobroadleaf wireless towers.

k. *Rooftop-Mounted Wireless Facility*. A wireless facility with the Antennae located on the roof of a building or on top of a structure and consisting of Antennae, support structures, and accessory equipment which are adequately screened so as not to appear as stand-alone devices above the top of the roof line.

l. *Small Wireless Facility ("SWF").* Refer to Section 19-11-5 of the Buckeye Municipal Code.

m. *Structure-Mounted Wireless Facility*. A wireless facility with the Antennae located on the wall or roof of a building or on the side or top of a structure, including collocating on an existing freestanding wireless facility and consisting of Antennae, support structures, and accessory equipment.

n. *Transmission Equipment*. Equipment that facilitates transmission for any wireless communication service licensed or authorized by the FCC, including, but not limited to, radio transceivers, Antennae, coaxial or fiber-optic cable, and regular and back-up power supply. The term includes equipment associated with wireless communications services including, but not limited to, private, broadcast, and public safety services, as well as unlicensed wireless services and fixed wireless services such as microwave backhaul.

o. *Wireless Facility Monopole Modification, Major.* A modification of an existing wireless facility Monopole where the proposed Monopole and Base Station exceeds the greater of either:

   i. An increase in height of the tower greater than ten (10) feet; or

   ii. An increase of Base Station area greater than ten (10) percent of the existing facility.

p. *Wireless Facility Monopole Modification, Minor.* A modification of an existing wireless facility Monopole where the proposed Monopole and Base Station does not exceed the greater of either:

   i. An increase in height of the Monopole less than ten (10) feet; or

   ii. An increase of Base Station area less than ten (10) percent of the existing facility.

q. Wireless support structure.

   i. A freestanding structure, such as a Monopole.

   ii. A tower, either guyed or self-supporting.

   iii. A sign or billboard.

   iv. Any other existing or proposed structure designed to support, or capable of supporting, wireless facilities.

   v. Does not include utility poles.

252. *Yard Sale, Temporary.* A temporary retail activity conducted by a resident on the resident's property for the purpose of selling used household goods, personal items, or secondhand merchandise. Yard sales shall be limited in frequency and duration in accordance with applicable local regulations.

253. *Zoo*. An area, building, or structure(s) that contains wild and/or domesticated animals on exhibition for viewing by the public.

A.1.2 Accessory Uses

1. *Accessory Dwelling Unit*. The meaning given to it per Arizona State Statutes (ARS) 9-461.18.
2. *Home Occupation*. A commercial activity conducted entirely within a dwelling or accessory structure (in a residential zoning district) that can be conducted without any significantly adverse impact on the surrounding neighborhood. Specific Use types include, but are not limited to: Day Care, Home Occupation and Foster Home, Home Occupation.
3. *Day Care, Home Occupation*. A permanent residential unit where an occupant provides day care and supervision for no more than five (5) children or adults not residing in the household, whether or not for compensation. The following uses are not a Home Occupation Day Care use: Group Home; Group Recovery Home; Shelter Care Facility; and Shelter Care Facility, and Homeless Shelter.

A.1.3 Signage Definitions

1. *Electronic Message Display*. A Sign or portion of a Sign that is capable of changing by electronic or automatic means the characters, letters, numbers, illustrations, display, color, and/or light intensity.

1. *Halo Lighting*. Illumination produced by recessing a light source inside a hollow character with an open back or within the surface to which sign letters are mounted. An outline glow around the characters is created by this light reflecting off the background to which the characters are attached.
2. *Internal Lighting*. A source of illumination entirely within the sign that makes the contents of the sign visible at night by the light being transmitted through a translucent material but wherein the source of the illumination is not visible.
3. *Logo*. A graphic image or words representing an organization, product or business in the form of a stylized group of letters, words, numbers, or symbols.
4. *Luminance*. The light that is emitted by a light source or reflected from a surface, measured in foot-lamberts or nits. See also "Illuminance".
5. *Monument Base*. The base of a freestanding monument sign that supports the signage mounted above the base.
6. *Neon*. A type of illumination emanating from a luminous glass tube filled with a gas or gas mixture (including neon, argon, mercury, or other gases), usually of small diameter (ten [10] to fifteen [15] millimeters), caused to emit light by the passage of an electric current, and commonly bent into various form for use as decorations or Signs. Does not include common fluorescent tubes.
7. *Non-Commercial Message*. Any copy that communicates a message that is not a commercial message. A Non-Commercial Message does not directly or indirectly name, draw attention to, or advertise a business, product, good, service, or other commercial activity, or propose a commercial transaction.

8. *Sign*. Any device, name, number, identification, description, announcement, declaration, demonstration, Flag, Banner, Pennant, illustration, light, or insignia, and the supporting structure of any of the same, placed upon or affixed directly or indirectly to or upon any building or outdoor structure, or erected or maintained upon a piece of land which directs attention to any object, product, service, place, activity, person, institution, organization, or business. Any interior illuminated or moving sign or light that is visible from the exterior may be determined as being erected on the exterior of the building or structure. Signs may contain commercial and/or non-commercial speech.

9. *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.

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

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

12. *Sign Height*. The vertical distance of a sign as measured from the average elevation of the finished grade.

13. *Sign Permit*. A written authorization to erect a sign, obtained pursuant to **Section 3.19.11: Signage Applications and Signage Permits**.

14. *Sign Types*.

    a. *Sign, A-Frame.* A portable, pedestrian-oriented sign not permanently affixed to a structure or the ground, typically designed in a hinged or freestanding configuration and used to advertise goods or services offered on the premises. Also known as a sandwich board sign.

    b. *Sign, Activated Air.* Any inflatable or air-activated device designed to move, wave, spin, or otherwise create motion through the use of air pressure or a blower for advertising or attention-attracting purposes.

    c. *Sign, Address.* A sign displaying the official street address number assigned to a property for identification purposes.

    d. *Sign, Advertising*. A sign relating to a business activity, use, or service not conducted on the premises upon which the sign is placed; or a product not sold, handled, produced, or fabricated on the same premises upon which the sign is placed.

    e. *Sign, Attention Flag*. A temporary fabric or banner-style sign mounted on a pole and used to attract attention to a model home or sales area.

    f. *Sign, Awning or Attached Canopy*. A permanent sign that is printed, painted, or affixed to an awning or attached canopy connected to a building and located over a door, entrance, window, storefront, or similar building feature.

    g. *Sign, Backlit*. 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.

h. *Sign, Bandit*. Any unauthorized or illegally placed sign that is temporary in nature and not installed in compliance with approved sign permits or placement standards

i. *Sign, Balloon*. Any inflatable device filled with air or gas and used for advertising or attention-attracting purposes, whether tethered, anchored, or attached to a structure.

j. *Sign, Balloon Bobber***.** A reusable pre-formed balloon with regular air made of a durable PVC vinyl that does not need to be inflated and typically attached to a short pole.

k. *Sign, Banner*. A flexible piece of material used as a symbol, decoration, or to provide a message that is attached on at least two (2) of its sides to a building, poles, or other outdoor structure. Flags are not considered Banners.

l. *Sign, Billboard*. Any large, standardized off-site sign relating to a business, activity, use, or service conducted off the site, or to a product not sold on the site, and intended for viewing from extended distances, generally more than fifty (50) feet.

m. *Sign, Blade*. A Permanent Sign that is perpendicular to the face of a building and projects outward from the building face. Also known as a vertical projecting sign or a Projecting Sign.

n. *Sign, Building Mounted*. A Permanent Sign attached, connected, or erected on the wall, parapet or fascia of a building or structure.

o. *Sign, Building Wall*. A permanent sign affixed to, painted on, or mounted against the exterior wall or fascia of a building, with the sign face positioned parallel to the wall surface.

p. *Sign, Business*. A sign relating to a business, use, or service conducted on the premises upon which the sign is placed; or a product sold, handled, produced, or fabricated on the premises upon which the sign is placed.

q. *Sign, Cabinet*. A Building Mounted or Freestanding Sign with its text and/or Logo, symbols, and artwork on a panel that is mounted within a metal frame or cabinet that contains the lighting fixtures to illuminate the Sign Face from behind.

r. *Sign, Changeable Copy*. A Permanent Sign that is designed so that characters, letters, numbers, or illustrations can be manually or mechanically changed or rearranged without altering the face or surface of the sign.

s. *Sign, Community Wayfinding*. A Sign providing directional information to community features, destinations, facilities, or points of interest within or adjacent to a development.

t. *Sign, Construction*. A Temporary Sign identifying or advertising a development, project, contractors, architects, lenders, or related information during active construction on the property.

u. *Sign, Construction Fence Wrap*. A temporary sign or graphic affixed to construction fencing and used to display project information, marketing, or decorative screening during active construction.

v. *Sign, Digital Billboard (Digital Off-Site Sign)*. A variable-message sign directing attention to a specific business, product, service, entertainment event or other activity, or other commercial activity that is not sold, produced, manufactured, furnished, or conducted at the property upon which the sign is located, and that utilizes computer-generated messages or some other electronic means of changing copy. These signs include displays and devices with sign faces that are comprise of matrices of light using LEDs, LCDs, light-emitting devices, or other electronic messaging technology.

w. *Sign, Digital Reader Panel.* A variable-message sign directing attention to a specific business, product, service, entertainment event or other activity, or other commercial activity that is sold, produced, manufactured, furnished, or conducted at the property upon which the sign is located, and that utilizes computer-generated messages or some other electronic means of changing copy. These signs include displays using LEDs, LCDs, a flipper matrix, or other electronic messaging technology.

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

y. *Sign, Electronic Message Display*. A sign or portion of sign that is capable of changing by electronic or automatic means the characters, letters, numbers, illustrations, display, color, and/or light intensity.

z. *Sign, Entry*. A sign mounted on or adjacent to the exterior wall at a primary building entrance and intended to identify the tenant or space served by that entrance.

aa. *Sign, Flag*. A piece of fabric or other flexible material, with distinctive colors and patterns, customarily mounted on a pole or similar freestanding structure, or on a pole mounted building.

ab. *Sign, Flag, Model.* A type of flag used exclusively to identify and draw attention to a model home or sales office within a residential development.

ac. *Sign, Flashing*. 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.

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

ae. *Sign, Freestanding Canopy.* A sign that is affixed to or integrated into a freestanding canopy structure, such as a fuel canopy or similar shade structure, and that is supported by the canopy rather than by an independent Sign Structure.

af. *Sign, Garage sale, estate sale, yard sale, or similar.* A sign for the occasional sale of tangible personal property.

ag. *Sign, Grand Opening/New Business*. 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.

ah. *Sign, Government*. 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.

ai. *Sign, Identification*. A sign used to identify the manufacturer, builder, or seller of a structure that does not exceed seventy (70) square inches in size.

aj. *Sign, Illuminated*. A sign lighted by or exposed to artificial lighting either by lights directed toward the sign or within the sign, behind the face of the sign.

ak. *Sign, Individual Letter.* A cut-out of etched letter or Logo which is individually mounted on a building wall or Freestanding Sign.

al. *Sign, Informational*. A sign providing non-advertising information such as safety notices, directional guidance, landscape identification, or operational instructions.

am. *Sign, Kiosk*. A Freestanding Sign structure located within a development and designed to display maps, directories, tenant information, community notices, or similar informational content.

an. Sign, Model Identification. A sign identifying a specific model home by name, number, floor plan, and/or builder information.

ao. Sign, Monument. Signage constructed on a Monument Base identifying the name of the business or retail center on the premises upon which the sign is placed. A sign face manufactured and constructed clearly to be a portable sign shall not be used in any form to be made into a permanent sign.

ap. Sign, Non-Conforming. Any Permanent Sign legally established prior to the effective date which does not fully comply with the Standards imposed by the individual Sections of this PAD.

aq. Sign, Off-Site. A Sign directing attention to a specific business, product, service, entertainment event or activity, or other commercial activity that is not sold, produced, manufactured, furnished, or conducted at the property upon which the sign is located.

ar. Sign, On-Site. A Sign whose message and design relates to a business, profession, product, service, event, or other commercial activity sold, offered, or conducted on the same property or unified development where the sign is located.

as. Sign, Painted. A Permanent Sign painted directly onto the exterior wall of a building and having no Sign Structure.

at. Sign, Pennant. A piece of material that tapers to a point and is used as a symbol, decoration, or to provide a message and that is attached on only one (1) if its sides to a building, pole, or any other item used to display the Pennant.

au. Sign, Perimeter Wall. A sign mounted on or integrated into a freestanding perimeter wall.

av. Sign, Permanent. 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.

aw. Sign, Political. A Sign permitted in compliance with A.R.S. 16-1019 designated to influence the action of voters for the passage or defeat of a measure, question or issue, or the election or defeat of a candidate for a public office at a nation, state, local, or other election.

ax. Sign, Portable. Any Sign manufactured or constructed to be movable and capable of relocation from one (1) location to another, and supported directly on the ground by legs, wheels or similar means, rather than attached to a building, structure, vehicle, or object. Portable Signs do not include vehicle signs. A Sign Face manufactured and constructed as a Portable Sign shall not be used as a Permanent Sign.

ay. Sign, Post. A Permanent Freestanding Sign supported by one (1) or more posts and elevated above the ground.

az. Sign, Primary Monument. A Monument Sign designated as the principal identification sign for a development.

ba. Sign, Prohibited. Any Sign not in accordance with or authorized in **Section 3.19: Signage Standards and Guidelines**.

bb. Sign, Projecting. A Sign that is attached to and supported by a building or other structure, that extends outward from the wall surface, with the primary sign face oriented generally perpendicular to the wall.

bc. Sign, Real estate. A Sign giving off-site direction to property for sale or for lease; or placed upon a property (on-site) advertising that particular property for sale or for lease; or placed on the on-site premises of the area outlined in an approved plat of a subdivision, advertising the sale of lots within such subdivision.

bd. Sign, Residential Information. Any Informational Sign located in a district zoned for residential uses that contains no commercial message.

be. Sign, Rider. A small Sign that is mounted underneath, on top or, or next to a Portable Sign or Temporary Sign that is frequently utilized by realtors to display supplemental information.

bf. Sign, Roof-Mounted. 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.

bg. Sign, Secondary Monument. A Monument Sign designated as an additional identification sign for a development other than the Primary Monument Sign.

bh. Sign, Spinner. A sign or device designed to rotate, spin, or move in response to wind or air movement for the purpose of attracting attention or advertising.

bi. Sign Structure. The supports, uprights, bracing, and/or framework of a Sign.

bj. Sign, Temporary. An approved sign erected or maintained on a premises for a short duration of time. Temporary signs may supplement any permanent signs on the premise. Temporary signs include, but are not limited to, garage, estate, yard or similar sale; lost pet; political campaign; real estate; development and residential information signs; Banners and Pennants.

bk. Sign, Temporary Event. Signs for the advertisement of temporary events limited to religious, public gatherings, Christmas tree sales and other temporary uses that may be approved under this the PAD or, where silent, the Development Code.

bl. Sign, Temporary Model Home Complex. Signs associated with a model home complex and used for identification, direction, information, marketing, or operational purposes within the development.

bm. Sign, Temporary Parking or Construction. A temporary sign directing vehicular or pedestrian circulation or designating parking areas associated with a model home complex or active construction site.

bn. Sign, Transportation. A sign specifically for the conveyance of information concerning transportation systems or vehicular movement.

bo. Sign, Vehicle. Any sign that can be carried, towed, hauled, or driven on a vehicle, or affixed, attached, mounted, painted, or otherwise displayed on a vehicle, trailer, boat, or similar conveyance, and that is designed to be mobile rather than limited to a fixed location, regardless of modifications that limit its mobility.

bp. Sign, Wall. A Sign that is erected against, attached to, or supported by the main building on any given property.

bq. Sign, Wayfinding. A temporary directional sign installed to guide vehicular traffic to model home complexes or active residential developments during periods of home sales.

br. Sign, Welcome/Thank You. A sign located within a model home complex that displays a greeting message such as "Welcome" or "Thank You" and may include associated parking or directional information.

bs. Sign, Window. A sign placed on the interior surface of a window or glass door located at or adjacent to the primary entry of a tenant space.

15. 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.

A.1.4 General Definitions

A. Other terms are defined as follows:

1. Abutting. The condition of two (2) adjoining properties having a common property line or boundary including cases where two (2) or more lots adjoin a corner, but not including cases where adjoining lots are separated by a street or alley.

2. Accent Material. Material covering twenty-five (25) percent or less of a wall elevation.

3. Access/Accessway. The place, means, or way by which pedestrians and vehicles shall have safe, adequate, and usable ingress and egress to a property or use as required by this PAD and City Development Code.

4. Accessible Parking Space. A parking space that meets the requirements of applicable state and federal disabilities acts.

5. Acre, Gross. A measure of land area (43,560 square feet).

6. Adjacent. The condition of being near to or close to, but not necessarily sharing a common dividing line (e.g., two [2] properties that are separated only by a street or alley shall be considered as adjacent to one another).

7. Alley. A minor way that is used primarily for vehicular access to the back or side of properties otherwise abutting on a street.

8. Antenna Co-location on Existing Tower. Any structure or device used to collect, receive, transmit, or radiate electromagnetic waves, including both directional Antennas (such as panels, microwave dishes, satellite earth station Antennas over two [2] meters in diameter) and omni-directional Antennas (such as whips) that is placed upon an existing telecommunications tower or projection. This term does not include Antennas two (2) meters or less in diameter.

9. Arcade. A covered walkway, or part of a walkway, with habitable space above to provide protection (e.g., shade) from the elements and circulation space for pedestrians. An arcade is intended for buildings with ground floor retail, commercial, or service uses.

10. *Architectural Review Committee ("ARC").* A committee established or designated by the applicable Village Developer responsible for reviewing and approving proposals as required under this PAD within the applicable Village Plan Area.

11. *Area, Gross*. The area of a lot or parcel including all dedicated streets, alleys, private accessways roadway and/or alley easements, and canal rights-of-way. Such boundaries shall extend to the center of existing abutting street or alley Right-of-Way. In the case of an existing partial dedication or easement, the gross area shall not extend beyond what would be the centerline of the full dedication.

12. *Area, Net*. The area of a lot or parcel excluding all dedicated streets or alleys and roadway or alley easements.

13. *Articulation*. The use of design features, such as changes in wall planes, rooflines, materials, and/or windows, to break up large, flat surfaces in order to make a building more visually appealing.

14. *Awning*. An architectural feature attached to a building or other permanent structure in a fixed position with a flexible or rigid covering, including such structures that are internally illuminated by fluorescent or other light sources.

15. *Balcony*. An open platform with a floor height of no less than four feet above grade, enclosed by a parapet or railing, and projecting from an exterior wall of a building .

16. *Basement*. That portion of a building underground and having at least one-half (1/2) of its height measured from its floor to its ceiling below grade. A basement shall be counted as a story if the vertical distance from grade to its ceiling is more than two (2) feet.

17. *Berm*. An earthen mound designed to screen undesirable views, decrease noise, and/or control or manage surface drainage.

18. *Bicycle Parking Space*. An area designated within a facility for the use of an individual bicycle.

19. *Block*. A piece or parcel of land or group of lots entirely surrounded by streets (public or private streets), streams, railroads, open space, parks, or a combination thereof.

20. *Borrow*. Earth material acquired from an off-site location for use in grading a site.

21. *Box Transplanting*. A method of transplanting a tree in which the root ball is placed in a box.

22. *Brushing*. The selective removal of vegetation.

23. *Buffer*. Landscaped areas, fences, walls, berms, or any combination thereof, used to physically separate dissimilar land uses and screen or block noise, lights, buildings, or nuisances.

24. *Builder*. An entity undertaking the development and construction of a specific residential, commercial, or other development product within a Village Plan Area, including associated horizontal and vertical improvements, in accordance with this PAD and applicable development approvals.

25. *Building*. Any substantial structure that by nature of its size, scale, bulk, dimension, or use constitutes a visual obstruction or generates activity similar to that usually associated with a building. For purposes of determining required setbacks, the term includes;
    a. Overhead canopies or roof covering gas pumps.
    b. Fences running along lot boundaries adjacent to public rights-of-way that exceed six (6) feet in height and are substantially opaque.
26. *Building Facade Line*. A line that is parallel to a lot line or public or private street curb line, as applicable, and the average distance from the lot line or curb line as the closest portion of a building.
27. *Building Height*. The vertical distance of a building measured from the finished grade directly beneath a point on the building to the highest point of the structure, measured along a straight, true vertical line (i.e. perpendicular to level grade).
28. *Building Mass*. The three-dimensional bulk of a building—height, width, and depth.
29. *Building Scale*. The size and proportion of a building relative to human scale, streets, surrounding buildings, and environs.
30. *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.
31. *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.
32. *Canopy*. A structural, ornamental roof-like appendage, attached to a building or that may be freestanding, including roof overhangs, but excluding awnings or metallic hoods.
33. *Carport*. A structure open on a minimum of three (3) sides designed or used to shelter not more than three (3) vehicles and not to exceed twenty-four (24) feet on its longest dimension.
34. *Clearing*. The removal of vegetation by manual or mechanical means.
35. *City*. Whenever the word “City” is used, it shall be construed to mean the City of Buckeye, Arizona.
36. *CMU*. Concrete masonry units.
37. *Code*. A References to the City of Buckeye Development Code. “Code” shall refer to the City of Buckeye Development Code adopted October, 2025 as approved by City Council and enacted pursuant to the powers granted and limitations imposed by laws of the State of Arizona, including the statutory authority granted in Arizona Revised Statues (ARS) Chapter §§ 9-461 et seq., 9-462 et seq., and 9-463 et seq., and all other relevant laws of the State of Arizona.
38. *Commercial Center*. A development containing two (2) or more retail stores, offices, restaurants, hotels, motels, and similar businesses.
39. *Commercial Use*. A use operated for profit or compensation, where the general public is invited to purchase goods or services

40. *Common Area*. Land in a development held in common and/or single ownership and not reserved for the exclusive use or benefit of an individual tenant or owner.

41. *Complete Application*. An application that is submitted in the required form, includes all mandatory information and supporting materials specified in the application packet, and is accompanied by the applicable fee.

42. *Concealed Antennae and Towers*. Any man-made trees, clock towers, bell steeples, light poles, water towers and similar alternative design mounting structures that camouflage or Conceal the presence of Antennas or towers.

43. *Concrete Panel Construction*. A monolithic masonry wall unit, either poured in place, poured on site (commonly referred to as "tilt- wall construction"), or precast for assembly on site.

44. *Condominium*. An estate in real property consisting of an undivided interest in common in a portion of such real property, together with the right of exclusive occupancy of a unit located thereon.

45. *Corral Fence*. A fence-type structure consisting of vertical posts and horizontal members and so constructed that seventy-five (75) percent or more of the vertical surface is open. Chain link or other similar types of wire fences are not intended to be included in this definition and shall be classified as a fence or wall.

46. *Council.* Whenever the word "Council" is used, it shall be construed to mean the common council of the City of Buckeye, Arizona, including the mayor and councilmembers.

47. *Councilmember.* A member of the council of the City of Buckeye, Arizona, other than the mayor.

48. *County*. Maricopa County, Arizona, unless the context clearly requires otherwise.

49. *Court*. An open, unobstructed space, bounded on more than two (2) sides by the walls of a building. An inner court is entirely surrounded by the exterior walls of a building. An outer court has one (1) side open to a street, alley, yard, or other permanent open space.

50. *Courtyard Wall.* An approved wall or enclosure intended to define an outdoor courtyard space for aesthetic or functional purposes.

51. *Cul-de-Sac*. A street with no outlet, which terminates in a circular Right-of-Way.

52. *Culvert*. A drain, ditch, or conduit, not incorporated in a closed system, which carries drainage water under a driveway, roadway, railroad, pedestrian walk, or public way, or other type of overhead structure.

53. *Curb*. A stone, concrete, or other improved boundary marking the edge of the roadway or paved area.

54. *Cut*. Vertical removal of earthen material.

55. *Cutoff Angle*. The angle formed by a line drawn from the direction of light rays at the light source and a line perpendicular to the ground from the light source above from which no light is emitted.

56. *Cut-off Light Fixture*. A lighting fixture with a light distribution pattern that results in less than two and five tenths (2.5) percent of the rated lumens being projected at or above a horizontal plane located at the bottom of the fixture, and less than ten (10) percent of the rated lumens projected between that horizontal plane and a plane emanating at an eighty (80) degree angle below the bottom of the fixture.

57. *Day*. The period of time between any midnight and the midnight following.

58. *Daytime, Nighttime*. "Daytime" is the period of time between sunrise and sunset. "Nighttime" is the period between sunset and sunrise.

59. *Decorative or Enhanced Paving*. Paving that is made up of solid, pre-cast, decorative paving, flagstone, modular units, stamped concrete, stamped asphalt, seeded concrete, colored concrete, similar products, or any combination of the same.

60. *Dedication*. A conveyance of fee simple or property rights at no cost to the City or another public agency.

61. *Demolition*. An act or process that removes one or more of the following from an existing building or buildings:

a. Fifty (50) percent or more of the roof area as measured in plan view.

b. Fifty (50) percent or more of the exterior walls of a building.

c. A Street-facing facade.

62. *Density*. A ratio of the number of dwelling units to the gross land area unless otherwise stated.

a. The number of dwelling units allowed for each gross acre of land and is determined by dividing the number of dwelling units on a site by the gross acreage of the site, including dedicated rights-of-way, private streets, and open space set asides.

b. In the determination of the number of residential units to be allowed on a specific parcel of land, a fractional unit equal to or greater than one-half (1/2) of a unit shall be rounded up to equal a full unit.

63. *Department, Board, Commission, Office, Officer or Employee*. Whenever any "Department", "Board", "Commission", "Office", "Officer", or "Employee" is referred to, it shall mean the department, board, commission, office, officer, or employee of the City unless the context clearly indicates otherwise.

64. *Destroy*. For purposes of the native plant preservation requirements of this PAD, means to kill, or cause the death of any protected native plant by any means.

65. *Development*. Any activity that changes the use of land or makes a material change to the appearance of a structure or property. In addition, the following constitute development:

a. Clearing of land as an adjunct of construction, including clearing or removal of vegetation or soil manipulation;

b. Deposit of refuse, solid, or liquid waste or fill on a parcel of land;

c. Placement of a sign;

d. Changes or alteration of a watercourse, drainage way, or other waterway;

e. Paving, filling, grading, or covering of land; or

f. Parking or vehicles and/or storage on a parcel or lot not previously used for such purposes, excluding temporary facilities associated with construction.

66. *Development Code*. The City of Buckeye Development Code.

67. *Direct Lighting*. A source of external illumination located a distance away from the sign which lights the sign, but which is, itself, not visible from any normal position of view.

68. *Director*. The City's Development Services Director, or their individual designee.

69. *Disability*. A physical or mental impairment that substantially limits one (1) or more of a person's major life activities, impairs their ability to live independently or a record of having such an impairment, but such term does not include current use of, nor addiction to, alcohol or a controlled substance.

70. *Distribution Lines*. Those electric lines used to distribute power from a feeder line to an end user. These electric lines are normally connected to a feeder line through a sectionalizing device such as a fuse.

71. *Driveway*. The principal access route from the roadway adjacent to a lot, to the lots primary off-street parking area.

72. *Dwelling Unit (DU).* A self-contained set of habitable rooms within a building designed for residential occupancy by a single household, providing permanent provisions for living, sleeping, sanitation, and cooking. A dwelling unit may include one or more areas with separate cooking and living facilities, such as an internal suite or lock-off space, provided that all such areas maintain internal access and function as part of the same household. A dwelling unit may occupy all or part of a building, including within multi-unit or mixed-use structures, and is intended for long-term residential use rather than transient accommodation. This definition does not include an Accessory Dwelling Unit as defined by Arizona Revised Statutes §9-461.18.

73. *Dwelling Units Allowed* - the number of dwelling units allowed on a site is based on the presumption that all other applicable standards of this PAD shall be met.

a. The maximum density established for a development district is not a guarantee that such densities may be obtained, nor a valid justification for varying or modifying other dimensional or development standards.

74. *Easement*. A right to use real property owned by another party for a specific limited purposes, as established by an easement agreement or other legal instrument.

75. *Elevation*.

a. A vertical distance above or below a fixed reference level; or

b. a fully dimensioned drawing of the front, rear, or side of a building showing features such as windows, doors, wall materials, and relationship of grade to floor level.

76. *Engineering Plan*. Plans, profiles, cross sections, reports, and other required details for the construction of public improvements prepared by a registered engineer.

77. *Envelope, Building*. The area of a lot formed by the intersection of all setback lines and between ground level and the maximum allowable building height, amounting to the three-dimensional area available for potential building construction.

78. *Envelope, Development*. The sum of the areas of the permit holder's land to be graded, including the building envelope, accessory buildings, and areas of related parking, driveways, swimming pools, walls and other accessory structures, but excluding individual sewage disposal systems.

79. *Environmentally Sensitive Area*. A definable area that is characterized by the presence of indigenous plants as referenced herein that has not been significantly or noticeably altered or modified through development, agriculture, or other activities associated with growth or expansion.

80. *Equipment Building or Structure*. An accessory building or structure used to house necessary equipment used by communication providers at a facility.

81. *Erosion*. The wearing away of the ground surface as a result of the movement of wind, water or ice.

82. *Excavation*. The mechanical, manual, blasting, or other such means for removal of earth material.

83. *Exterior Trademarked Design Feature*. An exterior design feature, including colors, shapes, and materials, of a building that is trademarked by a building occupant.

84. *Façade*. The exterior walls of a building exposed to public view, or that wall viewed by persons not within the building.

85. *Family*. An individual or two (2) or more persons related by blood, marriage, or adoption. Also a group of not more than three (3) persons, who need not be related, living together as a single housekeeping unit in a dwelling unit.

86. *Fascia*. Any broad, flat, horizontal surface, as the outer edge of a cornice or roof. Fascia board is a wide board set vertically to cover the lower ends of rafters or the joint between the top of a wall and the projecting eaves.

87. *Feeder line*. High voltage supply electric lines that emanate from substations used to distribute power through an area. This term is synonymous with "transmission lines."

88. *Fee Simple Lot*. A parcel of land where the owner has ownership of the land and any buildings on it. This ownership includes the surface and any improvements, subject to local zoning and land use regulations, typical for single-family homes.

89. *Fencing, Protective*. Fencing with a four (4) foot approximate height intended to provide the boundaries of something being protected.

90. *Fencing, Temporary*. A movable barrier, approved by the City, installed for a limited duration to secure a site, control access, or ensure safety during construction, events, or other short-term activities.

91. *Fill*. Vertical addition of earthen material.

92. *Final Inspection*. Field inspection conducted by the City prior to project acceptance.

93. *Floor Area*. The total square feet of floor space within the outside dimensions of a building including each floor level, but excluding carports, residential garages, and breezeways.

94. *Freestanding*. Any structure that is not attached to any other structure or portion of a structure. Structures that are linked by pedestrian walkways are deemed to be freestanding. Freestanding shall also apply to sole uses on an individual parcel.

95. *Frontage*. All property on one (1) side of a street between two (2) intersecting streets (crossing or terminating) measured along the line of the street, or, if the street is a dead end, then all of the property abutting on one (1) side between an intersecting street and the dead end of the street, including property fronting on a cul-de-sac.

96. *Fully-Shielded Light Fixture*. A lighting fixture constructed in such a manner that the light source is not visible when viewed from the side and all light emitted by the fixture, either directly from the lamp or a diffusing element, or indirectly by reflection or refraction from any part of the luminaire, is projected below the horizontal as determined by photometric test or certified by the manufacturer. Any structural part of the light fixture providing this shielding must be permanently affixed.

97. *Full Cut-off Light Fixture*. A lighting fixture with a light distribution pattern that results in no light being projected at or above a horizontal plane located at the bottom of the fixture, and less than ten (10) percent of the rated lumens projected between that horizontal plane and a plane emanating at an eighty (80) degree angle below the bottom of the fixture.

98. *Gallery*. A private frontage typically used in retail applications where the façade is aligned close to a building frontage or property line with an attached cantilevered shed roof or a lightweight colonnade overlapping the sidewalk to provide protection (e.g., shade) from the elements and circulation space for pedestrians.

99. *Garage, Parking*. See "Parking Structure."

100. *Gender; Singular and Plural*. Words of the masculine gender include the feminine; words in the singular number include the plural and words in the plural number include the singular.

101. *Glazing*. The panes or sheets of glass or other material intended to be set in frames, as in windows or doors.

102. *Grade*. The elevation of the ground surface, paving, or sidewalk.

103. *Grading*. The initial clearing, brushing or grubbing, and subsequent excavating, or filling of a site.

104. *Grading Permit*. An official document issued by the City authorizing the grading activity specified by the grading permit conditions.

105. *Gross Floor Area*. The sum of the gross areas of the several floors of a building or buildings, measured from the exterior faces of exterior walls or from the centerlines of walls separating two (2) buildings. Gross Floor Area shall not include:

a. Underground parking space.

b. Uncovered steps.

c. Exterior balconies.

106. *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.

107. *Gross Acreage*. The total land area within a defined, including all improved and unimproved land, streets, alleys, private access ways, open space, parks, drainage facilities, utilities, easements, preserved areas and other land areas within the boundary. Where applicable, boundaries shall extend to the centerline of adjacent streets and/or rights-of-ways.

108. *Gross Land Area*. The area of a parcel of land excluding all streets and alleyways in existence at the time the development plan is submitted. Those portions of such parcels that subsequently may be designated as streets or alleyways, whether dedicated or not, shall be included in the determination of gross land area.

109. *Ground Cover*. A low growing, woody, or herbaceous vine or grass like material primarily used to cover large areas of ground. The term "ground cover" also means a plant species that normally reaches a height of less than three (3) feet upon maturity, installed in such a manner so as to form a continuous cover over the ground.

110. *Grubbing*. The removal of trees and other large plants including their roots.

111. *Guideline*. An indication of policy or preferences; compliance is not mandatory like a standard, but rather compliance is encouraged to further the City's land-use goals and policies.

112. *Gutter*. A shallow channel, usually set along a curb or the pavement edge of a road or the edge of a building roof, for purposes of catching and carrying off water.

113. *Habitat*. The place or type of site where a plant or animal naturally or normally grows and lives.

114. *Health and Exercise Center*. A facility primarily devoted to physical fitness, exercise, or wellness activities, which may include gymnasiums, fitness equipment, group exercise classes, personal training, indoor courts, locker rooms, and accessory wellness services. This use does not include medical clinics or hospitals.

115. *Homeowners Association (HOA)*. An organization established for the ownership, care, and maintenance of private common areas, private streets, and other private facilities.

116. *Hydrological Study*. A report designed to show the effects of surface water on a specific area.

117. *Illuminance*. A measure of the amount of light intercepting an object at a given distance from a light source measured in footcandles.

118. *Impervious Cover*. Any surface lacking the ability for air and water to pass through to natural ground.

119. *Infrastructure*. Facilities and services needed to sustain land use activities. Infrastructure includes, but is not limited to water lines, sewer lines, and other utilities, streets and roads, communications, and public facilities, such as fire stations, parks, schools, and other similar type uses.

120. *In-line Commercial Center*. Multiple retail stores laid out in an in-line arrangement. Individual stores share one (1) or more side walls but have separate entrances. In-line centers typically share a single parking area.

121. *Inspector*. A person authorized by the City to examine buildings, sites, infrastructure, or operations to ensure compliance with applicable codes, regulations, standards or permit conditions.

122. *Interior lot*. A lot other than a corner lot.

123. *In the City*. The words "in the City" or "within the City" shall mean the and include all territory over which the City now has or shall hereafter be annexed into the corporate boundaries of the City, jurisdiction for the exercises of its police powers or other regulatory powers.

124. *Irrigation System*. An underground automatic watering system, which consists of heads, valves, pipes, etc., used for the sole purpose of sustaining and promoting plant life. This definition shall also apply to drip and soaker hose irrigation.

125. *Junkyard*. An open area where waste, used or second-hand materials are bought and sold, exchanged, stored, baled, packed, disassembled or handled; including, but not limited to, scrap iron and other metals, paper, rags, rubber tires and bottles. A junkyard includes automobile wrecking yards and any area of more than one hundred and twenty (120) square feet for storage, keeping or abandonment of junk, but does not include uses confined entirely within enclosed buildings.

126. *Landscape Buffer*. A combination of physical space and vertical elements such as plants, berms, fences, and/or walls, the purpose of which is to separate and/or screen dissimilar land uses from each other.

127. *Landscape Screening*. An area of landscape featuring trees, shrubs, groundcover, and topping material such as boulders, rock, stone, granite or other approved material, the purpose of which is to obscure or block views into adjacent areas.

128. *Light-Emitting Diode Display (LED) and Liquid Crystal Display (LCD)*. Flat, electronic display devices that channel light through tubes or modulate liquid crystals to create patterns that can produce changing video displays.

129. *Light Fixture*. The complete lighting assembly (including the lamp, housing, reflectors, lenses and shields), less the support assembly (pole or mounting bracket).

130. *Loading Space*. An off-street space or berth used for the delivery and loading or unloading of vehicles.

131. *Lot Area*. The total area, measured on a horizontal plane, included within lot lines.

132. *Lot Coverage*. The total structural coverage provided on a lot or site inclusive of all roofed areas, including roof overhangs or projections, or structures capable of supporting a roof divided by the net area of the lot or size.

133. *Lot Depth*. The average horizontal distance between the front and rear lot lines.

134. *Lot Frontage*. That horizontal dimension of a lot or portion of a lot abutting on a street.

135. *Lot Line*. The lines bounding lots defined as follows:

a. *Front lot line*. The property line directly abutting a public or private street. For properties abutting multiple streets, the front lot line shall be the property line abutting the street of higher functional classification. If all abutting streets are of the same classification, the owner shall designate the front lot line, subject to approval by the City. For flag lots, the front lot line shall be the lot line closest to and most parallel with the accessway at the end of the access stem, as determined by the City at the time of site or building permit review.

b. *Rear lot line*. The lot line most parallel to the front lot line. For three (3) sided lots, the point opposite the front lot line shall be considered the rear lot line.

c. *Side lot line*. Any lot lines not the front or rear lot line.

136. *Lot Types*.

a. *Corner lot*. A lot that has at least two (2) adjacent sides abutting on a street, provided that the interior angle at the intersection of such two (2) sides is less than one hundred thirty-five (135) degrees.

b. *Double frontage lot*. A lot, sometimes called a through lot, having a frontage on two (2) nonintersecting streets, as distinguished from a corner lot.

c. *Flag (panhandle) lot*. A lot having access to a street or alley by means of a width less than the minimum required lot width, but not less than twelve (12) feet.

d. *Interior lot*. A lot other than a corner lot.

e. *Key lot*. A corner lot that is so designated that the lots located directly behind it face the side street of the corner lot and are not separated by an alley.

f. *Reversed frontage*. A key lot, or the first lot to the rear of a corner lot, the front lot line of which is a continuation of the side lot line of the corner lot and fronting on the street that intersects the street upon which the corner lot fronts and/or that faces the street upon which the side of a corner lot abuts.

137. *Lot Width*. The width of the lot shall be:

a. If the side lot lines are parallel, the shortest distance between these sidelines.

b. If the side lot lines are not parallel, the width of the lot shall be the length of a line at right angles to the axis of the lot at a distance equal to the front setback required for the district in which the lot is located. The axis of a lot shall be a line joining the midpoints of the front and rear lot lines.

138. *Lumen.* The unit used to measure the actual amount of light which is produced by a lamp.

139. *Manager.* The word "Manager" or "City Manager" shall mean the City Manager of the City of Buckeye, Arizona, unless the context clearly indicates otherwise.

140. *Mansard Roof.* A roof having on each side a shallower upper part and a steeper lower part.

141. *Masonry Construction Materials.* Materials that include, but are not limited to, brick, stone, concrete masonry units, stucco, and concrete-panel construction.

142. *Maximum Extent Feasible.* Under the circumstances, no feasible and prudent alternative exists, and all possible efforts to comply with the regulation or minimize potential harm or adverse impacts have been undertaken.

143. *Maximum Extent Practicable.* Under the circumstances, reasonable efforts have been undertaken to comply with the regulation or requirement, the costs of compliance clearly outweigh the potential benefits to the public or would unreasonably burden the proposed project, and reasonable steps have been undertaken to minimize any potential harm or adverse impacts.

144. *Mayor.* The word "Mayor" shall mean the Mayor of the City of Buckeye, Arizona, unless the context clearly indicates otherwise.

145. *Mechanical Equipment.* All devices, appliances, and apparatus used to maintain environmental conditions within a building or structure, including swimming pools and spas. Mechanical equipment includes, but is not limited to HVAC units, air conditioners, pool heaters, pool filters, and pool circulation pumps.

146. *Member of Council.* A Member of the Council of the City of Buckeye, Arizona, including the Mayor.

147. *Model Home Complex.* A group of dwellings temporarily utilized as an example of the dwellings which have been built, or which are proposed to be built in the same subdivision.

148. *Month.* A calendar month.

149. *Mutilate.* For purposes of the native plant preservation requirements of this PAD, means to deface, maim, damage or disfigure any protected native plant by shooting, chopping, pushing over, burning, cutting or any other means.

150. *Native.* Indigenous to the specific site or to areas contiguous to a parcel being developed.

151. *Natural Cross Slope.* The slope of the topographic configuration of land, graphically represented by contour lines, prior to any grading or other disturbance of the site.

152. *Natural Grade.* The topographic configuration of land prior to any grading or other human disturbance of the site.

153. *Net Acreage.* The total land area within a defined boundary after excluding public rights-of-way, roadways, and other land dedicated or reserved for drainage conveyance, flood control, preserved open space, or similar non-developable purposes.

154. *Net Floor Area*. For the purpose of determining parking requirements, the total floor area of a building measured from the interior faces of load-bearing walls, excluding air shafts, stairwells, elevator shafts, restrooms, mechanical equipment rooms, atriums, and other such features as determined by the Zoning Administrator or their individual designee.

155. *Non-Concealed Freestanding Tower*. Any structure that is designed and constructed primarily for the purpose of supporting one (1) or more Antennae, including guy towers, or Monopole towers. The term includes radio and television transmission towers, microwave towers, common carrier towers, cellular telephone towers, Alternative Tower Structures, and the like.

156. *Non-Residential Development*. For purposes of this PAD, development of any use meeting the definition of "Commercial Use," "Offices," "Places of Public Assembly," or "Service Establishment" in the Buckeye Development Code, as well as any mixed-use development that combines commercial and any residential use.

157. *Open Space*. Open Space areas are improved or unimproved areas intended for the common use of residents. Open Space may be comprised of active or passive areas with improvements that are appropriate for the intended users.

   a. *Active Open Space*. Those areas designated for recreation activities, play areas, open play fields, court games, picnic tables, benches, and seating areas, interpretive signage, Trails or Paths or other recreation type activities.

   b. *Passive Open Space*. Those areas that do not include Active Open Space and are more passive in nature, such as landscape areas.

   c. *Private Open Space*. Those areas that are intended for the use of a single residential unit such as but not limited to a porch, patio, balcony, courtyard and rear or side yard areas. Private Open Space shall not be credited toward common Open Space requirements.

   d. *Edge Condition*. Refers to areas that include a natural wash, manmade drainage corridor, utility easement, or other natural or created separations.

158. *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.

159. *Outdoor Gathering Space*. Open air or semi-enclosed public spaces for the benefit of residents, employees, or visitors to a site. In calculating the size of an outdoor gathering space in order to meet the requirements of this PAD, the following must not be included: private yards, public or private streets or rights-of-way, parking areas and driveways, and water quality and stormwater detention ponds.

160. *Pad-Site Building*. A building that is intended for a single commercial use and that is physically separate from the principal or primary building on the site. The term is typically used in the context of retail shopping center development.

161. *Parapet Wall*. A wall extending above the plate line of a building, typically provided for purposes of architectural embellishment and/or to screen roof-mounted equipment.

162. *Parcel*. A sub-area of each Village referenced by number. When platted, each parcel shall vest a single land use classification and development district as permitted within the associated Village.

163. *Parcel Developer.* A Property Owner, Builder, or other authorized entity undertaking the development of all or a portion of a parcel within an approved Village Plan Area, including the processing and implementation of Site Plans, Preliminary Plats, Final Plats, or other parcel-level development applications.

164. *Parking Aisle*. The aisles on which vehicles are allowed access to the individual parking stalls which are characterized by slow speeds and a high number of turning movements.

165. *Parking Space*. A permanently surfaced area, enclosed or unenclosed, connected to a street or alley by a permanently surfaced driveway , permitting ingress or egress of an automobile.

166. *Pedestrian Way*. A public walk dedicated entirely through a block, from street to street, or providing access to a school, park, recreation area, or shopping center.

167. *Perimeter Roads*. The roads along the perimeter of buildings and at the ends of parking aisles where they abut property lines and provide customer drop-off and pickup as well as emergency access to the building.

168. *Permeable Pavement*. A special type of asphalt or concrete prepared to allow water to deliberately infiltrate through it to the ground below. These surfaces are a green infrastructure alternative to traditional impervious surfaces that help to reduce the runoff from a site, and it can effectively serve as a method of ground water recharge.

169. *Person*. A natural person, a corporation, a partnership, an association, a trust, or any other entity or any combination thereof.

170. *Primary or Principal Building*. The building or structure on a Non-Residential Development site used to accommodate the majority of the principal permitted use(s). When there are multiple buildings on a Non-Residential Development site, such as in a shopping center, the primary or principal building shall be the one (1) containing the greatest amount of Gross Floor Area. Buildings sited on pad sites or free-standing kiosk/ATM machines cannot be "primary" or "principal" buildings.

171. *Principal Entrance*. The place of ingress and egress most frequently used by the public, and which is most visible and most easily identifiable from the principal street.

172. *Pristine*. For purposes of the native plant protection requirements of this PAD, means unaltered from its naturally occurring state, not spoiled, corrupted, or polluted.

173. *Private Street Lot*. A separate lot owned by the property owners association whereupon a private street is constructed.

174. *Property Owner.* An owner of property within the Site identified on **Exhibit 1.1.D: The Cascade PAD Property Owners**, including any successor, transferee, or assignee of such Property Owner.

175. *Public Art*. Sculptures, paintings, murals, and other forms of artwork that are placed in public spaces or in public view to enrich and add interest to the built environment.

176. *Relocate*. To transplant a protected native plant to another location on the premises.

177. *Remove*. When used in relation to landscape, to transport a protected native plant from the premises on which it has been growing.

178. *Residential Thoroughfare*. A thoroughfare indicated on the City master thoroughfare plan, and as the same may be from time to time amended.

179. *Retaining Wall*. A wall designed to withstand lateral and hydrostatic pressures and built to keep earth from sliding.

180. *Revegetation*. Placement of living plant materials including, but not limited to, seed, on sites or cut and fill slopes where the natural vegetation has been removed.

181. *Right-of-Way*. A strip of land dedicated to the public and occupied or intended to be occupied by a street, crosswalk, railroad, electric transmission line, oil or gas pipeline, water main, sanitary or storm sewer main, or for another public use. The usage of the term "Right-of-Way" for land platting purposes means that every right-of-way hereafter established and shown on a final plat is to be separate and distinct from the lots or parcels adjoining such right-of-way and are not included within the dimensions or areas of such lots or parcels. Rights-of-way intended for streets, crosswalks, water mains, sanitary sewers, storm drains, or any other use involving maintenance by a public agency shall be dedicated to public use by the maker of the plat on which such Right-of-Way is established.

182. *RV Garage*. A type of garage specifically designed to accommodate the height, length, and clearance needs of recreational vehicles.

183. *Screen*. An opaque barrier designed and installed to conceal areas used for storage, refuse, mechanical equipment, parking or delivery service loading bays from street and public view, and/or to provide visual separation between adjacent uses.

184. *Screen Wall*. An approved structure or fence intended to minimize adverse impacts associated with contiguous or adjacent land uses, or effects of site operations such as dumpsters.

185. *Screening Wall, Front Yard*. Front Yard Screen Wall. An approved wall or enclosure located within the front yard area to provide limited screening or definition of space.

186. *Semi-cutoff Light Fixture*. A lighting fixture with a light distribution pattern that results in less than five (5) percent of the rated lumens being projected at or above a horizontal plane located at the bottom of the fixture, and less than twenty (20) percent of the rated lumens projected between that horizontal plane and a plane emanating at an eighty (80) degree angle below the bottom of the fixture.

187. Setback. The required minimum or maximum distance between the building line and the related front, side, or rear lot line and over which no part of any building may extend, except as otherwise provided. When the property abuts a dedicated Right-of-Way or separate parcel, the distance shall be measured from the future Right-of-Way line or common parcel line. When the property abuts a private street, the distance shall be measured from the back of the tract or easement used for the private accessway.

188. Setback, Streetside. The required minimum or maximum distance between the building line and any lot line abutting a public street and over which no part of any building may extend, except as otherwise provided. The distance shall be measured from the future right-of-way line or common parcel line.

189. Sewer. Any pipe or conduit used to collect and carry away sewage or stormwater runoff from the generating source to treatment plants or receiving streams.

190. Sewer System, Community. Any sewer system, whether treatment plant, septic tank or lagoon, designed with a sewer collection system to be used by a legally constituted association of property owners. The system may or may not be a public system.

191. Shaded Sidewalk. For the purposes of this PAD, a Shaded Sidewalk refers to a pedestrian pathway designed to provide relief from direct sun exposure through the integration of natural or structural shade elements. Shade may be achieved through one (1) or more of the following: regularly spaced shade trees, adjacent landscape strips with tree plantings, or overhead weather-protection features such as awnings, arcades, or similar structures. The final design and configuration may vary by context but should prioritize pedestrian comfort, thermal mitigation, and consistency with the community's landscape and streetscape standards.

192. Shall; May. "Shall" is mandatory and "may" is permissive.

193. Shall Have Been. The words "Shall Have Been" include past and future cases.

194. Sidewalk. A paved surface separated from the street and used as a pedestrian walkway. Sidewalks may be comprised of concrete, asphalt, or another material as determined by the applicable ARC. Sidewalks located within the public Right-of-Way shall generally conform to applicable City Standard details, unless otherwise approved by the City Engineer or their individual designee, and may meander between private property and public Right-of-Way.

195. Signature of Subscription by Mark. "Signature" or "subscription" includes a mark when the signer or subscriber cannot write, such signer's or subscriber's name being written near the mark by a witness who writes his own name near the signer's or subscriber's name; but a signatures or subscription by mark can be acknowledged or can serve as a signature or subscription to a sworn statement only when two (2) witnesses so sign their own names thereto. For purposes of this requirement, a notary public who acknowledges the signature may serve as one of the two (2) witnesses. An electronic signature or electronic subscription, as defined by applicable law, shall have the same legal effect as a written signature or subscription.

196. *Slope*. The steepness or incline of land expressed either as a percentage or as a ratio of horizontal distance to vertical rise. A slope calculated by dividing the vertical rise by the horizontal run and multiplying by one hundred (100) to determine the percentage (e.g., a 25% slope). Alternatively, slope may be expressed as a ration (e.g., 4:1), indicating four (4) feet of horizontal distance for every one (1) foot of vertical rise.

197. *Spade Transplanting*. A method of transplanting a tree by use of a mechanical spade.

198. *Stand*. A cluster or grouping of two (2) or more mature plants.

199. *Standard*. A definite rule, principle, or measure with which compliance is mandatory. A development application may be denied for failure to meet one (1) or more standards established by this PAD.

200. *State*. The State of Arizona, unless the context clearly requires otherwise.

201. *Street*. A Right-of-Way other than an alley, dedicated or otherwise legally established for public use, usually affording the principal means of access to abutting property.

202. *Street, Arterial*. A major roadway intended to carry high volumes of traffic over longer distances, providing primary connections between freeways, highways, and major activity centers. Arterial streets prioritize through traffic movement over local access and typically feature higher speed limits, limited driveways, and signalized inspections.

203. *Street, Collector*. A roadway that provides intermediate connectivity by collecting traffic from local streets and distributing it to arterial streets. Collector streets can serve both residential neighborhoods and commercial areas with moderate traffic volumes, lower speeds, and more frequent access points than arterials.

204. *Street, Local*. A street primarily intended to provide direct access to adjacent properties and serve short-distance, low-speed travel within neighborhoods. Local streets carry low traffic volumes and are not intended for through traffic or regional connectivity.

205. *Street, Principal*. The street adjacent to a lot or site with the highest priority classification. Street classifications, listed in order from highest classification to lowest classification, are as follows: Parkway, Principal Arterial. Major Arterial, Minor Arterial, Major Collector, Collector, Minor Collector, Major Local, Local.

206. *Street, Private*. A platted street providing limited local traffic circulation among adjacent lots which is privately owned and maintained, contained within a private street tract, and constructed in accordance with the requirements of this the PAD or, where silent, the Development Code. For the purposes of this definition, tracts and alleys that function as vehicular circulation routes shall be considered private streets.

207. *Street, Sub-Collector*. A street whose principal function is to provide access to abutting properties but is also designed to be used or is used to connect minor and local streets with collector or arterial streets.

208. *Street-Facing Façade*. A wall of a building that is within sixty (60) degrees of parallel to a street lot line; and is not behind another wall, as determined by measuring perpendicular to the street lot line.

209. *Street Furniture*. Those features associated with a street that are intended to enhance the street's physical character and be used by pedestrians, such as benches, trash receptacles, and kiosks.

210. *Structure.* Anything constructed or erected, the use of which requires location on the ground or attachment to something having location on the ground. Permanent structures exclude tents, vehicles, and travel trailers.

211. *Sustainable Roof.* A "cool roof" that has a Solar Reflectance Index of seventy-eight (78) for flat roofs, or twenty-nine (29) for roofs with a slope greater than 2:12; or a vegetated roof that includes vegetation on at least fifty (50) percent of the roof area of all buildings in the project, and that uses only drought-tolerant landscaping.

212. *Tenses*. The present tense includes the past and future tenses, and the future includes the present.

213. *Time: Computation*. The time within which an act is to be done as provided in the PAD or, where silent, the Development Code or in any order issued pursuant to any ordinance, when expressed in days, shall be computed by excluding the first day and including the last, except that if the last day is a Saturday, Sunday, or holiday it shall be excluded. When such time is expressed in hours, the whole of Saturday, Sunday, or a holiday, from midnight to midnight, shall be excluded.

214. *Traffic Calming*. Measures that make permanent, physical changes to streets to slow traffic and/or reduce volumes; also can include education and enforcement measures to promote changes in driver behavior.

215. *Trail Node*. A community-level trail access point located within The Cascade that provides connectivity to the internal trail system and, where applicable, to adjacent parks and open spaces. Trail nodes are distinct from City-required trailheads and are not subject to City trailhead programming or amenity requirements.

216. *Under-story (Under-story Planting).* An underlying layer of vegetation, especially the plants that grow beneath a tree's canopy.

217. *Unified Development*. A large development with a comprehensive and consistent development theme typically composed of retail, office, and other commercial businesses. Such developments share access, parking and circulation and are typically designed as regional entertainment, employment or commercial destinations and are often collectively marketed and identified. This definition includes shopping centers areas of over one hundred thousand (100,000) square-feet GFA, auto malls, business parks, and industrial parks.

218. *Unsalvageable Plant*. A protected native plant that cannot be successfully relocated due to any of the following:

a. Deteriorated health from disease, infestation, or natural causes, or

b. Physical constraints related to plant location, orientation, or general condition which obstruct and/or prevent the application of approved relocation techniques.

219. *Village Developer.* A Property Owner, or authorized designee of a Property Owner, that submits and receives approval of a Village Plan for all or a portion of a Village. The Village Developer shall have the rights and responsibilities assigned to the Village Developer under this PAD with respect to the property included within its approved Village Plan and shall not, solely by virtue of such designation, assume obligations associated with property outside of its ownership or control.

220. *Village Plan Area.* The property included within an approved Village Plan or Village Plan amendment.

221. *Wash*. A watercourse that flows during flood events or intermittently. Washes are important environmental areas that serve as wildlife corridors and habitat.

222. *Week.* A week consists of seven (7) consecutive days.

223. *Writing.* Any form of printed message capable of comprehension by ordinary visual means. Whenever any notice, report, statement or record is required or authorized by this PAD, it shall be made in writing in the English language unless expressly provided otherwise.

224. *Xeriscape*. Water-conserving landscape designs that take into account soil and drainage factors, microclimates, grouping of plants with similar water use requirements, efficient irrigation systems, native vegetation, pacing permeability, and low-water-using and drought tolerant vegetation. Xeriscape landscape is not intended to solely describe cactus, rocks, and gravel, nor shall "xeri" be interpreted to mean zero.

225. *Yard*. An open space on the same lot with a building, unoccupied and unobstructed by any portion of a structure from the ground upward, except as otherwise provided herein. In measuring a yard for the purpose of determining the width of side yard, the depth of a front yard or the depth of a rear yard, the minimum horizontal distance between the lot line and the main building shall be used.

226. *Yard, Front*. A yard extending across the front lot line between the side lot lines, and being the minimum horizontal distance between the front lot line and the front wall of any building.

227. *Yard, Rear.* A yard extending across the rear lot line between the side lot lines, and being the minimum horizontal distance between the rear lot line and the rear of the main building. The rear yard shall in all cases be at the opposite end of the lot from the front yard.

228. *Yard, Side*. A yard between the main building and the side-line of the lot, and being the minimum horizontal distance between the building and the side lot line and extending from the front lot line to the rear lot line.

229. *Year.* A calendar year unless otherwise provided.

230. *Zoning Administrator.* The City's Zoning Administrator, or their individual designee.

Appendix B: General Plan Conformance

B.1 Conformance with the General Plan Goals

The City of Buckeye has outlined sixty-seven (67) goals in the Imagine Buckeye: General Plan 2040 ("General Plan"). These goals are categorized into three (3) themes: Growth, Services, and Stewardship. To ensure conformance, the City has assigned specific policies to each goal. The Cascade's alignment with these goals and policies is detailed in the following section, with only the relevant goals and policies included for clarity.

Conformance with Growth Theme Goals

Growth Theme Goal 1: To guide a pattern of land use that provides opportunities for diverse, active lifestyles, and excellent quality of life.

- Policies G-1.1 through G-1.4 have been omitted as they do not apply to The Cascade, which has the land use designation of Master Planned Community ("MPC"), not "Neighborhood."
- Policy G-1.5: Land use density and intensity should correspond to existing and/or planned infrastructure capacity and natural resource capacity.
- Policy G-1.6: The City of Buckeye will work with Maricopa County and adjacent cities to encourage land uses that are compatible with Buckeye's Future Open Space and Trails and Parks and Recreation Master Plan (2016).
- Policy G-1.7: The City of Buckeye will participate in regional planning efforts that are mutually beneficial to the City and the Phoenix Metropolitan Area.
- Policy G-1.8: The City of Buckeye will encourage commerce and business employment centers that respond to the City's economic needs and that correspond with Buckeye's targeted economic sectors.
- Policy G-1.9: Where applicable, development will follow the approved Master Planned Community plan or Area Plan.

Response:

Land use densities and intensities are detailed in **Section 3.6: Land Use Budget** and **Exhibit 3.7.1.2: Land Use Density and Intensity Plan,** based on infrastructure capacities analyzed in the Master Technical Reports. The PAD's open space and trail systems, defined in **Section 3.10.2: Open Space and Parks Framework Plan** and **Section 3.10.3: Path and Trail Framework Plan**, correspond with the City's Future Open Space and Trails map and the Parks and Recreation Master Plan, with the goal of enhancing recreational access and connectivity. Non-residential development areas within The Cascade are strategically located along major corridors to attract employment and retail opportunities align with Buckeye's targeted economic sectors. All development within The Cascade will follow the adopted PAD, ensuring consistency with the City's long-term planning framework.

Growth Theme Goal 2: Residential development is considerate of existing adjacent residential development.

- Policy G-2.1: New development should provide appropriate buffers, lot sizes, and/or setbacks when adjacent to existing residential uses. Specifically, new subdivisions should be designed with adequate transitions to existing subdivisions and land uses.
- Policy G-2.2: Multi-family development should provide enhanced architectural and/or site design features and provide appropriate buffers and/or setbacks when adjacent to existing single-family residential uses.
- Policy G-2.3: Multi-family development should take access from arterial streets.
- Policy G-2.4: Uses with different densities, intensities, and/or character should incorporate appropriate transitions with developed areas to reduce potential negative impacts. Appropriate transitions may include, but are not limited to, varied lot sizes, landscape buffers, setbacks, and roadway and building design.

Response:

The PAD establishes transitions between neighborhoods through varied lot sizes, buffers, and setbacks as outlined in **Section 3.7.3: Development Districts** and **Table 3.7.1.1: Land Use Classifications**. These Standards and Guidelines promote compatibility with existing or future adjacent residential areas. Higher-density residential areas and multi-family uses are located near arterial roadways, including Sun Valley Parkway, in accordance with Policy G-2.3, and are buffered from lower density neighborhoods through landscape zones and road transitions. These strategies support a cohesive development pattern that respects adjacent residential character and accommodates future growth.

Growth Theme Goal 3: Non-residential development is considerate of existing and future adjacent residential land uses.

- Policies G-3.1 through 3.6: Have been omitted as they do not apply to The Cascade, which has the land use designation of MPC, not "Neighborhood", “Rural”, “Business Commerce”, or “Employment”.
- Policies G-3.7 through 3.8: Have been omitted as aggregate resource extraction is not permitted within The Cascade.

Response:

The PAD promotes compatibility between residential and non-residential development through the strategic use of land use transitions, setbacks, and landscape buffers. While the specific policies under this goal are not applicable to Master Planned Communities, the Standards and Guidelines in **Section 3.7.3: Development Districts** and **Table 3.7.1.1: Land Use Classifications** ensure that non-residential areas are integrated in a manner that respect adjacent residential uses. This approach supports thoughtful community design and reinforces a cohesive development pattern throughout the PAD.

Growth Theme Goal 4: Mixed-use land patterns are developed in appropriate areas throughout the community.

- Policy G-4.1: Has been omitted as The Cascade has the land use designation of MPC and not "Activity Center" or "Neighborhood".
- Policy G-4.2: Mixed-use projects should only be designed to support walkability and livability through complete streets concepts, amenities, and services.
- Policy G-4.3: The City of Buckeye will promote infill development, where possible, in order to more efficiently manage the resulting growth in infrastructure so as to minimize costs of operations and maintenance.

Response:

The PAD is designed to establish mixed-use development in areas that support walkability, access to amenities, and a variety of housing and employment options. These land use patterns are strategically located to maximize their functionality and accessibility, particularly near major corridors and community amenities. Refer to **Table 3.7.2A: Permitted Development Districts with Land use Classifications** and **Exhibit 3.7.1.2: Land Use Density and Intensity Plan** for the locations of Category 2 and Category 3, which designate areas where mixed-used development is permitted.

Growth Theme Goal 5: has been omitted as The Cascade is not within the Luke Compatibility Area land use nor within vicinity of Luke Airforce Base or the Buckeye Municipal Airport.

Growth Theme Goal 6: has been omitted as The Cascade is already a part of the City of Buckeye and an annexation is not applicable.

Growth Theme Goal 7: Buckeye has a strong employment base providing a range of job opportunities with competitive salaries.

- Policy G-7.1: The City of Buckeye should identify and protect areas suitable for large scale office park and industrial activities, such as distribution, logistics, manufacturing, and other employment type uses within the City's MPA.
- Policy G-7.2: Has been omitted as The Cascade is not adjacent to any existing rail corridors.
- Policy G-7.3: The City of Buckeye will have an average of one-to-one jobs per household.
- Policy G-7.4: The City of Buckeye should protect existing industrial development from encroachment by incompatible development.
- Policy G-7.5: Employment uses should mitigate potential negative impacts of associated operations including negative impacts to the natural environment.

Response:

The PAD provides opportunities for employment-supportive land uses within designated mixed-use and commercial parcels distributed across the site. While the site is not adjacent to areas designated as Employment in the City's General Plan, the PAD incorporates flexible non-residential land use categories that can accommodate a range of commercial, office, and light industrial uses. These parcels are located near major corridors such as Sun Valley Parkway to maximize visibility and accessibility.

Table 3.6: Land Use Budget outlines total non-residential floor area and permitted used are detailed in **Table 3.7.4.2: Mixed-Use and Non-Residential Permitted Uses**. The PAD prohibits resource extraction and other high impact uses to ensure compatibility with surrounding development and open space. By planning for a mix of job-generating uses throughout the community, the PAD contributes to Buckeye's broader goals for employment diversity and economic stability.

Growth Theme Goal 8: has been omitted as The Cascade is not within a Buckeye Activity Center.

Growth Theme Goal 9: Buckeye has an expansive and diverse economy.

- Policy G-9.1: The City of Buckeye's economic development effort should focus on three overarching areas: business attraction, business retention/expansion, and entrepreneurial development.
- Policy G-9.2: The City of Buckeye should continue business attraction efforts that focus on the City's Targeted Economic Sectors.
- Policy G-9.3: The City of Buckeye should protect its primary industrial and commercial corridors (areas with access to highways and railroads) from conversion to non-employment uses or encroachment by uses that would limit future uses on these sites.

- Policy G-9.4: The City of Buckeye should evaluate current targeted economic sectors and update the list to add new sectors if they meet the City's overall economic goals and objectives.
- Policy G-9.5: The City of Buckeye should evaluate use of a range of incentives, such as expedited permit approvals, dedicated project managers, permit fee reimbursement, infrastructure assistance, and other forms of inducements to attract desired uses where doing so are advantageous to the City.
- Policy G-9.6: The City of Buckeye should take advantage of its transportation assets for highway-related retail and hospitality uses.
- Policy G-9.7: The City of Buckeye will support the long-term revitalization effort for Downtown Buckeye.
- Policy G-9.8: The City of Buckeye should take advantage of natural resource and outdoor recreation assets adjacent and within the future City for ecotourism and outdoor recreation uses.

Response:

The PAD promotes economic diversity through a balanced mix of residential, mixed-used, and non-residential parcels that support business attraction, retail services, and entrepreneurial development. **Table 3.6: Land Use Budget** identifies the non-residential area allocations across the Site, and **Table 3.7.4.2: Mixed-Use and Non-Residential Permitted Uses** includes flexible commercial and service-oriented land uses intended to respond to changing market demands and support long-term economic growth.

Non-residential parcels are situated along Sun Valley Parkway and other key internal corridors to enhance accessibility and visibility. **Section 3.7.4.3: Classification of New and Unlisted Uses** includes a process for evaluating uses not specifically listed in the permitted uses tables. If a proposed use meets the intent of an existing permitted use, it may be submitted to the Director or their Designee for interpretation and approval. This process allows the PAD to respond to emerging trends, such as ghost kitchens and renewable energy providers—ensuring the plan remains adaptable to future shifts in the local and regional economy.

The PAD also integrates extensive open space and recreational features that contribute to Buckeye's ecotourism potential and promote economic activity tied to the area's natural assets and quality of life.

Growth Theme Goal 10: Buckeye fosters local entrepreneurship, and its economy is supported by small firms.

- Policy G-10.1: The City of Buckeye will cooperate with other agencies and institutions to identify programs and services to assist in the creation of new small businesses.
- Policy G-10.2: The City of Buckeye should promote start-up businesses with technical assistance on an individual basis, as needed by local businesses.
- Policy G-10.3: The City of Buckeye should review its ordinances and regulations in order to identify and remove barriers to allowing home-based businesses to be successful.
- Policy G-10.4: The City of Buckeye should utilize a range of incentives, such as tax rate incentives, financial incentives, and operating incentives for small business expansion and renovation, where doing so is advantageous to the City.
- Policy G-10.5: The City of Buckeye should continue to promote entrepreneurship by forging partnerships with higher education institutions to provide entrepreneurship resources, networking opportunities, classes, and programming for new business expansion.

Response:

The PAD supports local entrepreneurship by providing flexible non-residential and mixed-use parcels that accommodate a variety of small business types. **Table 3.6: Land Use Budget** and **Table 3.7.4.2: Mixed-Use and Non-Residential Permitted Uses** allow for neighborhood-serving retail, services, and emerging business models. These areas are integrated within walkable, residentially connected parts of the community to support small firms and foster organic economic growth.

Growth Theme Goal 11: Buckeye is an economic leader in Maricopa County.

- Policy G-11.1: The City of Buckeye should maintain contact with its major employers regarding expansion opportunities.
- Policy G-11.2: The City of Buckeye will maintain and build on its relationship and partnership with Greater Phoenix Economic Council and Arizona Commerce Authority.
- Policy G-11.3: The City of Buckeye should actively pursue mid- and large-sized local, regional, and national companies that enhance the employment base and offer salaries above the regional average.
- Policy G-11.4: The City of Buckeye should continue to support the policy of performance-based reimbursement of permit fees, construction sales taxes, and other City fees for qualified economic development projects that produce desired employment or other economic benefits in the community, subject to any restrictions in state law where doing so is advantageous to the City.
- Policy G-11.5: The City of Buckeye should refine an expedited permit review and approval procedure to facilitate the development of strategic projects that fulfill the City's larger economic development goals.

Response:

The PAD positions The Cascade to contribute to Buckeye's regional economic leadership by allocating non-residential and mixed-use parcels that can support a broad range of employers. **Table 3.6: Land Use Budget** and **Table 3.7.4.2: Mixed-Use and Non-Residential Permitted Uses** provide opportunities for professional offices, services, and retail tailored to local and regional market demand.

By enabling flexible development types and scale, the PAD creates space for mid-sized employers and growth-oriented businesses. These areas are planned along key corridors, supporting accessibility and visibility. The plan's adaptability and emphasis on long-term economic sustainability align with the City's strategy to attract high-quality investment and foster a competitive employment environment.

Growth Theme Goal 12: Buckeye provides a wide array of educational opportunities and workforce development.

- Policy G-12.1: The City of Buckeye should continue to support the Estrella Mountain Community College Buckeye Education Center and the West-MEC Southwest Campus in expanding their curricula and facilities as needed to support economic development efforts, provide opportunities for life-long learning, and grow an educated workforce.
- Policy G-12.2: The City of Buckeye should work with local elementary and high school districts to highlight local school districts' strengths and achievements as part of a collective economic development strategy.
- Policy G-12.3: The City of Buckeye should partner with local businesses to identify desired or needed training programs.
- Policy G-12.4: The City of Buckeye should work with education providers and employers to connect students to internships, apprenticeships, and employment.

Response:

The PAD establishes a land use framework that supports the integration of educational and workforce development facilities within the community. By promoting balanced residential and commercial growth, the plan creates a supportive environment for institutions, training programs, and employment-related services that contribute to long-term educational and economic advancement.

Growth Theme Goal 13 has been omitted as The Cascade is not a part of any capital improvement plans.

Growth Theme Goal 14: Buckeye has low unemployment, is economically stable, and has a high standard of living.

- Policy G-14.1: The City of Buckeye's economic development strategic plan should focus on the attraction of 'Base' industries, or industries that export goods and services to out-of-state customers, thereby bringing new money into Buckeye.
- Policy G-14.2: The business attraction incentives should be limited to employers offering high-value jobs.
- Policy G-14.3: Business attraction incentives should include wage eligibility thresholds that require average wages to be above the Buckeye median wage.
- Policy G-14.4: The City of Buckeye should collaborate with other local agencies and institutions to help unemployed and underemployed persons connect with potential employers.

Response:

The PAD promotes economic stability by supporting a mix of land uses that attract a broad range of employers and services. Commercial and business areas are integrated within the community to provide convenient access to jobs and everyday needs, enhancing quality of life and reducing travel times. This framework creates opportunities for employment across skill levels and contributes to Buckeye's long-term goals for low unemployment and a strong local economy.

Growth Theme Goal 15: Buckeye is a thriving city that is an attractive destination for new growth.

- Policy G-15.1: The City of Buckeye should only prioritize growth in areas with existing infrastructure or areas where infrastructure can be expanded in a fiscally sound manner.
- Policy G-15.2: Green infrastructure should support the ecological and natural resource processes/services and be designed in such a way as to complement those processes without impeding them.
- Policy G-15.3: The City of Buckeye should provide incentives to attract employment type uses to identify growth areas.

Response:

The PAD supports Buckeye's growth objectives by establishing a high-quality framework for development that is coordinated with infrastructure planning and delivery. Growth is focused in areas where infrastructure can be extended responsibly, and the land use structure supports efficient long-term service provision.

The PAD incorporates sustainable design practices, including integration of engineered drainage corridors, native and low water-use plant materials, as described in **Section 3.16: Landscape Standards and Guidelines**, and consideration for renewable energy readiness. These features contribute to a visually cohesive, environmentally responsible community that enhances Buckeye's appeal as a destination for residents, businesses, and future investment.

Growth Theme Goal 16: Buckeye's Generalized Areas for Growth are developed in a manner that promotes the most efficient use of resources and maintains or improves the quality of life for residents.

- Policy G-16.1: Development should only progress with logical extensions of infrastructure that do not span long distances.
- Policy G-16.2: New development within Generalized Areas for Growth should meet or exceed the quality of design for the area in which it is located.
- Policy G-16.3: New development should provide a transition between uses with differing densities/ intensities by incorporating compatible land use strategies.
- Policy G-16.4: The City of Buckeye should evaluate the projects and programs within the Capital Improvements Program based on their location in relationship to the City's designated growth areas.
- Policy G-16.5: Rezoning within open spaces should be discouraged, especially where wildlife habitat values are high.

Response:

Although the Site is not located within one (1) of the City's designated Generalized Areas for Growth, the PAD incorporates principles that promote efficient resource use and high-quality development. Development is phased to correspond with logical extensions of infrastructure, minimizing the need for long utility runs and supporting fiscal sustainability.

The Standards and Guidelines established within the PAD, the forthcoming applicable Design Guideline document(s) ensure that development maintains high levels of quality and design consistency throughout the community. The PAD also ensures compatibility between adjacent uses through thoughtful transitions in density and land use intensity, promoting a cohesive and integrated community character.

Growth Theme Goal 17: Buckeye has a diverse stock of housing types, styles, and options for all incomes.

- Policy G-17.1: The City of Buckeye should encourage a variety of housing types that meet the demands and needs of existing and future residents.
- Policy G-17.2: The City of Buckeye should promote diversity in size, design, and densities in new residential developments.
- Policy G-17.3: The City of Buckeye should support housing areas that allow homeowners to move up in home size, quality, and price as well as provide for homeowners looking to downsize in size and price.
- Policy G-17.4: The City of Buckeye should encourage mixed-use residential/commercial projects to include live-work and work-live units where housing and offices or other commercial uses are compatible.
- Policy G-17.5: The City of Buckeye should evaluate the provision of incentives to encourage the development of diverse housing types, such as affordable workforce housing.
- Policy G-17.6: The City of Buckeye should promote the preservation and expansion of existing affordable housing and rental options.

Response:

The PAD aligns with Buckeye's goal of offering a diverse and inclusive housing stock by providing a flexible framework that accommodates a wide variety of residential products. **Section 3.7.3: Development Districts** establishes Standards and Guidelines that allow for a mix of attached and detached homes, single-family and multi-family development, and both for-sale and rental housing. This diversity supports residents at different stages of life and income levels.

The PAD also encourages mixed-use areas where residential and commercial uses may coexist in compatible live-work or work-live formats. A forthcoming residential design guideline document will reinforce quality and consistency across all housing types and densities, ensuring a visually cohesive and well-functioning community.

While the PAD supports a broad spectrum of attainable housing, achieving affordability beyond market rate may require additional mechanisms. In such cases, the Village Developer may coordinate with the City to explore tools such as tax credits, abatements, fee relief, or other public-private strategies available at the local, state, or federal level.

Growth Theme Goal 18: Buckeye has housing choices that serve special needs groups.

- Policy G-18.1: The City of Buckeye should promote housing that is available to all members of the community, including the elderly and those with special needs.
- Policy G-18.2: The City of Buckeye should encourage the incorporation of senior housing and special needs housing options within neighborhoods that have access to transit and other non-vehicular connections to health services, shopping, and community facilities.

Response:

The PAD supports housing flexibility that can accommodate special needs populations, including older adults and individuals requiring accessible living arrangements. A variety of housing types and lot configurations are permitted within the PAD, allowing for residential formats that can be adapted to meet specific needs.

Assisted living facilities, senior housing, and other supportive residential uses are conditionally permitted within several Development Districts as outlined in **Table 3.7.4.1: Residential Permitted Uses** and **Table 3.7.4.2: Mixed-Use and Non-Residential Permitted Uses**. These uses are intended to be located in areas with access to the community's trail network, open spaces, and future commercial amenities, enhancing connectivity and accessibility for residents with special needs.

Growth Theme Goal 19: Buckeye has attractive, high quality, and healthy neighborhoods.

- Policy G-19.1: Residential developments should promote sustainability in their design and placement.
- Policy G-19.2: The City of Buckeye should promote the development of active communities that are designed to promote pedestrian and bike usage and provide equitable and convenient access to parks, schools, recreation facilities, other public facilities, and shopping areas that are interconnected by trails.
- Policy G-19.3: The City of Buckeye should require the physical design of neighborhoods to preserve significant natural open spaces and views.
- Policy G-19.4: The City of Buckeye should require that new residential development be interconnected with nearby and adjacent developments.

Response:

The PAD supports Buckeye's goal of fostering healthy, high-quality neighborhoods by integrating sustainable development practices and a connected community layout. Pedestrian- and bike-friendly infrastructure links neighborhoods to parks, recreation areas, and schools, encouraging daily physical activity and social interaction. These elements are outlined in **Section 3.10.3: Path and Trail Framework Plan** and **Section 3.14: Path and Trail Circulation Standards and Guidelines**, supporting active lifestyles and community connectivity.

Open space corridors and trail networks enhance access to nature while preserving scenic views and supporting the character of surrounding neighborhoods. The PAD ensures that new development is physically and visually connected, promoting a cohesive and accessible community that supports long-term livability and wellness.

Growth Theme Goal 20 has been omitted as The Cascade is a new development and Goal 20 pertains to Buckeye's existing and older housing.

Growth Theme Goal 21: New development and redevelopment projects pay their fair share of costs related to infrastructure and public facilities.

- Policy G-21.1: The City of Buckeye will require all new developments and redevelopments to contribute appropriate impact fees for public facilities (or proportionate share, thereof) within or adjacent to the development that are required to serve that development.
- Policy G-21.2: The City of Buckeye should continue to use CFDs and IDs to cover the cost burden of improvements on the City as they are related to a specific project, where appropriate.
- Policy G-21.3: The City of Buckeye should continue to employ infrastructure-related development agreements in the entitlement process in order to formalize responsibilities for the provision of capital improvements, where appropriate.
- Policy G-21.4: The City of Buckeye should create an infill incentive district that encourages redevelopment and infill development in areas that have existing infrastructure to allow for reductions or the elimination of contributions or fees.
- Policy G-21.5: The City of Buckeye should seek to establish public-private partnerships to share the cost of infrastructure and services.

Response:

The PAD supports Buckeye's goal of ensuring that new development contributes to necessary infrastructure and public facilities. The Cascade is not located within an infill area and will deliver new infrastructure improvements as part of its buildout. A Development Agreement between the Village Developer and the City outlines responsibilities for infrastructure, facility improvements, and cost participation, ensuring that the project supports long-term service delivery without placing undue burden on existing systems.

Growth Theme Goal 22 has been omitted as The Cascade is not a part of any capital improvement plans.

Growth Theme Goal 23: Infrastructure investments and land use decisions are coordinated to ensure infrastructure needs and long-term, economic stability goals for the City of Buckeye are met.

- Policy G-23.1: The City of Buckeye should support revenue-generating development to support the implementation of the CIP.
- Policy G-23.2: The City of Buckeye should continuously examine additional funding sources to support necessary infrastructure and facility expansions.
- Policy G-23.3: The City of Buckeye will use a variety of financial resources to fund public services and facilities.
- Policy G-23.4: The City of Buckeye should encourage public dialogue that addresses the community's desires, the costs associated with them, and potential funding for them.

Response:

The PAD coordinates land use planning with long-term infrastructure investment by establishing a development framework supported by Master Technical Reports. These reports provide the baseline for water, wastewater, drainage, and transportation infrastructure and are intended to be updated over time as development progresses. This approach ensures that infrastructure capacity aligns with land use intensity and supports the City's goals for fiscal responsibility and economic resilience.

Growth Theme Goal 24: Impact fees are fair and meet sound legal standards.

- Policy G-24.1: Impact fees should result in a beneficial use to the development, be roughly proportional to the development's impact, and bear a reasonable relationship to the burden imposed on the municipality to provide additional necessary public services to the development.

Response:

A Development Agreement between the Village Developer and the City has been executed to define responsibilities related to infrastructure, public facilities, and cost contributions.

Growth Theme Goal 25 has been omitted as The Cascade is not a part of any legislative efforts to create innovative financing mechanisms for economic and infrastructure development.

Conformance with Services Theme Goals

Services Theme Goal 1: Growth in Buckeye is supported by first-rate public facilities and services.

- Policy S-1.1: The City of Buckeye should prioritize public facility infrastructure improvement and investment projects in areas where there is existing development and funding for operations and maintenance.
- Policy S-1.2: The City of Buckeye should promote private/public partnerships and work with developers where appropriate to plan and potentially partner in public facility and service expansion.
- Policy S-1.3: The City of Buckeye should prepare a targeted infrastructure expansion and modernization plan for Generalized Areas for Growth and Activity Centers.
- Policy S-1.4: All planning for new services and facilities will include provisions for the operations and maintenance of the planned projects.
- Policy S-1.5: The City of Buckeye buildings, facilities, and public gathering areas should be built to reflect the community's goals and be compatible with the surrounding area.
- Policy S-1.6: The City of Buckeye buildings, facilities, and public gathering areas should be maintained to reflect the community's goals.
- Policy S-1.7: The City of Buckeye should continue to enhance library services to meet the needs of all residents, such as utilizing bookmobiles in parts of the City that are not located near permanent libraries.
- Policy S-1.8: The City of Buckeye will identify potential sites for a third library to be located north of I-10 based on demand and availability of infrastructure, such as transportation and water resources.
- Policy S-1.9: Public buildings and facilities should be designed to be joint-use facilities, wherever possible.
- Policy S-1.10: The City of Buckeye will encourage public activities, programs, and events that foster interactions between various age groups and cultures.
- Policy S-1.11: Public services will be accessible to all populations, including the elderly, youth, and those with special needs.

Response:

The PAD supports Buckeye's goal of providing high-quality public services by identifying areas within the community that are adjacent to or located within the City's regional infrastructure master plans and can accommodate future public facilities as needed. These spaces are planned to be accessible and integrated into the community fabric to serve residents efficiently and equitably. Public infrastructure improvements will be provided as part of the overall development, and coordination with the City through the Development Agreement ensures that appropriate facilities and services will accompany growth and support long-term functionality.

Services Theme Goal 2: Buckeye owns and maintains a sustainable solid waste collection and disposal system.

- Policy S-2.1: The City of Buckeye should continue to actively seek innovative, cost-effective, and environmentally sound methods of solid waste collection, recycling, and disposal.
- Policy S-2.2: The City of Buckeye should continue to support residential recycling and encourage commercial recycling.
- Policy S-2.3: The City of Buckeye should promote and find new ways to encourage recycling, solid waste reduction programs, and proper disposal of hazardous wastes.
- Policy S-2.4: The City of Buckeye should promote waste reduction alternatives.

Response:

The Cascade supports Buckeye's goal of maintaining a sustainable solid waste system by ensuring the community layout accommodates efficient waste collection and recycling services. The PAD provides flexibility for the integration of sustainable waste management practices as they evolve, aligning with the City's long-term goals for environmental responsibility and public health.

Services Theme Goal 3: Buckeye has a reputation of being a safe community with strong law enforcement services.

- Policy S-3.1: The City of Buckeye will provide law enforcement services that are well-coordinated and responsive to community growth.
- Policy S-3.2: The City of Buckeye should strive to provide 1.5 police officers per 1,000 residents.
- Policy S-3.3: The City of Buckeye will monitor the needs for additional or expanded police facilities as the community continues to grow in population and geographic size.
- Policy S-3.4: The City of Buckeye should maintain its 3 3.5-minute police response time for Priority 1 calls and continue to decrease response times for Priority 2 and 3 calls.
- Policy S-3.5: The City of Buckeye will conduct safety education programs throughout the community.
- Policy S-3.6: The City of Buckeye will encourage communication between law enforcement and residents.
- Policy S-3.7: The City of Buckeye will support neighborhood watch programs throughout the community.

Response:

The PAD reflects Buckeye's commitment to safety by promoting a well-organized community layout that supports effective law enforcement, access and visibility. Public spaces, trail connections, and neighborhood design are planned to enhance natural surveillance and promote a welcoming, secure environment. Through thoughtful planning and infrastructure coordination, the PAD contributes to the City's goal of maintain a safe and connected community.

Services Theme Goal 4: Buckeye has effective and efficient emergency response systems including fire protection, police safety and emergency medical response.

- Policy S-4.1: The City of Buckeye will promote fire prevention programs and increase the overall public awareness of fire hazards.
- Policy S-4.2: The Buckeye Fire Medical Rescue Department should strive to meet a response time of four minutes for fire and emergency response within existing and new developments.
- Policy S-4.3: The City of Buckeye will maintain and update an Emergency Operations Plan on a regular basis.
- Policy S-4.4: Emergency evacuation routes should be identified and communicated to the public.
- Policy S-4.5: The City of Buckeye will continue to coordinate emergency planning with county, state, and federal emergency planning agencies.

Response:

The PAD supports Buckeye's goal of maintaining efficient emergency response systems by prioritizing a circulation network and community layout that allow for direct and timely access by fire, police and emergency medical services. Roadways and site design consider emergency service needs, contributing to a safe and responsive environment for residents.

Services Theme Goal 5: Buckeye proactively mitigates safety hazards through planning and design.

- Policy S-5.1: The City of Buckeye will encourage crime prevention through design, such as through the national Crime Prevention through Environmental Design (CPTED) program.
- Policy S-5.2: The City of Buckeye will continue to ensure the safety of citizens through proactive enforcement of codes and ordinances.
- Policy S-5.3: The City of Buckeye will continue its Public Safety Executive Partnership to enhance public safety and health response and mitigation.

Response:

The PAD supports Buckeye's goal of proactively addressing safety through community design that encourages natural surveillance, clear sightlines, and connectivity between public spaces. These design strategies help deter crime, promote safe circulation, and contribute to a secure and inclusive environment for all residents.

Services Theme Goal 6: Growth in Buckeye is supported by a high-quality educational system.

- Policy S-6.1: The City of Buckeye will ensure that school districts are involved in the planning and development process of master planned communities, residential subdivisions, population forecasting, and other strategic planning efforts.
- Policy S-6.2: Where appropriate, the City of Buckeye, developers, and school districts should provide joint-use facilities at their schools, such as swimming pools, playgrounds and parks, and other recreational facilities.

Response:

The Cascade aligns with Buckeye's goal of supporting a strong educational system by providing flexibility for school sites to be integrated with parks, trails, and other community amenities. This approach encourages shared use of facilities, enhances accessibility for students and families, and fosters collaboration between schools and the broader community.

Services Theme Goal 7: Post-secondary schools in Buckeye are regarded as regional places of educational excellence.

- Policy S-7.1: The City of Buckeye should support the development of new quality post-secondary education institutions.
- Policy S-7.2: The City of Buckeye should identify opportunities to increase the presence of existing post-secondary institutions in Buckeye.
- Policy S-7.3: Post-secondary institutions should be located in areas that are convenient, accessible, and regionally beneficial.

Response:

The Cascade aligns with Buckeye's goal of supporting post-secondary education by allowing for the development of institutional and educational facilities within appropriate land use categories. This flexibility supports the potential inclusion of post-secondary institutions in the community as demand and partnerships evolve.

Services Theme Goal 8: Buckeye's educational institutions meet the needs of a growing and diverse community.

- Policy S-8.1: New schools and school facilities should be constructed to coincide with Buckeye's growing population and its associated demand.
- Policy S-8.2: The City of Buckeye should work to attract diverse educational and vocational institutions.
- Policy S-8.3: Schools will be sited and designed to enhance safety and accessibility.
- Policy S-8.4: The City of Buckeye will work with schools to develop and implement a Safe Routes to School Program.

Response:

The Cascade aligns with Buckeye's goal of supporting a growing and diverse educational system by allowing flexibility for schools to be co-located with parks and other community amenities. This shared-use approach enhances safety, promotes collaboration between schools and the community, and supports a well-rounded learning environment for residents of all ages.

Services Theme Goal 9: Buckeye is a connected community with an efficient multimodal transportation network.

- Policy S-9.1: The City of Buckeye will require new development to provide connectivity to existing transportation networks to provide accessibility and efficient connections to adjacent parcels, neighborhoods, Activity Centers, and the region.
- Policy S-9.2: New development should provide active transportation facilities, such as pedestrian paths, bike paths, and trails that enhance connectivity between community green spaces and to regional parks and the Maricopa County trail system.
- Policy S-9.3: The City of Buckeye should ensure that the transportation network is managed, operated, and maintained efficiently.
- Policy S-9.4: The City of Buckeye should design roads for multimodal accessibility.
- Policy S-9.5: Collector streets should continue and connect master planned communities to provide alternative pedestrian, bike, and transportation routes without dependency on the arterial network.
- Policy S-9.6: The City of Buckeye should ensure that transit options are provided to Activity Centers and other destination locations.
- Policy S-9.7: The City of Buckeye will support expanding capacity on the existing I-10 and SR85.
- Policy S-9.8: The City of Buckeye will actively promote and lobby for the expansion and development of new key transportation facilities, including commuter rail and other regional transportation opportunities.

Response:

The Cascade promotes a connected and walkable community by integrating pedestrian paths, bike routes, and trails that link residential areas to parks, open space, and key destinations with the community. These connections enhance internal mobility and support alternative transportation modes. The system is designed to reduce reliance on vehicles and promote active lifestyles, in alignment with the Buckeye's goals for sustainable and efficient transportation. Refer to **Section 3.10.3: Path and Trail Framework Plan** and **Section 3.14: Path and Trail Circulation Standards and Guidelines** for more information.

Services Theme Goal 10: Buckeye has a regional approach to transportation planning.

- Policy S-10.1: The City of Buckeye will continue to use the adopted I-10/Hassayampa Valley Roadway Framework Study as the base for its future roadway network.
- Policy S-10.2: The City of Buckeye will work to expand partnerships with ADOT, MCDOT, MAG, and adjacent municipalities when planning and funding transportation infrastructure.
- Policy S-10.3: The City of Buckeye should regularly update transportation plans consistent with regional objectives.
- Policy S-10.4: The City of Buckeye should work with MCDOT to assess the future viability of attached or detached bicycle and pedestrian paths on Sun Valley Parkway.
- Policy S-10.5: The City of Buckeye should seek intergovernmental agreements with canal districts, utility providers, and the flood control district for shared use of maintenance roads for pedestrians and bicyclists.

Response:

The PAD supports Buckeye's goal of regional transportation coordination by planning for internal circulation that connections seamlessly with future regional networks. Trails, bike paths, and pedestrian corridors are designed to link key community destinations and extend toward the community perimeter to accommodate future connections with adjacent jurisdictions. **Section 3.10.3: Path and Trail Framework Plan** illustrates how these vehicular routes support both internal mobility and regional integration, while **Section 3.14: Path and Trail Circulation Standards and Guidelines** defines the design elements that support safe, accessible, and interconnected infrastructure across the community.

Services Theme Goal 11: Buckeye has a roadway system that is safe and efficient.

- Policy S-11.1: The City of Buckeye should plan for future transportation corridors by identifying and preserving adequate rights-of-way during the planning and development process.
- Policy S-11.2: The City of Buckeye should update the Capital Improvement Plan with needed road improvements on an annual basis.
- Policy S-11.3: The City of Buckeye should improve the flow of traffic by addressing missing links in the arterial network.

- Policy S-11.4: The City of Buckeye should designate appropriate truck routes that provide efficient connections to industrial and commercial uses and do not adversely impact residential land uses.
- Policy S-11.5: The City of Buckeye should continue to support the update and implementation of the Intelligent Transportation Systems (ITS) Master Plan.
- Policy S-11.6: New development should provide connectivity to adjacent neighborhoods to minimize arterial dependency.

Response:

The PAD advances Buckeye's vision for a well-connected and efficient roadway system by establishing a transportation framework that prioritizes safety, accessibility, and long-term functionality. **Section 3.10.1: Transportation Framework Plan** outlines the layout and hierarchy of roadways, while **Section 3.15: Street Standards and Guidelines** ensures that street design supports multi-modal access and smooth traffic flow. These coordinated elements promote safe travel within the community and provide the structure for a reliable, integrated transportation network.

Services Theme Goal 12: Buckeye's multimodal system provides alternatives for modes of travel.

- Policy S-12.1: The City of Buckeye should integrate the regional transit system with the local Buckeye circulator services.
- Policy S-12.2: The City of Buckeye should continue to work with transit agencies and surrounding jurisdictions for expanded transit services.
- Policy S-12.3: The City of Buckeye should explore options for adding high-capacity transit, such as commuter rail.
- Policy S-12.4: The City of Buckeye should promote and encourage community-wide transit ridership.
- Policy S-12.5: The City of Buckeye should continue to provide transportation options for the elderly and special needs residents.
- Policy S-12.6: The City of Buckeye should continue to promote methods of air pollution reduction related to transportation, such as the Travel Reduction Program.
- Policy S-12.7: New development will plan, design and construct, where appropriate, roadways in conformance with Figure 3-3, Future Transportation Network.
- Policy S-12.8: The City of Buckeye will identify and pursue dedicated transportation funding sources for all City transportation needs.
- Policy S-12.9: The City of Buckeye will support work to reopen the UPRR Wellton Branch.

Response:

The PAD supports Buckeye's vision for a multimodal transportation system by planning for community design that can accommodate future transit service as it becomes available in the area. The Cascade is positioned to coordinate with the City on long-term transit planning and regional connectivity strategies. The community layout and circulation network are designed to support a variety of travel modes, enhancing convenience and access for future residents.

Services Theme Goal 13 has been omitted as The Cascade is not in proximity to the Buckeye Municipal Airport.

Services Theme Goal 14: The bicycle and pedestrian circulation system is a well-connected and maintained network, enabling access to all parts of the City.

- Policy S-14.1: The City of Buckeye should utilize its Pedestrian & Bicycle Master Plan and the City's Parks and Recreation Master Plan for guidance.
- Policy S-14.2: The City of Buckeye will promote the development of a comprehensive and safe system of recreational and commuter bicycle routes that provide access to key destinations, including community facilities (such as schools, libraries, and parks), shopping areas, jobs, and activity centers, with appropriate linkages to neighborhoods.
- Policy S-14.3: The City of Buckeye should connect parks to planned bicycle routes and recreation corridors, including trails, such as along the Hassayampa River, Gila River, and to Skyline Park and White Tank Mountains Regional Park.
- Policy S-14.4: The City of Buckeye will develop a comprehensive multimodal transportation plan that supports all modes of transportation within the transportation network.
- Policy S-14.5: The City of Buckeye should provide bicycle access in and near Activity Centers, neighborhoods, community centers, parks, and other appropriate destinations.
- Policy S-14.6: The City of Buckeye will require new development to provide and maintain appropriate bicycle infrastructure such as bicycle racks, lockers, lanes, and paths.
- Policy S-14.7: The City of Buckeye should ensure that streets in Activity Centers support high levels of pedestrian activity.

Response:

The PAD establishes a comprehensive network of trails, sidewalks, and bike paths designed to connect neighborhoods with parks, schools, and community destinations. This system promotes active transportation and provides safe, accessible routes throughout the community. The layout is coordinated to support internal mobility and future linkages to regional systems. Detailed design guidance is provided in **Section 3.10.3: Path and Trail Framework Plan** and **Section 3.14: Path and Trail Circulation Standards and Guidelines**.

Services Theme Goal 15: Buckeye has a reliable and sustainable supply of water.

- Policy S-15.1: The City of Buckeye will promote the use of reclaimed and effluent water.
- Policy S-15.2: The City of Buckeye will actively seek out additional water resources as the population and water demand increases in water service areas.
- Policy S-15.3: The City of Buckeye will evaluate methods to secure additional Central Arizona Project (CAP) water.
- Policy S-15.4: The City of Buckeye should secure a 100-year Assured Water Supply designation from ADWR.

Response:

The PAD aligns with Buckeye's goal of ensuring a sustainable water supply by promoting efficient water use throughout the community. A low water-use plant palette is recommended, emphasizing native and drought-tolerant species, and limiting turf areas. Buildings will incorporate water-efficient fixtures to reduce overall demand. A wastewater treatment facility will be located within the community to generate reclaimed water, which will be used for the lake and landscape irrigation, supporting long-term water resource sustainability.

Services Theme Goal 16: Buckeye balances water availability with growth.

- Policy S-16.1: New master planned communities and residential subdivisions will provide adequate water resources in development plans to support the projected population of the development and transfer available water rights to the City of Buckeye.
- Policy S-16.2: Development proposals will be reviewed by the City of Buckeye to ensure that there are no potential adverse impacts to the City's water supply associated with the development.
- Policy S-16.3: The City of Buckeye should be proactive in encouraging various property owners to form ownership groups to help fund infrastructure development and expansion.

Response:

The PAD aligns with Buckeye's goal of balancing water availability with long-term growth by implementing strategies that reduce potable water use and support responsible resource planning. These include recommending drought-tolerant and low water-use landscaping, limiting turf, and requiring buildings to use water-efficient fixtures. A wastewater treatment facility within the community will produce reclaimed water for irrigation purposes, further conserving potable water and supporting the sustainable expansion of services.

Services Theme Goal 17 has been omitted as The Cascade is not involved with the City of Buckeye's communication with other public and private water agencies.

Services Theme Goal 18: Buckeye is dedicated to protecting and conserving water.

- Policy S-18.1: The City of Buckeye should encourage the implementation of alternative water conservation methods including grey-water systems.
- Policy S-18.2: The City of Buckeye will rely on renewable water supplies to the greatest extent possible.
- Policy S-18.3: The City of Buckeye should educate residents on water conservation practices through outreach programs.
- Policy S-18.4: The City of Buckeye should maintain a maximum water demand of 125 gallons per person per day in areas within the Water Service Area.
- Policy S-18.5: The use of man-made water features will be discouraged or the use of reclaimed water for artificial water features will be promoted.
- Policy S-18.6: Development will promote the use of drought-tolerant and native plants for landscaping.
- Policy S-18.7: The City of Buckeye will utilize low water use fixtures in all facilities and low water use irrigation systems.
- Policy S-18.8: The City of Buckeye will utilize water management practices that promote recharging of groundwater and reduction of runoff.

Response:

The PAD supports Buckeye's goal of water conservation through thoughtful landscape and building design. A low water-use plant palette is recommended, emphasizing native and drought-tolerant species, with minimal use of turf. Buildings will incorporate water-efficient appliances and fixtures, supporting sustainable water management at the community level and contributing to reduced overall water demand.

Services Theme Goal 19: Parks and recreation amenities are distributed equitably throughout the City of Buckeye.

- Policy S-19.1: The City of Buckeye should design, develop, and maintain parks and public recreation facilities throughout the City, providing equitable access to all residents.
- Policy S-19.2: The City of Buckeye should provide 4 acres per 1,000 residents of City-owned and maintained parks from 1.1 acres per 1,000 residents by 2025.
- Policy S-19.3: The City of Buckeye should utilize the following recreational facility standards for City-owned parks:
    - Ramadas: 1 per 4,000 residents
    - Baseball / Softball Fields: 1 per 5,000 residents
    - Soccer / Football: 1 per 7,000 residents
    - Playgrounds: 1 per 8,000 residents
    - Basketball Courts: 1 per 10,000 residents
    - Sports Courts (Volleyball, Racquetball, Tennis): 1 per 10,000 residents
    - Dog Parks: 1 per 25,000 residents
    - Recreation / Community / Multi-Generational Centers: 1 per 30,000 residents
    - Swimming Pools: 1 per 46,000 residents
- Policy S-19.4: Residential development will meet or exceed the level of service standards for parks and provide residents with a diverse array of quality amenities as established in the Parks and Recreation Master Plan.
- Policy S-19.5: The City of Buckeye should work with developers to set performance standards to allow City-owned parks in master planned communities.
- Policy S-19.6: Parks will be appropriately scaled to meet the needs of nearby development.
- Policy S-19.7: The City of Buckeye should develop a prioritization schedule for public park improvements.
- Policy S-19.8: The City of Buckeye should encourage non-residential development to provide outdoor plazas, green space, or other gathering areas for customers and employees.

Response:

The PAD ensures that parks, trails, and open spaces are integrated throughout the community to provide equitable access to recreational amenities for all residents. These features are planned as a connected network that supports active living and community gathering. The distribution and design of these amenities align with Buckeye's goal of creating a well-served and livable community. For more information, refer to **Section 3.10.2: Open Space and Parks Framework Plan**.

Services Theme Goal 20: Buckeye's recreational opportunities support the diverse needs of the community and economic development.

- Policy S-20.1: The City of Buckeye should work with the Arizona Game and Fish Department to enhance and/or expand fish and wildlife related recreation opportunities that support the increasing demand for outdoor recreation.
- Policy S-20.2: Recreation facilities should be designed for year-round use, minimizing impacts of extreme heat and inclement weather.
- Policy S-20.3: The City of Buckeye should work with the Arizona Game and Fish Department to evaluate the economics that wildlife-related recreation brings and expand on programs to increase these opportunities, while attracting higher hunting recruitment, school programs, out-of-City residents, events, and youth outdoor programs.
- Policy S-20.4: The City should work with the Arizona Game and Fish Department for opportunities to bring wildlife-related education, recreation, and events into schools or bring schools to the areas managed for this recreation.
- Policy S-20.5: The City of Buckeye should equitably provide recreation facilities, such as recreation centers and aquatic facilities, for use and enjoyment by Buckeye residents.

Response:

The PAD supports Buckeye's goal of providing inclusive recreational opportunities by planning a comprehensive network of parks, open spaces, and trails that serve a wide range of user needs. These well-connected amenities contribute to a healthy, active lifestyle, enhance overall quality of life, and strengthen the community's appeal to future residents and businesses.

Conformance with Stewardship Theme Goals

Goal 1: Buckeye is dedicated to preserving the aesthetic and environmental qualities of the desert.

- Policy 1.1: The City of Buckeye should preserve unique and rare landscape elements throughout the Master Planned Area (MPA) such as mountains, hills, rock outcroppings and buttes, rivers, washes, drainages, tracts of mature and healthy native vegetation, canyons, and slopes and should provide accessibility to these unique landscape elements as appropriate.
- Policy 1.2: The City of Buckeye should protect the views of mountain ridge lines and other natural landscapes that contribute to the identity of Buckeye.
- Policy 1.3: The City of Buckeye will continue its collaborative efforts with the Arizona Game and Fish Department, developers, property owners, and advocacy groups, such as the White Tank Mountain Conservancy, to plan, design, and implement solutions for barriers to wildlife passage through washes, drainage ways, and other open space corridors where appropriate.
- Policy 1.4: The City of Buckeye will continue to collaborate with the Arizona Game and Fish Department, public agencies, and property owners to determine methods for preserving and restoring the Gila River and Hassayampa River.

- Policy 1.5: The City of Buckeye will strive to maintain wash corridors in a natural state, with exceptions for clearance for fire protection, flood mitigation, and/or invasive species eradication.
- Policy 1.6: The City of Buckeye should consider focusing resources on the enhancement of the rivers to ridges concept with greenways that connect the White Tank Mountains, Buckeye Hills, Maricopa Mountains, and the Gila and Hassayampa Rivers to surrounding undeveloped landscapes.
- Policy 1.7: In order to actively seek to reduce, avoid, or minimize impacts, the City of Buckeye should work to include a requirement during the initial phases of planning by the developer to consult the Open Space and Trails plan, wildlife linkages, and drainage ordinances to identify where impacts may be potential.

Response:

Preservation of the desert's natural beauty and ecological function is woven into the structure of the PAD. The Cascade incorporates existing desert washes and protects key view corridors to the White Tank Mountains, located east of the Site. Planning for development is informed by Site conditions and environmental considerations identified in **Section 2.2.2: Opportunities and Constraints**, ensuring that sensitive areas are respected where possible.

To manage stormwater originating from the White Tank Mountains, engineering drainage corridors are integrated into the community's design. These systems serve dual purposes- providing essential flood control and enhancing the open space network. Refer to **Section 3.8: Infrastructure Master Plans** for more information.

A cohesive desert landscape character is further supported through the use of native and drought-tolerant plant materials, especially along open space edges and within the drainage network. See **Section 3.10.4: Landscape Framework Plan** and **Section 3.16: Landscape Standards and Guidelines**. Transitions between development types are designed to blend the built environment into its natural context, while more intense uses are directed toward key transportation corridors. See **Exhibit 3.7.1.2: Land Use Density and Intensity Plan**.

Goal 2: Important natural assets are protected from the man-made environment.

- Policy 2.1: The City of Buckeye should develop a consistent strategy with the Arizona game and Fish Department for buffering land uses adjacent to natural environments and wildlife habitats, such as river corridors and natural drainageways, to minimize impacts caused by urbanization. Such strategy may include the placement of parks and trails on the fringes of known corridors, to buffer uses and should include requirements under ordinances with a measurable buffer.
- Policy 2.2: Development, including transportation infrastructure, should limit impacts on the natural environment through mitigation measures, such as buffer zones, open edge treatments, low impact drainage design, and retaining wildlife corridors where appropriately in consultation with the Arizona Game and Fish Department to inform placements, design, and monitoring.
- Policy 2.3: The City of Buckeye should strive to protect environmentally sensitive areas from disturbances due to construction.
- Policy 2.4: The City of Buckeye will work to encourage a pattern of development that protects ecological connectivity from the White Tank Mountains to the Hassayampa River and to neighboring mountain ranges.
- Policy 2.5: The City of Buckeye should require future MPCs to conform to a plan that ensures regional ecological connectivity.
- Policy 2.6: The City of Buckeye should provide for wildlife crossings where needed in the transportation plan.
- Policy 2.7: New development should provide appropriate buffers and or setbacks when adjacent to wildlife corridors or protected natural open space.

Response:

The Cascade is planned to preserve and work in harmony with the natural environment by mitigating impacts to sensitive areas and incorporating natural features into the community fabric. The Site includes several desert washes and lies west of the White Tank Mountains, with drainage patterns that have been studied and planned for in accordance with **Section 2.2.2: Opportunities and Constraints** and **Section 3.8: Infrastructure Master Plans**.

Engineered drainage corridors are designed in coordination with the community's open space network and roadway system. These corridors serve multiple functions: managing runoff from the White Tank Mountains, providing visual and ecological continuity, and accommodating wildlife movement through the Site. Their alignment minimizes potential conflicts with development and infrastructure, helping to preserve ecological connectivity.

To reinforce the natural desert character, the PAD incorporates native and drought-tolerant plant materials along drainage corridors and open space edges. This landscape strategy, described in **Section 3.10.4: Landscape Framework Plan** and **Section 3.16: Landscape Standards and Guidelines**, blends-built areas with surrounding natural elements and support long-term environmental quality.

Goal 3: Landscape and architecture are compatible with the desert character.

- Policy 3.1: The City of Buckeye will encourage the use of drought tolerant and native plants for landscaping.
- Policy 3.2: The City of Buckeye should update the Native Plant Inventory Program to protect native plants and preserve the desert landscape.
- Policy 3.3: The City of Buckeye should develop an invasive plant strategy to encourage removal, reduce movement, and decrease facilitated growth of invasive species.
- Policy 3.4: The City of Buckeye should promote architecture, including materials selection, building scale, and color scheme, that is compatible with the desert landscape.

Response:

The PAD provides a framework for desert-compatible landscape design by prioritizing native and drought-tolerant vegetation that reflects the beauty and resilience of the Sonoran Desert. Drainage corridors and adjacent development utilize a transitional desert palette to create visual harmony between natural and built environments. Refer to **Section 3.10.4: Landscape Framework Plan** and **Section 3.16: Landscape Standards and Guidelines**.

Native plant surveys will be conducted and plant material salvaged in accordance with **Section 3.16.6: Recommended Native Tree Inventory and Salvage Practices**. Architectural character, including materials, color palette, and building scale, is governed by Standards and Guidelines in this PAD. General site-wide guidance is outlined in **Section 3.11: General Design Standards and Guidelines.**

Goal 4: Buckeye upholds a standard of high-quality design in the built environment.

- Policy 4.1: Activity Centers should be developed with a focus on walkability, bikeability, and overall pedestrian connectivity.
- Policy 4.2: Activity Centers and Master Planned Communities should integrate civic spaces with parks, plazas or other gathering places and be designed to include public art.
- Policy 4.3: Where possible, new development should minimize surface parking and design projects to encourage use of alternate modes of transportation.
- Policy 4.4: Development in vacant open space should create a visual edge beyond which the impact to the natural environment will be minimized.
- Policy 4.5: Development should create an appropriate sense of arrival into and from its project boundary.
- Policy 4.6: Activity Centers should provide enhanced wayfinding and destination signage to create a sense of arrival.

Response:

The Cascade is planned as a mixed-use, master planned community that offers a variety of housing types, commercial opportunities, and public amenities to support active, high-quality lifestyles. Land uses are strategically located to maximize access and visibility, while open space is preserved to maintain visual quality and natural transitions.

Where development occurs adjacent to natural open space or drainage corridors, landscape treatments are applied to create a soft visual edge and reduce impact, as outlined in **Section 3.13.4: Edge Condition Treatment for Open Space and Parks**. A connected trail and path system links neighborhoods to parks and open space areas, promoting walkability and connectivity. See **Section 3.10.3: Path and Trail Framework Plan** and **Section 3.14: Path and Trail Circulation Standards and Guidelines**.

Fencing, walls, and screening elements throughout the community will incorporate desert-appropriate materials and detailing to complement the natural setting while establishing a cohesive character. See **Section 3.17: Fences, Walls, and Screening Standards and Guidelines**. Landscape design further enhances this identity through the use of native and drought-tolerant plant materials that blend with the desert environment. See **Section 3.16: Landscape Standards and Guidelines**.

Goal 5: Buckeye has a network of paths and trails that provide local and regional links.

- Policy 5.1: The City of Buckeye should develop a comprehensive network of paths and trails between natural and man-made linear features, such as canals and powerline corridors, to provide connectivity between open spaces.
- Policy 5.2: The City of Buckeye should provide multi-use paths and trails between parks and other passive and active recreational facilities.
- Policy 5.3: The City of Buckeye should encourage paths between planned communities and trail networks.
- Policy 5.4: The City of Buckeye will coordinate with adjacent cities and Maricopa County to establish connections with trails identified in their parks or trails Master Plans.
- Policy 5.5: The City of Buckeye will partner with Maricopa County to develop the Maricopa Trail through Buckeye's MPA and ensure linkages to the trail as well as regional parks in coordination with the TMP.
- Policy 5.6: The City of Buckeye should prioritize open space connectivity between natural resources, such as Rivers to Ridges, by connecting the White Tank Mountains south to the Gila River and west to the Hassayampa River.

Response:

Open space within The Cascade is planned to support both passive and active recreation through a coordinated system of trails and pathways that connect residential areas to parks, greenways, and other community amenities. This network enhances internal circulation and allows for future connections to regional trail systems. See **Section 3.10.3: Path and Trail Framework Plan** and **Section 3.14: Path and Trail Circulation Standards and Guidelines**.

The community's layout respects the surrounding native desert and supports local wildlife by preserving movement corridors through designated drainage channels and open space areas. Although formal wildlife linkages are not mapped within the Site, the PAD provides safe and continuous routes that allow wildlife to move across the landscape with minimal disruption from roadways or development.

Goal 6: Stormwater is efficiently managed throughout the City.

- Policy 6.1: The City of Buckeye should consider establishing a Stormwater Quality Utility Division under the Public Works Department to manage water quality controls of stormwater runoff.
- Policy 6.2: The City of Buckeye should evaluate methods of and encourage the use of sustainable stormwater management, such as pervious pavements, vegetated roofs, and utilization of natural desert washes.

Response:

In accordance with the Infrastructure Master Plans, drainage conditions both within and beyond the Site are evaluated to guide responsible development and environmental performance. The PAD prioritizes construction outside of flood-prone areas and incorporates engineered drainage corridors to manage runoff effectively. See **Section 2.2.2: Opportunities and Constraints** and **Section 3.8: Infrastructure Master Plans**.

Where development is proposed near or within identified floodways, all applicable FEMA requirements will be followed to ensure compliance and mitigate risk. Drainage strategies are designed not only for flood control but also to enhance environmental quality and contribute to the open space network.

Goal 7: Light and noise pollution is minimized.

- Policy 7.1: The City of Buckeye will update the Exterior Lighting ordinance to include additional dark sky standards and develop standards for public right-of-way and hillside lighting.
- Policy 7.2: The City of Buckeye should implement designs for reducing light dissipation and glare.
- Policy 7.3: The City of Buckeye will require appropriate noise attenuation strategies in non-residential site plans where proposed uses may generate high noise.
- Policy 7.4: The City of Buckeye should develop and/or adopt the dark skies ordinance set forth by other cities and countries.

Response:

The PAD fully complies with the Dark Sky provisions within Code. All lighting within the community, public and private, will be designed to minimize glare, reduce light pollution, and limit sky glow in accordance with these standards.

Non-residential uses that may produce elevated noise levels will be required to implement appropriate mitigation strategies to reduce impacts on adjacent areas. These may include sound walls, berms, increased setbacks, or landscape buffering to maintain a comfortable environment for surrounding residents.

Goal 8: Energy in Buckeye is used responsibly and efficiently.

- Policy 8.1: The City of Buckeye should implement a citywide strategic energy plan and measures to reduce energy used by municipal buildings.
- Policy 8.2: The City of Buckeye should actively educate residents and property owners on strategies to conserve and efficiently use energy.
- Policy 8.3: The City of Buckeye should encourage developers to maximize the use of native vegetation for shade around buildings, parking surfaces, and sidewalks to reduce heat absorption and energy used for cooling. The City should also encourage the retention of natural wash corridors and open spaces to reduce heat absorption and energy used for cooling.
- Policy 8.4: The City of Buckeye should provide incentives for new construction, renovations, and redevelopment projects that implement energy conservation measures, such as the installation of energy saving retrofits, including double-paned windows and light-emitting diode (LED) lightbulbs when appropriate and compliance with the Energy Conservation Code.
- Policy 8.5: The City of Buckeye should promote and encourage the use of alternative and/ or renewable fuel energy sources for City vehicle fleets.

Response:

Development within The Cascade will incorporate a range of energy efficiency strategies that support the City's goals for responsible resource use. Buildings will be designed to be solar-ready and will include energy-efficient appliances and materials to reduce overall energy consumption. Electric vehicle wiring readiness will be available for residential units, providing homeowners with the option to easily install charging equipment. Outdoor lighting will utilize LED technology where applicable, and daylighting strategies will be integrated into building design to minimize the need for artificial lighting. Additional energy conservation measures will be guided by the forthcoming residential and commercial design guidelines, which will further define expectations for sustainable building practices across the community.

Goal 9: Green building practices are utilized in Buckeye.

- Policy 9.1: The City of Buckeye should support sustainable initiatives, such as LEED certification and Sustainable SITES Initiative for new municipal buildings where appropriate.
- Policy 9.2: The City of Buckeye should encourage innovative waste-to-energy solutions to be utilized in new development.
- Policy 9.3: The City of Buckeye should encourage buildings and structures to be oriented in a way that maximizes solar energy generation potential.

Response:

The PAD encourages the integration of green building practices across The Cascade community to support long-term environmental sustainability. Drainage considerations within and beyond the Site are addressed through the Infrastructure Master Plans, which guide development away from flood-prone areas and explore opportunities to use drainage corridors as environmental features. See Section 3.8: Infrastructure Master Plans for additional detail. Buildings within The Cascade are expected to incorporate water-efficient fixtures that meet current building codes and may include features such as hot water recirculation systems, tankless or solar water heaters, and other efficiency-focused technologies. The use of low water-use and desert-adapted plant material is required in landscape areas to minimize outdoor water consumption, as outlined in **Section 3.16: Landscape Standards and Guidelines**. The community will also comply with the City of Buckeye's requirements for solid waste and recycling, further supporting the City's commitment to environmentally responsible development.

Goal 10: Natural resources are protected through conservation management strategies.

- Policy 10.1: The City of Buckeye should develop a natural resource preservation plan.
- Policy 10.2: The City of Buckeye will work with the Bureau of Land Management, Arizona State Land Department and other State and federal agencies to help regulate the appropriate use the use of their lands and prevent illegal use and dumping.
- Policy 10.3: The City of Buckeye should require that new development includes soil testing and analysis of geological hazards.
- Policy 10.4: The City of Buckeye will require mining remediation plans to ensure that impacts of sand and gravel operations are mitigates during operations and long term after mining operations cease.
- Policy 10.5: The City of Buckeye should work with volunteer groups to host litter clean up days throughout the MPA.
- Policy 10.6: The City of Buckeye will protect all watersheds within the MPA of containments from human activities.
- Policy 10.7: Developers should conserve significant natural resources in their development plans, such as wash corridors, hillsides, viewsheds, and mature vegetation.

Response:

Development within the PAD is guided by a commitment to protecting natural features and promoting sustainable resource management. Sensitive land areas will be evaluated and addressed through the Infrastructure Master Plans, which help avoid flood-prone zones and identify opportunities to enhance environmental performance through integrated drainage solutions. See **Section 2.2.2: Opportunities and Constraints** and **Section 3.8: Infrastructure Master Plans**. Native plant surveys will be conducted, and appropriate tree and cactus species will be salvaged and reused in accordance with **Section 3.16: Landscape Standards and Guidelines**. These measures ensure that The Cascade conserves the ecological and visual integrity of its natural environment.

Goal 11: Neighborhoods in Buckeye are unified while maintaining their own unique character.

- Policy 11.2: The City of Buckeye should support Homeowners Associations (HOA) and other neighborhood groups working to maintain and/ or improve neighborhood character.
- Policy 11.3: The City of Buckeye should utilize paths, trails, open space, and community facilities to link neighborhoods.

Response:

The PAD establishes a unifying framework for community-wide design while allowing flexibility for neighborhoods to express their own identity. Elements such as streetscapes, trails, open space connections, and signage are coordinated across the site to ensure consistency and visual continuity. At the same time, individual neighborhoods can incorporate distinct architectural styles, landscape treatments, and character elements within the parameters set by the PAD. Paths, trails, and shared amenities provide physical and visual connections between neighborhoods, reinforcing a sense of cohesion while allowing for diversity in form and expression.

Goal 12: Has been omitted as The Cascade is a new development and does not have areas pertaining to rehabilitation and revitalization.

Goal 13: The City of Buckeye and neighborhoods have a constructive relationship built on strong communication.

- Policy 13.1: The City of Buckeye should provide educational materials regarding neighborhoods improvements to communities.
- Policy 13.2: The City of Buckeye will encourage ongoing citizen participation in land use planning.
- Policy 13.3: The City of Buckeye should encourage and facilitate neighborhood participation in community events and programs.

Response:

The PAD process for The Cascade has been guided by coordination with the City of Buckeye and engagement with local stakeholders. The planning effort includes opportunities for public participation and ongoing collaboration to ensure that the community vision aligns with broader City goals. As the project advances, continued communication with City staff and the community will support transparency, responsiveness, and shared investment in the long-term success of the neighborhood.

Goal 14: Buckeye is an active city with programs and facilities that enable healthy lifestyles.

- Policy 14.1: The City of Buckeye should facilitate, sustain, and improve the health and well-being of all persons in the community through public education and expanded social service programming.
- Policy 14.2: The City of Buckeye should plan neighborhoods to be within ¼ mile to ½ mile of a pocket or neighborhood park and paths and trails that connect them into a system.
- Policy 14.3: The City of Buckeye should continue to encourage developers of Master Planned Communities to incorporate a variety of park types from pocket, neighborhood to community parks as well as natural desert open space into plans.
- Policy 14.4: The City of Buckeye should encourage the development and programming of public gathering places in Master Planned Communities.
- Policy 14.5: The City of Buckeye should provide a system of off-street paths and trails that connect parks and open spaces with residential and commercial areas.

Response:

The PAD supports Buckeye's goal of promoting healthy lifestyles by integrating a range of recreational amenities, open spaces, and trails and paths throughout the community. Residents will have access to both passive and active recreation opportunities within walking distance, including parks, fitness-oriented amenities, and pedestrian-friendly streetscapes. Parks will be located so that residents will be within a half (½) mile of a Cascade Park Type B and/ or within a quarter (¼) mile of an Cascade Park Type C. See **Exhibit 3.10.2: Open Space and Parks Framework Plan**. The trail and path network is designed to connect neighborhoods with open space and recreational areas, encouraging physical activity and outdoor engagement. See **Section 3.10.2: Open Space and Parks Framework Plan** and **Section 3.10.3: Path and Trail Framework Plan.** This connected environment promotes wellness, community interaction, and access to daily recreation as part of the broader development vision.

Goal 15: Medical facilities provide convenient access to health care for Buckeye residents.

- Policy 15.1: The City of Buckeye should support and encourage the expansion of para-transit and transit to medical facilities in the community.
- Policy 15.2: The City of Buckeye should review the effectiveness and potential expansion of the Community Paramedicine Program through the preparation of a City-wide Health Impact Assessment.

Response:

While the PAD does not specifically designate medical facilities, the land use framework includes mixed-use and commercial areas that are suitable for health-related services as the community grows. These areas are strategically located along primary corridors to support accessibility and visibility. The community's pedestrian and trail networks further enhance future access to health care services by supporting multi-modal connections throughout the site. As services expand in the area, the PAD allows for integration of medical uses that contribute to long-term health and wellness goals.

Goal 16: Residents in Buckeye have access to healthy food options.

- Policy 16.1: The City of Buckeye should commission a study with recommendations to encourage and expand healthy food options for Buckeye residents.
- Policy 16.2: The City of Buckeye should amend zoning regulations to allow community gardens, farmers markets, and urban agriculture in all residential zoning districts.
- Policy 16.3: The City of Buckeye should encourage developers and HOAs to relax private garden restrictions and provide community gardens.
- Policy 16.4: The City of Buckeye should work with commercial developers to ensure food outlets are incorporated into development around the community to ensure east and convenient access.
- Policy 16.5: The City of Buckeye should encourage the use of appropriate edible landscaping (agriscaping) to provide additional food resources for residents and wildlife.

Response:

The PAD supports the potential for access to healthy food options through its flexible land use framework, which permits neighborhood-serving retail and commercial uses in designated mixed-use areas. These areas may accommodate grocery stores, farmers markets, and other food-related services as the community develops. While specific food access features such as community gardens or urban agriculture are not explicitly identified in the PAD, the framework allows for their inclusion through future planning and collaboration with the City or local organizations.

Goal 17: Air quality is protected while balancing the needs of the community.

- Policy 17.1: The City of Buckeye should review the City's ordinances and regulations to identify and implement policy changes to improve air quality standards for the control of particulates associated with construction.

Response:

Construction and development activities will comply with all City of Buckeye requirements for dust mitigation requirements to ensure environmental compliance.

Goal 18: The Buckeye community is celebrated through the arts, events, and programs.

- Policy 18.1: The City of Buckeye should recognize art and cultural heritage as a necessary component to improved quality of life and sense of identity in Buckeye
- Policy 18.2: The City of Buckeye should encourage and support the celebration and preservation of diverse traditions, such as the City's agricultural heritage, through cultural activities, arts, and special events.
- Policy 18.3: The City of Buckeye should develop resources and programs through public venues, such as community centers, that educate residents and visitors about the diverse cultures within Buckeye.
- Policy 18.4: The City of Buckeye should continue to promote and support existing events and festivals.
- Policy 18.5: The City of Buckeye should identify opportunities and potential funding sources to expand its current offerings of performing, visual, and literary arts programs for all age groups and abilities.
- Policy 18.6: The City of Buckeye should evaluate opportunities to extend arts programs to areas in Buckeye that currently do not have access to existing recreation centers.
- Policy 18.7: The City of Buckeye should foster public art within the community by identifying opportunities to partner with schools and various local art groups to enhance the presence of physical and functional art in public places, such as City facilities.
- Policy 18.8 The City of Buckeye should consider incentives for developers of Master Planned Communities to incorporate art that reflects the Buckeye identity into their projects.

Response:

While the PAD does not specifically identify spaces for arts or cultural programming, the community is designed to include public gathering areas, parks, and open space that could support future events and community activities. The flexible land use framework allows for the inclusion of plazas, community facilities, or other programmed spaces that may host cultural events in the future. As the community evolves, opportunities may arise to incorporate art, events, and programming that reflect Buckeye's identity and enhance social connection.

Goal 19: Buckeye's history is well preserved.

- Policy 19.1: The City of Buckeye should protect and preserve significant historical and archeological sites to the maximum extent possible.
- Policy 19.2: The City of Buckeye should maintain a list of Nationally Registered Historic Places or eligible properties through a Historical Resource Inventory.
- Policy 19.3: The City of Buckeye should seek funding to support the maintenance of Nationally Registered Historic Places and other locally significant landmarks.
- Policy 19.4: The City of Buckeye should support a well curated Buckeye Valley Museum as a place that preserves, educates, and celebrates Buckeye's history.
- Policy 19.5: The City of Buckeye should work with the community to evaluate the potential for additional historic designations of landscape or districts as requested by the community.
- Policy 19.6: The City of Buckeye should promote and encourage visitation to historic sites throughout Buckeye.

Response:

A cultural resources records review was completed for the Site on April 17, 2024, covering approximately 2,923 acres. The study, titled "Cultural Resources Records Review for The Cascade Property Residential Development in Buckeye, Maricopa County, Arizona", found no areas within the site that are recommended as eligible for listing on the National Register of Historic Places. See **Appendix E: Archaeological Survey Reliance Letter**. As no preservation requirements apply, the PAD focuses on honoring the region's heritage through the use of native desert vegetation, appropriate architectural materials, and a land use framework that complements the surrounding natural context.

Goal 20: Buckeye's art and culture promotes the City of Buckeye as a desirable destination for visitors and residents.

- Policy 20.1: The City of Buckeye should promote cultural venues, including performing arts and art exhibition facilities.
- Policy 20.2: The City of Buckeye should focus resources on future tourism initiatives.
- Policy 20.3: The City of Buckeye should develop enhanced access to local recreational attractions.

Response:

While the PAD does not include specific provisions for arts or cultural venues, the community's design framework allows for the future integration of public gathering spaces, plazas, and recreation areas that could host cultural events, performances, or public art. The focus on walkability, open space, and connected community amenities enhances the potential for The Cascade to support local culture and provide attractive experiences for both residents and visitors. As the community evolves, there will be opportunities to partner with local organizations and institutions to incorporate artistic and cultural programming that reflects Buckeye's identity and enriches its role as a regional destination.

Goal 21: Local decisions reflect the shared community vision.

- Policy 21.1: The City of Buckeye will actively promote citizen participation in local decision-making processes and continually educate citizens on how they can contribute to these community decisions.
- Policy 21.2: The City of Buckeye will encourage participation from community members and involve affected neighborhood groups when municipal decisions can affect them, especially when public health can be impacted.
- Policy 21.3: The City of Buckeye should assess and monitor residents' needs through regularly scheduled citizen satisfaction.

Response:

The PAD for The Cascade was developed in coordination with City of Buckeye staff and reflects input from community stakeholders. The planning process included ongoing dialogue to ensure alignment with the City's long-range goals and the Imagine Buckeye: General Plan 2040. Continued engagement with City departments and the broader community will guide the implementation of the PAD, helping to ensure that future decisions are consistent with the community's shared vision and expectations.

Goal 22: Buckeye is a regional tourist destination.

- Policy 22.1: The City of Buckeye should promote existing attractions as well as a variety of additional year-round tourist attractions.
- Policy 22.2: The City of Buckeye should create opportunities for ecotourism and agritourism throughout the community.

Response:

The development strategy of The Cascade emphasizes the natural beauty and recreational potential of the surrounding Sonoran Desert. The PAD integrates a network of trails, open spaces, and parks that create opportunities for walking, running, biking, and outdoor enjoyment. These features are planned to highlight the site's connection to the regional landscape, including views toward the White Tank Mountains. The Cascade offers an inviting and accessible environment that encourages an active lifestyle and a strong connection to the outdoors. While not focused on tourism uses specifically, the community's high-quality design, recreational offerings, and potential for future commercial amenities position The Cascade as a destination that contributes to Buckeye's appeal to visitors and residents alike.

Appendix C: Processes

C.1 The Cascade Architecture Review Committee ("ARC") Review Process

C.1.1 ARC Review Process

All building plans shall be prepared in accordance with the requirements of the PAD, the applicable The Cascade Design Guidelines and the City of Buckeye Building Code.

The review procedures will vary based on the type of submittal. The specific sequence and level of review may vary depending on the type of development, including whether the application involves residential, multi-family, or non-residential development, and whether Site Plan, Subdivision Plat, or Final Plat approval is required.

Below is an outline of the steps for each:

A. Review Applicable Standards and Guidelines
    1. Builders shall begin by reviewing the applicable The Cascade Design Guidelines, to confirm compliance with all relevant design criteria and standards.

B. Prepare Submittal Materials
    1. Builders shall compile all required materials for Design Review, ensuring each submittal aligns with the applicable The Cascade Design Guidelines and is completed in accordance with the submittal checklist outlined in those Design Guidelines.

C. Submit to ARC for Review
    1. Builder shall submit all required materials to The Cascade ARC for evaluation, using the submittal procedure established by the PAD.

D. ARC Review
    1. The ARC will evaluate the submission for consistency with the applicable The Cascade Design Guidelines. If modifications are required, the ARC will issue comments, and the Builder must revise and resubmit the materials in response to the feedback.

E. ARC Decision
    1. Upon completion of the review, the ARC will issue one (1) of the following determinations:
        a. Approved: The plans are accepted as submitted and may proceed to the next step.
        b. Approved with Conditions: Revisions are required to address specific comments; final approval will be granted upon resubmittal and ARC confirmation.
        c. Denied: The plans do not meet the requirements and must be revised and resubmitted for further review.

F. Submit to City of Buckeye
    1. Once ARC approval has been granted, the Builder must include the ARC approval letter with the submittal package to the City. Submittals that do not include this letter will not be accepted. The City's review will evaluate the submitted building construction documents for compliance with the City's building code, applicable regulations, and consistency with the PAD.

G. City of Buckeye Review

1. The City will evaluate the submitted building construction documents for compliance with the City's building code, applicable regulations, and consistency with the PAD. If deficiencies are identified, the City will issue comments, and the Builder will be responsible for revising and resubmitting the plans to address those items.

H. City of Buckeye Decision

1. Following its review, the City will either approve or deny the building construction documents. In the event of a denial, the Builder must make the necessary corrections and resubmit the documents for additional review and approval.

I. Final Approval and Permits

1. After receiving all required approvals from both The Cascade ARC and the City of Buckeye, any outstanding documents, such as final plot plans, if applicable, must be submitted for final verification. Upon completion of all reviews and approvals, the City of Buckeye will issue the appropriate building permits.

For a visual summary of this process, refer to **Appendix B - Exhibit 1: Parcel Developer Design and Submittal Process**.

PARCEL DEVELOPER DESIGN AND SUBMITTAL PROCESS

Reviewed by the ARC

Reviewed by the City of Buckeye

1. REVIEW STANDARDS AND GUIDELINES

- Parcel Developer reviews The Cascade PAD, applicable Design Guidelines, and the corresponding Village Plan for Standards and Guidelines and additional requirements.

2. PAC EVALUATION

- Prepare and submit a brief narrative of intent and a Conceptual Site Plan to the Zoning Administrator or their individual designee for PAC Evaluation Determination

IF PAC IS REQUIRED

3. DEVELOP PAC MATERIALS

3. SUBMIT PAC MATERIALS TO THE ARCHITECTURE REVIEW COMMITTEE (ARC) FOR REVIEW AND APPROVAL

- ARC issues approval, approval with conditions, or denial.
- Revise and re-submit as necessary

IF PAC IS NOT REQUIRED, PROCEED TO STEP 5: DEVELOPER SUBMITTAL MATERIALS

4. SUBMIT PAC MATERIALS TO THE CITY OF BUCKEYE FOR REVIEW AND COMMENTS

5. DEVELOP SUBMITTAL MATERIALS

- Prepare Site Plan or Preliminary Plat submittal materials demonstrating conformance with The Cascade PAD (using checklist), applicable Design Guidelines, and Village Plan.

6. ARC REVIEW AND APPROVAL OF SITE PLAN OR PRELIMINARY PLAT MATERIALS

- ARC reviews submittal materials for conformance with the applicable Design Guidelines, The Cascade PAD, and Village Plan Standards and Guidelines.
- ARC issues approval, approval with conditions, or denial.
- Applicant to make revisions and re-submit as required.
- If approved with conditions or denied, revision and re-submittal is required.

7. SUBMIT TO CITY OF BUCKEYE

- Include ARC approval letter with the City submittal. Applications will not be accepted without it.
- Submit Site Plan/ Preliminary Plat application and materials.

8. SITE PLAN/ PRELIMINARY PLAN REVIEW AND APPROVAL THROUGH AAP

- The Site Plan/ Preliminary Plat submittal materials are reviewed through the AAP for conformance with The Cascade PAD (using checklist), Village Plan, and municipal requirements.
- AAP to issue approval, approve with conditions, or denial of application.
- Applicant to make revisions and re-submit as required. If approved with conditions, Applicant will need to re-submit to show conditions have been met.

9. Site Plan Submittal is Complete

9. PROCEED TO FINAL PLAT AND IMPROVEMENT PLANS SUBMITTAL

- Submit Final Plat and Improvement Plans

10. FINAL PLAN AND IMPROVEMENT PLAN REVIEW AND APPROVAL THROUGH AAP

- Submittal materials are reviewed through the AAP and issued approval, approval with conditions, or denial.
- If approved with conditions, Applicant will need to resubmit to show conditions have been met.

11. CITY COUNCIL REVIEW AND APPROVAL (IF APPLICABLE)

- City Council review's and issues approval, approvalwith conditions, or denial.
- If approved with conditions, Applicant will need to resubmit to show conditions have been met.

Appendix C - Table 1: Review Timeframes	
Application Type	**Average Review Timeframe (Business Days)**
Traffic Impact Analysis ("TIA") or Traffic Impact Statement ("TIS")	Follows the PAD Amendment, Major Report Review Timeframe established by the City of Buckeye
PAD Major Amendment	Follows the PAD Amendment, Major Plan Review Timeframe established by the City of Buckeye
PAD Minor Amendment	Follows the PAD Amendment, Minor Plan Review Timeframe established by the City of Buckeye
Comprehensive Sign Plan	Follows the Site Plan, Minor Plan Review Timeframe established by the City of Buckeye
Special Use Permit	Follows the Conditional Use Permit Review Timeframe established by the City of Buckeye
Final Plat	Follows the Final Plat Review Timeframe established by the City of Buckeye
Living Appendix	Follows the PAD Amendment, Minor Plan Review Timeframe established by the City of Buckeye
Preliminary Plat	Follows the Preliminary Plat Review Timeframe established by the City of Buckeye
Residential Design Review	Follows the Residential Design Review Timeframe established by the City of Buckeye
Signage Permit	Follows the Commercial Misc. Review Timeframe established by the City of Buckeye
Site Plan	Follows the Site Plan Review Timeframe established by the City of Buckeye
Temporary Use Permit	Follows the Temporary Use Permit Review Timeframe established by the City of Buckeye
Village Plan	Follows the Preliminary Plat Review Timeframe established by the City of Buckeye
Note: The Review timeframes may be modified on a case-by-case basis as mutually agreed upon by the Zoning Administrator or their individual designee and the applicant. Any proposed modification to the overall review timeframes shall be processed as part of a Minor Amendment to the PAD and must be mutually agreed upon by the Zoning Administrator or their individual designee and the applicant.	

LIVING APPENDIX

PREPARATION OF MATERIALS

- The Property Owner or Village Developer prepares the materials to be added to the Living Appendix.
- AAP Cover Letter
- Living Appendix Application





ARC Submittal and Review

- Materials submitted for review and approval to ARC.
- ARC issues approval letter.

Submit Revisions as Required

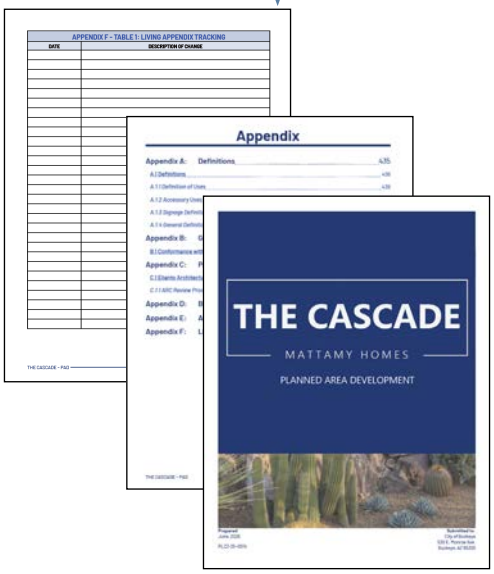
AAP Submittal and Review

- Materials submitted for review and approval to the Zoning Administrator or their individual designee.

Submit Revisions as Required

Living Appendix Materials Added/ Updated

- The materials are added to the Living Appendix.
- The Living Appendix Tracking Table is updated to reflect the addition and the date added.



THE CASCADE

Living Appendix Application

Applicant: _____

Date: _____

Address: _____

Phone Number: _____

Email: _____

Type of Application:

- ☐ **Minor Amendment to Planned Area Development (PAD)**
- ☐ **Village Plan/ Village Plan Amendment**
- ☐ **Site Plan**
- ☐ **Preliminary Plat**
- ☐ **Final Plat**
- ☐ **Living Appendix**
- ☐ **Other:** _____

Purpose of Application:

_____

_____

_____

_____

_____

_____

_____

_____

For ARC Use Only **Date:** _____ **Reviewer Name:** _____

☐ **Approved** ☐ **Approved with Conditions** ☐ **Denied**

This completed application to be included with submittal to ARC and subsequent submittal to the Zoning Administrator or their individual designee.

VILLAGE PLAN APPLICATION AND SUBMITTAL PROCESS

PREPARATION OF MATERIALS

- The Village Developer or Property Owner prepares the materials for the Village Plan or Village Plan Amendment.
  - Village Plan Narrative
  - Village Master Plan
  - Land Use Budget
  - Opportunities and Constraints Plan
  - Transportation Master Plan
  - Open Space and Parks Master Plan
  - Paths and Trails Master Plan
  - Landscape Master Plan
  - Lighting Master Plan
  - Signage Master Plan
  - Wall, Fence, and Screening Character
  - Master Technical Reports
  - AAP Cover Letter
- Completed Village Plan Application and Checklist

ARC Submittal and Review

- Materials submitted for review and approval to ARC.
- ARC issues approval letter.

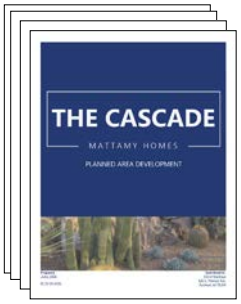
Submit Revisions as Required

AAP Submittal and Review

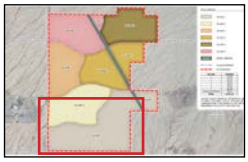
- Materials submitted for review and approval to the Zoning Administrator or their individual designee.

Submit Revisions as Required

Village Plan Administratively Approved



Village Plan Narrative



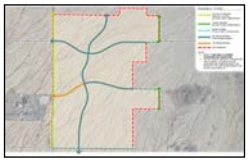
Village Master Plan



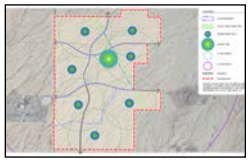
Land Use Budget



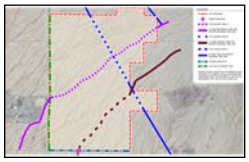
Opportunities and Constraints Plan



Transportation Master Plan



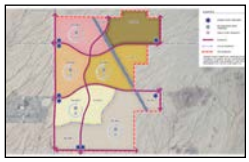
Open Space and Parks Master Plan



Paths and Trails Master Plan



Landscape Master Plan



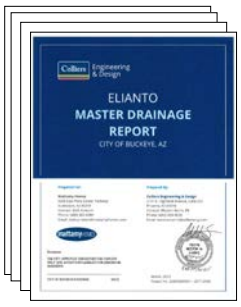
Signage Master Plan



Lighting Master Plan



Wall, Fence, and Screening Character



Master Technical Reports



Village Plan Application and Checklist

THE CASCADE

Village Plan Application and Checklist

Applicant: _____

Date: _____

Address: _____

Phone Number: _____

Email: _____

Village: _____

For ARC Use Only **Date:** _____ **Reviewer Name:** _____

☐ **Approved** ☐ **Approved with Conditions** ☐ **Denied**

This completed application to be included with submittal to ARC and subsequent submittal to the Zoning Administrator or their individual designee.

SUBMITTAL CHECKLIST:

The following checklist has been developed to assist with ensuring that applications adhere to the requirements of the PAD. Refer to the referenced section for full details of requirements.

SECTION 3.1.3: VILLAGES AND VILLAGE PLANS

The Village Plan serves as the second level of planning for a Village and must include the following elements:

NARRATIVE

Applicant	ARC	
Yes No	Yes No	Does the narrative describe the vision, character, and intent of the Village and its alignment with the broader goals of the PAD?
Yes No	Yes No	**Village Master Plan** Does the Village Plan include a master plan showing the Parcels, major circulation, and open space areas?
Yes No	Yes No	**Land Use Budget** Does the Village Plan include an update to the Land Use Budget Tracking Table to reflect the proposed allocation of residential Dwelling Units and non-residential acreage?
Yes No	Yes No	**Opportunity and Constraints Plan** Does the Village Plan include an Opportunity and Constraints Plan that identifies the existing conditions, any unique features, and challenges that may be present in the Village?

Framework Plans

Applicant		ARC		
				Transportation Master Plan
Yes	No	Yes	No	Does the Village Plan include a Transportation Master Plan?
Yes	No	Yes	No	Does the Transportation Master Plan identify the Village scale transportation network and how it connects to the PAD-level transportation system?
Yes	No	Yes	No	Does the Transportation Master Plan identify the general locations and alignment of roadways within the Village from collector to higher classifications?
Yes	No	Yes	No	Does the Transportation Master Plan demonstrate connectivity between Parcels within the Village, adjacent Villages, and regional transportation systems?
				Undeveloped Land/ Open Space and Parks Master Plan
Yes	No	Yes	No	Does the Village Plan include an Undeveloped Land/ Open Space Master Plan for the Village that is in conformance with the PAD-level Undeveloped Land/ Open Space and Parks Master Plan?
Yes	No	Yes	No	Does the Undeveloped Land/ Open Space and Parks Master Plan identify any conceptual locations for parks such as Cascade Park Type A?
Yes	No	Yes	No	Does the Undeveloped Land/ Open Space and Parks Master Plan include any areas of Dedicated Open Space within the Village?
Yes	No	Yes	No	Does the Undeveloped Land/ Open Space and Parks Master Plan include connections between open space areas, parks, and surrounding development?
				Paths and Trails Master Plan
Yes	No	Yes	No	Does the Village Plan include a Paths and Trails Master Plan that establishes the conceptual framework for paths and trails within the Village?
Yes	No	Yes	No	Does the Paths and Trails Master Plan demonstrate connectivity between Village paths and trails the PAD-level Paths and Trails Framework Plan?
Yes	No	Yes	No	Does the Paths and Trails Master Plan identity path and trail connections between Villages and regional trail connections?
				Landscape Master Plan
Yes	No	Yes	No	Does the Village Plan include a Landscape Master Plan that provides the conceptual framework for landscape design throughout the Village?
				Lighting Master Plan
Yes	No	Yes	No	Does the Village Plan include a Lighting Master Plan that identifies conceptual locations of Lighting Zones for the Village?
				Signage Master Plan
Yes	No	Yes	No	Does the Village Plan include a Signage Master Plan that identifies conceptual locations of Village level signage?
				Fence and Wall Character
Yes	No	Yes	No	Does the Village Plan include fence and wall character?

Master Technical Reports

Which Master Technical Reports are included with Village Plan, select all that apply.

Applicant	ARC	
☐	☐	Master Traffic Impact Statement (TIS)
☐	☐	Drainage Plan
☐	☐	Preliminary Water Basis of Design Report
☐	☐	Preliminary Wastewater Basis of Design Report
☐	☐	Preliminary Non-Potable Water Basis of Design Report
☐	☐	Any other additional Master Technical Reports: _____

SITE PLAN APPLICATION AND SUBMITTAL PROCESS

PREPARATION OF MATERIALS

- The applicant prepares the materials for the Site Plan.
  - Fee Worksheet
  - Site Plan Narrative
  - PAC Meeting Comments (if applicable)
  - ALTA Survey
  - Map Exhibit and Mailing List
  - Site Plan and Data Tables
  - Conceptual Landscape Plan
  - Conceptual Lighting Plan
  - Conceptual Phasing Plan (if applicable)
  - Land Use Budget
  - Building Elevations
  - Floor Plans
  - Utility Plan
  - Fire Access Plan
  - Photometric Plan
  - Sight Line Exhibits
  - Conceptual Grading and Drainage Plan
  - Conceptual Drainage Report
  - Water Letter
  - Sewer Letter
  - Traffic Impact Analysis/Statement
  - Environmental Study
  - Additional materials (if applicable)
  - Time Extensions (if applicable)
- Completed Site Plan Application and Checklist

ARC Submittal and Review

- Materials submitted for review and approval to ARC.
- ARC issues approval letter.

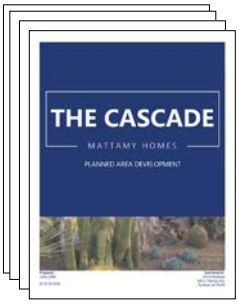
Submit Revisions as Required

AAP Submittal and Review

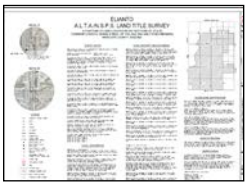
- Materials submitted for review and approval to the Zoning Administrator or their individual designee.

Submit Revisions as Required

Site Plan Administratively Approved



Site Plan Narrative


ALTA Survey


Site Plan and Data Table


Conceptual Landscape Plan


Conceptual Lighting Plan

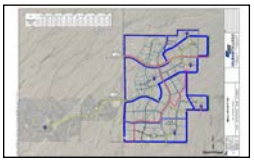

Conceptual Phasing Plan


Land Use Budget


Building Elevations


Floor Plans

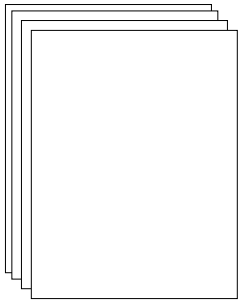

Utility Plan


Fire Access Plan


Photometric Plan


Map Exhibit and Mailing List


Sight Line Exhibits


Additional Materials (if applicable)



Site Plan Application and Checklist

THE CASCADE

Site Plan Application and Checklist

Applicant: _____

Date: _____

Address: _____

Phone Number: _____

Email: _____

Village: _____ **Parcel(s):** _____

For ARC Use Only **Date:** _____ **Reviewer Name:** _____

☐ **Approved** ☐ **Approved with Conditions** ☐ **Denied**

This completed application to be included with submittal to ARC and subsequent submittal to the Zoning Administrator or their individual designee.

SUBMITTAL CHECKLIST:

The following checklist has been developed to assist with ensuring that applications adhere to the requirements of the PAD. Refer to the referenced section for full details of requirements.

SECTION 3.1.5: SITE PLANS, PRELIMINARY PLATS, AND FINAL PLATS

The Site Plans, Preliminary Plats and Final Plats serve as the most detailed level of planning for a Parcel. This application deals with the submittal materials required for Site Plans and must include the following elements:

Applicant	ARC	
		FEE WORKSHEET
Yes No	Yes No	Does the application include a completed and signed fee worksheet?
		NARRATIVE
Yes No	Yes No	Does the narrative clearly describe the overall vision, character, and intent of the Site Plan and explain how it aligns with the goals and objectives of the PAD and applicable Village Plan?

Does the narrative include the following information:

Yes No	Yes No	Does the narrative include a title page providing project name, general location, tracking number, and a vicinity map?
Yes No	Yes No	Does the narrative include a description of the request?
Yes No	Yes No	Does the narrative describe the proposed design concept, architectural approach, and landscape design?
Yes No	Yes No	Does the narrative identify existing and proposed site conditions?
Yes No	Yes No	Does the narrative describe the relationship to surrounding properties and land uses?
Yes No	Yes No	Does the narrative address accessibility and circulation for vehicles, bicycles, and pedestrians?
Yes No	Yes No	Does the narrative identify proposed schedule and phasing of development, if applicable?
Yes No	Yes No	Does the narrative list the providers of water, sewer, and refuse services?
Yes No	Yes No	Does the narrative identify fire protection and police service coverage?

Applicant		ARC		
Yes	**No**	**Yes**	**No**	Does the narrative discuss potential impacts on local schools, parks, and community facilities?
Yes	**No**	**Yes**	**No**	Does the narrative specify the total percentage and acreage of parks and open space proposed?

PAC Meeting Comments (if applicable)

Yes	**No**	**Yes**	**No**	Does the Site Plan submittal include a summary of the comments?

ALTA Survey

Yes	**No**	**Yes**	**No**	Does the Site Plan submittal include a current ALTA survey prepared and sealed by a registered land surveyor?

Map Exhibit and Mailing List

Yes	**No**	**Yes**	**No**	Does the Site Plan submittal include a map exhibit and list of property owners within three hundred (300) feet of the subject property?
Yes	**No**	**Yes**	**No**	Does the applicant acknowledge they need to provide an Affidavit of Mailing after the Notice of Application is mailed within fifteen (15) days of the application?

Site Plan

Does the Site Plan drawing include the following information:

Yes	**No**	**Yes**	**No**	Does the Site Plan identify the project name and title?
Yes	**No**	**Yes**	**No**	Does it include a legal description with bearings and distances around the property boundary?
Yes	**No**	**Yes**	**No**	Does it list the site address or nearest cross streets?
Yes	**No**	**Yes**	**No**	Does it provide the parcel number or numbers?
Yes	**No**	**Yes**	**No**	Does it identify the applicable Development District and Development Type of the subject property and adjacent Development Districts?
Yes	**No**	**Yes**	**No**	Does it include a key map showing the parcel's location within the broader Site, with a north arrow?
Yes	**No**	**Yes**	**No**	Does it include a standard engineering scale not less than 1"=20'?
Yes	**No**	**Yes**	**No**	Does it include a legend identifying all symbols, hatch patterns, and line types?
Yes	**No**	**Yes**	**No**	Does it include a title block listing the preparer's name, firm, address, phone number, submittal date, and revision dates?
Yes	**No**	**Yes**	**No**	Does it list property owner contact information?
Yes	**No**	**Yes**	**No**	Are addressing gridlines shown at one hundred (100) foot intervals?

Development Data Table

The Site Plan shall include a data table summarizing site development information, including the following:

Yes	**No**	**Yes**	**No**	The total lot area in square feet and percentage of the Site?
Yes	**No**	**Yes**	**No**	Does it include total paving area in square feet and percentage?
Yes	**No**	**Yes**	**No**	Does it include total open space area in square feet and percentage?
Yes	**No**	**Yes**	**No**	Does it include total building coverage area in square feet and percentage?
Yes	**No**	**Yes**	**No**	Does it identify the maximum building coverage permitted by the PAD?
Yes	**No**	**Yes**	**No**	Does it include the total number of buildings?
Yes	**No**	**Yes**	**No**	Does it include the number of dwelling units per building (if applicable)?
Yes	**No**	**Yes**	**No**	Does it include the total number of dwelling units (if applicable)?

Parking Data Table

The Site Plan shall include a data table summarizing site parking information, including the following:

Applicant		ARC		
Yes	**No**	**Yes**	**No**	Does it include the parking ratio for the Site?
Yes	**No**	**Yes**	**No**	Does it include the number of parking stalls required and provided?
Yes	**No**	**Yes**	**No**	Does it include the number of handicapped-accessible stalls required and provided?
Yes	**No**	**Yes**	**No**	Does it include the number of loading spaces required and provided?

Site Development Information

Does the Site Plan submittal materials include the following:

Yes	**No**	**Yes**	**No**	Does the Site Plan provide the total area in square feet and acres?
Yes	**No**	**Yes**	**No**	Does it identify the required and proposed setbacks?
Yes	**No**	**Yes**	**No**	Does it show existing and proposed land uses on the Site and adjacent parcels?
Yes	**No**	**Yes**	**No**	Does it identify the proposed development intensity (dwelling units per acre and/or buildings per lot)?
Yes	**No**	**Yes**	**No**	Does it show all existing and proposed structures, including the number, square footage, dimensions, and locations?
Yes	**No**	**Yes**	**No**	Does it show the location, width, and classification of all adjacent and internal streets?
Yes	**No**	**Yes**	**No**	Does it show the number, width, and location of all driveways, including distances from intersections and adjacent driveways?
Yes	**No**	**Yes**	**No**	Does it identify all slopes greater than fifteen (15) percent, labeled in five (5) percent increments?
Yes	**No**	**Yes**	**No**	Does it show the layout of parking areas, including handicapped-accessible spaces, loading zones, fire lanes, and hydrants?
Yes	**No**	**Yes**	**No**	Does it note that all parking areas shall be paved and free of curb stops or wheel stops?

General Notes

Yes	**No**	**Yes**	**No**	Does the Site Plan submittal include general notes, including the following:
Yes	**No**	**Yes**	**No**	Does it include sign regulations, parking regulations, and additional requirements in conformance with the PAD or City Code, where applicable?

Conceptual Landscape Plan

Yes	**No**	**Yes**	**No**	Does the Site Plan submittal include a Conceptual Landscape Plan that includes the following:
Yes	**No**	**Yes**	**No**	Does the plan show all proposed landscape areas and plant groupings?
Yes	**No**	**Yes**	**No**	Does the plan identify proposed screening locations, including areas screening mechanical equipment and refuse enclosures?
Yes	**No**	**Yes**	**No**	Does the plan depict proposed finished ground contours and the conceptual on-site drainage pattern?
Yes	**No**	**Yes**	**No**	Does the plan show all service walks and internal pedestrian sidewalks?
Yes	**No**	**Yes**	**No**	Does the plan identify all exterior storage areas, if applicable?
Yes	**No**	**Yes**	**No**	Does the plan identify all walls and fences, including their height, type, and materials?
Yes	**No**	**Yes**	**No**	Does the plan include a complete list of all proposed plant species?

Applicant		ARC		
Yes	**No**	**Yes**	**No**	If plant salvage is proposed, does the plan describe methods for salvage and ongoing maintenance?
Yes	**No**	**Yes**	**No**	Does the plan provide detailed planting data, including the botanical and common names, plant type (such as groundcover, tree, or shrub), plant size at installation and maturity, and quantity of each plant?

Conceptual Lighting Plan

Yes	**No**	**Yes**	**No**	Does the Site Plan include a conceptual/preliminary lighting plan?
Yes	**No**	**Yes**	**No**	Does the lighting plan include what Light Zone Classification(s) the Site falls under?
Yes	**No**	**Yes**	**No**	Does the lighting plan show existing and proposed light pole locations?
Yes	**No**	**Yes**	**No**	Does the lighting plan show any existing ground level lighting?
Yes	**No**	**Yes**	**No**	Does the lighting plan show existing and proposed security lighting on the project and/or building elevations?
Yes	**No**	**Yes**	**No**	Does the lighting plan comply with the City's building and electrical permit requirements?
Yes	**No**	**Yes**	**No**	Does the lighting plan identify fixture locations, mounting heights, and general illumination coverage?

Phasing Plan (if applicable)

Yes	**No**	**Yes**	**No**	If the project is proposed to be developed in phases, does the Site Plan submittal include a Phasing Plan identifying the sequence and timing of improvements?

Land Use Budget

Yes	**No**	**Yes**	**No**	Does the Site Plan submittal include an update to the Land Use Budget Tracking Table to reflect the proposed allocation of residential dwelling units and non-residential acreage?

Building Elevations

Yes	**No**	**Yes**	**No**	Does the Site Plan submittal include building elevations that show:
Yes	**No**	**Yes**	**No**	Does the Site Plan submittal include four-sided color building elevations with dimensions and scale?
Yes	**No**	**Yes**	**No**	Do the elevations identify proposed materials and color schemes?
Yes	**No**	**Yes**	**No**	Does the submittal include digital copies of actual paint color samples?
Yes	**No**	**Yes**	**No**	Do the elevations identify the Light Reflective Value (LRV) of each color used?

Floor Plans

Yes	**No**	**Yes**	**No**	Does the Site Plan submittal include floor plans for all proposed buildings showing layout, dimensions, and functional use of spaces?

Utility Plan

Yes	**No**	**Yes**	**No**	Does the Site Plan submittal include a Utility Plan showing all existing and proposed utilities and utility easements?

Fire Access Plan

Yes	**No**	**Yes**	**No**	Does the Site Plan submittal include a Fire Access Plan identifying all fire lanes, turning radii, and hydrant locations?

Photometric Plan

Yes	**No**	**Yes**	**No**	Does the Site Plan submittal include a Photometric Plan?

Sight Line Exhibits

Applicant		ARC		
Yes	**No**	**Yes**	**No**	Does the Site Plan submittal include Sight Line Exhibits that demonstrate screening of all utility and mechanical equipment from public view?

SUPPORTING ENGINEERING DOCUMENTS

Conceptual Grading and Drainage Plan

Does the supporting engineering documents submitted with the Site Plan include a Conceptual Grading and Drainage Plan that includes the following:

Yes	**No**	**Yes**	**No**	Does the plan include the word "CONCEPT" over the professional seal to indicate its preliminary status?
Yes	**No**	**Yes**	**No**	Does the plan show all proposed contour lines and finish floor elevations?
Yes	**No**	**Yes**	**No**	Does the plan show both existing and proposed street elevations at driveway connection?
Yes	**No**	**Yes**	**No**	Does the plan identify the length and slope of the steepest portion of each driveway?
Yes	**No**	**Yes**	**No**	Does the plan identify all proposed cut and fill slopes, including their approximate maximum heights of each slope?
Yes	**No**	**Yes**	**No**	Does the plan show all proposed retaining walls, including their maximum height, if applicable?
Yes	**No**	**Yes**	**No**	Does the plan identify the location of FEMA-designated floodplains and other flood-prone areas, if applicable?
Yes	**No**	**Yes**	**No**	Does the plan include directional arrows or diagrams showing how on-site drainage will flow and be altered?
Yes	**No**	**Yes**	**No**	Does the plan show the location of all natural washes, if applicable?
Yes	**No**	**Yes**	**No**	Does the plan include a note stating: "All finished floor elevations are a minimum of one (1) foot above the one hundred (100) year stormwater surface elevation"?
Yes	**No**	**Yes**	**No**	Does the plan provide details of all proposed drainage structures, including culverts, channels, berms, and other features?
Yes	**No**	**Yes**	**No**	If required by the City Engineer or their individual designee, has an engineered drainage plan with calculations and retention design been provided?

Conceptual Drainage Report

Yes	**No**	**Yes**	**No**	Does the Site Plan submittal include a Conceptual Drainage Report?

Water Letter

Yes	**No**	**Yes**	**No**	Does the Site Plan submittal include a Water Letter?

Sewer Letter

Yes	**No**	**Yes**	**No**	Does the Site Plan submittal include a Sewer Letter?

Traffic Impact Analysis/ Statement

Yes	**No**	**Yes**	**No**	Does the Site Plan submittal include a Traffic Impact Analysis or Traffic Impact Statement?

Environmental Study

Yes	**No**	**Yes**	**No**	Does the Site Plan submittal include an Environmental Study?

Additional Materials (if applicable)

Applicant		ARC		
Yes	**No**	**Yes**	**No**	Does the supporting engineering documents submitted with the Site Plan include any additional materials as requested by the Zoning Administrator or their individual designee or the City Engineer or their individual designee?

Time Extensions (if applicable)

Yes	**No**	**Yes**	**No**	Does the supporting engineering documents submitted with the Site Plan include a request letter with approved stipulations and site plan?

PRELIMINARY PLAT APPLICATION AND SUBMITTAL PROCESS

PREPARATION OF MATERIALS

- The applicant prepares the materials for the Pre-Plat.
  - Fee Worksheet
  - Preliminary Plat Narrative
  - ALTA Survey
  - Map Exhibit and Mailing List
  - Preliminary Plat and Data Tables
  - Site Development Information
  - Conceptual Landscape Plan
  - Conceptual Lighting Plan
  - Conceptual Phasing Plan (if applicable)
  - Land Use Budget
  - Supporting Engineering Documents
  - Boundary Closure Report
  - Traffic Impact Analysis/ Statement
  - Environmental Study
  - Water Letter
  - Wastewater Letter
  - Sewer Letter
  - Conceptual Street Naming Plans
  - Paving Plans
  - Preliminary Grading and Drainage Plan
  - Additional materials (if applicable)
  - AAP Cover Letter
- Completed Preliminary Plat Application and Checklist.

ARC Submittal and Review

- Materials submitted for review and approval to ARC.
- ARC issues approval letter.

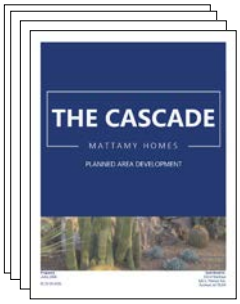
Submit Revisions as Required

AAP Submittal and Review

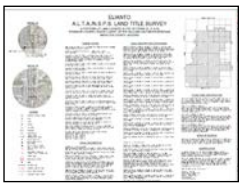
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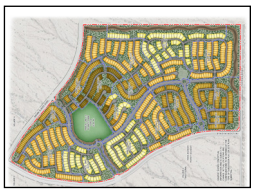
Preliminary Plat Administratively Approved



Preliminary Plat Narrative



ALTA Survey



Preliminary Plat and Data Table

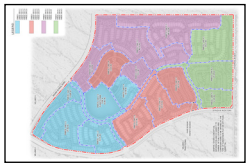
Site Development Information



Conceptual Landscape Plan



Conceptual Lighting Plan



Conceptual Phasing Plan

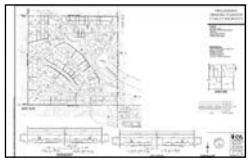


Land Use Budget

Supporting Engineering Documents

Map Exhibit and Mailing List

Boundary Closure Report



Preliminary Grading and Drainage Plan



Traffic Impact Analysis/ Statement

Additional Materials (if applicable)



Preliminary Plat Application and Checklist

THE CASCADE

Preliminary Plat Application and Checklist

Applicant: _____

Date: _____

Address: _____

Phone Number: _____

Email: _____

Village: _____ **Parcel(s):** _____

For ARC Use Only **Date:** _____ **Reviewer Name:** _____

☐ **Approved** ☐ **Approved with Conditions** ☐ **Denied**

This completed application to be included with submittal to ARC and subsequent submittal to the Zoning Administrator or their individual designee.

SUBMITTAL CHECKLIST:

The following checklist has been developed to assist with ensuring that applications adhere to the requirements of the PAD. Refer to the referenced section for full details of requirements.

SECTION 3.1.5: SITE PLAN, PRELIMINARY PLATS, AND FINAL PLATS

The Site Plan, Preliminary Plats and Final Plats serve as the most detailed level of planning for a Parcel. This application deals with the submittal materials required for Preliminary Plat and must include the following elements:

Applicant	ARC	
		FEE WORKSHEET
Yes No	Yes No	Does the application include a completed and signed fee worksheet?
		NARRATIVE
Yes No	Yes No	Does the narrative clearly describe the overall vision, character, and intent of the Preliminary Plat and explain how it aligns with the goals and objectives of the PAD and applicable Village Plan?

Does the narrative include the following information:

Yes No	Yes No	Does the narrative include a title page providing project name, general location, tracking number, and a vicinity map?
Yes No	Yes No	Does the narrative include a description of the request?
Yes No	Yes No	Does the narrative describe the proposed design concept, architectural approach, and landscape design?
Yes No	Yes No	Does the narrative identify existing and proposed site conditions, Development District, and the general plan land use designation?
Yes No	Yes No	Does the narrative describe the relationship to surrounding properties and land uses?
Yes No	Yes No	Does the narrative address accessibility and circulation for vehicles, bicycles, and pedestrians?
Yes No	Yes No	Does the narrative identify proposed schedule and phasing of development, if applicable?
Yes No	Yes No	Does the narrative list the providers of water, sewer, and refuse services?

Applicant		ARC		
Yes	**No**	**Yes**	**No**	Does the narrative identify fire protection and police service coverage?
Yes	**No**	**Yes**	**No**	Does the narrative discuss potential impacts on local schools, parks, and community facilities?
Yes	**No**	**Yes**	**No**	Does the narrative specify the total percentage and acreage of parks and open space proposed?
Yes	**No**	**Yes**	**No**	Does the narrative include the Development Standards applied to the Preliminary Plat?

ALTA Survey

Yes	**No**	**Yes**	**No**	Does the Preliminary Plat submittal include a current ALTA survey prepared and sealed by a registered land surveyor?

Map Exhibit and Mailing List

Yes	**No**	**Yes**	**No**	Does the Preliminary Plat submittal include a map exhibit and list of property owners within three hundred (300) feet of the subject property?
Yes	**No**	**Yes**	**No**	Does the applicant acknowledge they need to provide an Affidavit of Mailing after the Notice of Application is mailed within fifteen (15) days of the application?

Preliminary Plat

Does the Preliminary Plat plans include the following information:

Yes	**No**	**Yes**	**No**	Does the Preliminary Plat identify the project name, location, tracking number, and general legal description?
Yes	**No**	**Yes**	**No**	Does the Preliminary Plat include complete plat dimensions and boundaries, with bearings and distances referenced to section and quarter section corners?
Yes	**No**	**Yes**	**No**	Does the Preliminary Plat clearly identify the boundary of all parcel(s) to be subdivided?
Yes	**No**	**Yes**	**No**	Does the Preliminary Plat include the complete legal description of the property?
Yes	**No**	**Yes**	**No**	Does the Preliminary Plat show the date of preparation and any revision dates?
Yes	**No**	**Yes**	**No**	Does the Preliminary Plat include a vicinity map identifying the location of the plat within the broader Site?
Yes	**No**	**Yes**	**No**	Does the Preliminary Plat include both a written and graphic north arrow and scale?
Yes	**No**	**Yes**	**No**	Does the Preliminary Plat identify the name, address, phone number, and email address for the property owner, developer, and engineer or surveyor?
Yes	**No**	**Yes**	**No**	Does the Preliminary Plat list property owner contact information?
Yes	**No**	**Yes**	**No**	Does the Preliminary Plat identify the owner and parcel numbers of all adjacent unsubdivided properties?
Yes	**No**	**Yes**	**No**	Does the Preliminary Plat identify the name, book, and page number of all adjacent recorded subdivisions?
Yes	**No**	**Yes**	**No**	Does the Preliminary Plat include street names and right-of-way dimensions, both existing and proposed?
Yes	**No**	**Yes**	**No**	Does the Preliminary Plat include existing and proposed contour lines extending at least twenty-five (25) feet beyond the perimeter of the plat?
Yes	**No**	**Yes**	**No**	Does the Preliminary Plat identify all existing and proposed water and drainage features?
Yes	**No**	**Yes**	**No**	Does the Preliminary Plat identify all proposed and existing fire hydrants, water supply locations, and water storage facilities, including system pressures?
Yes	**No**	**Yes**	**No**	Does the Preliminary Plat include the location and dimensions of all utilities and recorded or proposed easements?

Applicant		ARC		
Yes	**No**	**Yes**	**No**	Does the Preliminary Plat include a legend identifying all symbols, hatch patterns, and line types?
Yes	**No**	**Yes**	**No**	Are addressing gridlines shown at one hundred (100) foot intervals?

Data Table

The Preliminary Plat submittal include a data table summarizing site development information, including the following:

Yes	**No**	**Yes**	**No**	Does the Preliminary Plat include a Site Summary Table?
Yes	**No**	**Yes**	**No**	Does the Data Table identify the gross and net site area?
Yes	**No**	**Yes**	**No**	Does the Data Table identify the number of tracts and lots?
Yes	**No**	**Yes**	**No**	Does the Data Table identify the proposed density?
Yes	**No**	**Yes**	**No**	Does the Data Table identify the applicable Development District?
Yes	**No**	**Yes**	**No**	Does the Data Table include the tax assessor parcel number or numbers?
Yes	**No**	**Yes**	**No**	Does the Data Table identify the projected population and number of families?
Yes	**No**	**Yes**	**No**	Does the Data Table identify the total area of open space?
Yes	**No**	**Yes**	**No**	Does the Preliminary Plat include a Lot Table listing each lot number, area, width, and total square footage?
Yes	**No**	**Yes**	**No**	Does the Preliminary Plat include a Tract Table identifying each tract by letter or number and describing its intended use?
Yes	**No**	**Yes**	**No**	Does the Preliminary Plat include a Notes section identifying the project description, school district, utility service providers, and maintenance responsibilities?

Site Development Information

Does the Preliminary Plat submittal include the following:

Yes	**No**	**Yes**	**No**	Does the Preliminary Plat include typical lot details for interior and street-side lots?
Yes	**No**	**Yes**	**No**	Does the Preliminary Plat identify the location and height of all perimeter walls and fences?

Conceptual Landscape Plan

Does the Preliminary Plat submittal include a Conceptual Landscape Plan that includes the following:

Yes	**No**	**Yes**	**No**	Does the plan identify proposed landscape areas and plant groupings?
Yes	**No**	**Yes**	**No**	Does the plan identify proposed screening locations, including screening for mechanical equipment and trash enclosures?
Yes	**No**	**Yes**	**No**	Does the plan depict proposed finished ground contours and the conceptual on-site drainage system?
Yes	**No**	**Yes**	**No**	Does the plan show service walks and internal pedestrian sidewalks?
Yes	**No**	**Yes**	**No**	Does the plan identify all exterior storage areas, if applicable?
Yes	**No**	**Yes**	**No**	Does the plan identify all walls or fences, including their height, type, and materials?
Yes	**No**	**Yes**	**No**	Does the plan include a complete list of all proposed plant species?
Yes	**No**	**Yes**	**No**	If plant salvage is proposed, does the plan describe methods for salvage and ongoing maintenance?

Conceptual Lighting Plan

Applicant		ARC		
Yes	**No**	**Yes**	**No**	Does the Preliminary Plat submittal include a conceptual/preliminary lighting plan?
Yes	**No**	**Yes**	**No**	Does the lighting plan include what Light Zone Classification(s) the Site falls under?
Yes	**No**	**Yes**	**No**	Does the lighting plan show existing and proposed light pole locations?
Yes	**No**	**Yes**	**No**	Does the lighting plan show any existing ground level lighting?
Yes	**No**	**Yes**	**No**	Does the lighting plan show existing and proposed security lighting on the project and/or building elevations?
Yes	**No**	**Yes**	**No**	Does the lighting plan comply with the City's building and electrical permit requirements?
Yes	**No**	**Yes**	**No**	Does the lighting plan identify fixture locations, mounting heights, and general illumination coverage?

Phasing Plan (if applicable)

Yes	**No**	**Yes**	**No**	If phasing is proposed, does the Preliminary Plat submittal include a separate phasing plan sheet identifying phase boundaries and sequencing?

Land Use Budget

Yes	**No**	**Yes**	**No**	Does the Preliminary Plat submittal include an update to the Land Use Budget Tracking Table to reflect the proposed allocation of residential dwelling units and non-residential acreage?

Supporting Engineering Documents

Conceptual Grading and Drainage Plan

Does the supporting engineering documents submitted with the Preliminary Plat include a Conceptual Grading and Drainage Plan that includes the following:

Yes	**No**	**Yes**	**No**	Does the plan include the word "CONCEPT" over the professional seal to indicate its preliminary status?
Yes	**No**	**Yes**	**No**	Does the plan show proposed contour lines?
Yes	**No**	**Yes**	**No**	Does the plan identify proposed floor elevations for all buildings or lots?
Yes	**No**	**Yes**	**No**	Does the plan show existing and proposed street elevations at each driveway connection?
Yes	**No**	**Yes**	**No**	Does the plan indicate the length and slope of the steepest portion of each driveway?
Yes	**No**	**Yes**	**No**	Does the plan show all proposed cut and fill slopes, including the approximate maximum heights of each slope?
Yes	**No**	**Yes**	**No**	Does the plan show all proposed retaining walls, including the maximum height of each wall, if applicable?
Yes	**No**	**Yes**	**No**	Does the plan identify the location of FEMA-designated floodplains and other flood-prone areas, if applicable?
Yes	**No**	**Yes**	**No**	Does the plan include directional arrows or diagrams showing how on-site drainage will flow and be altered?
Yes	**No**	**Yes**	**No**	Does the plan show the location of all natural washes, if applicable?
Yes	**No**	**Yes**	**No**	Does the plan include the note stating: "All finish floor elevations are a minimum of one (1) foot above the one hundred (100) year storm water surface elevation"?
Yes	**No**	**Yes**	**No**	Does the plan detail all proposed drainage structures, including culverts, channels, berms, and similar features?
Yes	**No**	**Yes**	**No**	If required by the City Engineer or their individual designee, has an engineered drainage plan with calculations and retention analysis been provided?

Boundary Closure Report

Applicant		ARC		
Yes	**No**	**Yes**	**No**	Does the Preliminary Plat submittal include a Boundary Closure Report?

Traffic Impact Analysis/ Statement

Yes	**No**	**Yes**	**No**	Does the Preliminary Plat submittal include a Traffic Impact Analysis/ Statement, if required?

Environmental Study

Yes	**No**	**Yes**	**No**	Does the Preliminary Plat submittal include an Environmental Study?

Water Letter

Yes	**No**	**Yes**	**No**	Does the Preliminary Plat submittal include a Water Letter?

Wastewater Letter

Yes	**No**	**Yes**	**No**	Does the Preliminary Plat submittal include a Wastewater Letter?

Sewer Letter

Yes	**No**	**Yes**	**No**	Does the Preliminary Plat submittal include a Sewer Letter?

Conceptual Street Naming Plans

Yes	**No**	**Yes**	**No**	Does the Preliminary Plat submittal include Conceptual Street Naming Plans?

Paving Plans

Yes	**No**	**Yes**	**No**	Does the Preliminary Plat submittal include Paving Plans?

Preliminary Grading and Drainage Plan

Yes	**No**	**Yes**	**No**	Does the Preliminary Plat submittal include a Preliminary Grading and Drainage Plan?

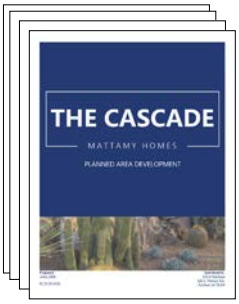
Additional Materials (if applicable)

Yes	**No**	**Yes**	**No**	Does the supporting engineering documents submitted with the Preliminary Plat include any additional materials as requested by the Zoning Administrator or their individual designee or the City Engineer or their individual designee?

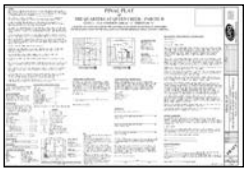
FINAL PLAT APPLICATION AND SUBMITTAL PROCESS

PREPARATION OF MATERIALS

- The applicant prepares the materials for the Final Plat.
  - Fee Worksheet
  - Final Plat Narrative
  - Final Plat
    - Title Sheet
    - Boundary Survey
    - Subdivision Sheets
  - Survey Monuments
  - Engineering Documents
  - Additional materials (if applicable)
  - AAP Cover Letter
- Completed Final Plat Application and Checklist.



Final Plat Narrative



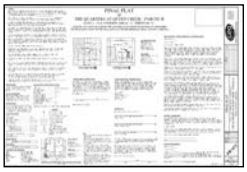
Final Plat



Title Sheet



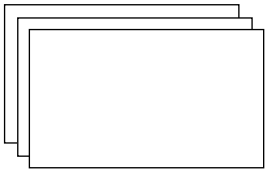
Boundary Survey



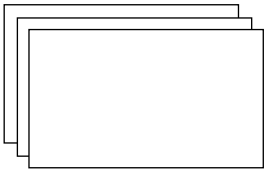
Subdivision Sheets



Survey Monuments



Engineering Documents



Additional Materials (if applicable)

ARC Submittal and Review

- Materials submitted for review and approval to ARC.
- ARC issues approval letter.

Submit Revisions as Required

AAP Submittal and Review

- Materials submitted for review and approval to the Zoning Administrator or their individual designee.

Submit Revisions as Required

Final Plat Administratively Approved



Final Plat Application and Checklist

THE CASCADE

Final Plat Application and Checklist

Applicant: _____

Date: _____

Address: _____

Phone Number: _____

Email: _____

Village: _____ **Parcel(s):** _____

For ARC Use Only **Date:** _____ **Reviewer Name:** _____

☐ **Approved** ☐ **Approved with Conditions** ☐ **Denied**

This completed application to be included with submittal to ARC and subsequent submittal to the Zoning Administrator or their individual designee.

SUBMITTAL CHECKLIST:

The following checklist has been developed to assist with ensuring that applications adhere to the requirements of the CMP. Refer to the referenced section for full details of requirements.

SECTION 3.1.5: SITE PLAN, PRELIMINARY PLATS, AND FINAL PLATS

The Site Plan, Preliminary Plats and Final Plats serve as the most detailed level of planning for a Parcel. This application deals with the submittal materials required for Final Plat and must include the following elements:

Applicant		ARC		
				Fee Worksheet
Yes	**No**	**Yes**	**No**	Does the application include a completed and signed fee worksheet?
Narrative				
Yes	**No**	**Yes**	**No**	Does the narrative clearly describe the overall vision, character, and intent of the Final Plat and explain how it aligns with the goals and objectives of the PAD and applicable Village Plan?
Yes	**No**	**Yes**	**No**	Does the narrative include a title page providing project name, general location, tracking number, and a vicinity map?
Yes	**No**	**Yes**	**No**	Does the narrative include a description of the request providing the number of lots, tracts, parcels, and percentage of open space?
Yes	**No**	**Yes**	**No**	Does the narrative identify existing and proposed site conditions, zoning designation, and the general plan land use designation?
Yes	**No**	**Yes**	**No**	Does the narrative include exhibits illustrating a vicinity map, general plan designation, and zoning district?
Yes	**No**	**Yes**	**No**	Does the narrative describe the relationship to surrounding properties and land uses?
Yes	**No**	**Yes**	**No**	Does the narrative address accessibility and circulation for vehicles, bicycles, and pedestrians?
Yes	**No**	**Yes**	**No**	Does the narrative identify proposed schedule and phasing of development, if applicable?
Yes	**No**	**Yes**	**No**	Does the narrative include a water management plan and wastewater management plan?
Yes	**No**	**Yes**	**No**	Does the narrative identify fire protection and police service coverage?

Applicant		ARC		
Yes	No	Yes	No	Does the narrative discuss potential impacts on local schools, parks, and community facilities?
Yes	No	Yes	No	Does the narrative specify the total percentage and acreage of parks and open space proposed?
Yes	No	Yes	No	Does the narrative identify proposed trails?
Yes	No	Yes	No	Doe the narrative include the Development Standards applied to the Final Plat?

Final Plat

Yes	No	Yes	No	Is the Final Plat drawn on a 24-inch by 36-inch sheet suitable for recording?
Yes	No	Yes	No	Has the Final Plat been combined and flattened into one (1) PDF document for digital submittal?
Yes	No	Yes	No	Does the Final Plat include a title sheet, boundary sheet, and subdivision sheets as required?
Yes	No	Yes	No	Does the Final Plat include a key map showing sheet references and overall layout?
Yes	No	Yes	No	Have all required monuments been set in accordance with applicable standards?

Title Sheet

Yes	No	Yes	No	Does the Title Sheet identify the subdivision name?
Yes	No	Yes	No	Does the Title Sheet include a vicinity map showing the location by section, township, range, and county?
Yes	No	Yes	No	Does the Title Sheet identify the name, address, and registration number of the Arizona Registered Land Surveyor preparing the plat?
Yes	No	Yes	No	Does the Title Sheet include the Arizona Registered Land Surveyor's certification that the plat is correct, accurate, and that all monuments have been set as described?
Yes	No	Yes	No	Does the Title Sheet include the scale, north arrow, legend of symbols, abbreviations, and line types?
Yes	No	Yes	No	Does the Title Sheet include the date of plat preparation?
Yes	No	Yes	No	Does the Title Sheet include a statement designating each FEMA Flood Zone within the subdivision, if applicable?
Yes	No	Yes	No	Does the Title Sheet include a statement of dedication of all streets, alleys, drainage ways, pedestrian ways, and easements for public use, signed by all parties holding title of record and any mortgagees, if applicable?
Yes	No	Yes	No	Where private streets are proposed, does the Title Sheet reserve the right for public utilities to install and maintain utilities within those rights-of-way?
Yes	No	Yes	No	Are any temporary easement, landscape or utility, proposed for abandonment clearly shown and described on the plat?
Yes	No	Yes	No	Are any roadway rights-of-way or easements proposed for abandonment shown only if the requirements of State law are met concurrently with Council approval?
Yes	No	Yes	No	Does the Title Sheet include signature blocks for City Council, City Engineer, and Development Services Director approval, with acknowledgment and certification by a public notary?

Boundary Survey

Yes	No	Yes	No	Does the Final Plat show the overall boundary of the subdivision?
Yes	No	Yes	No	Does the Boundary Survey meet the Arizona Boundary Survey Minimum Standards?
Yes	No	Yes	No	Is the Boundary Survey fully balanced and closed, with a detailed description of controlling monuments?
Yes	No	Yes	No	Are all bearings and distances determined by accurate field survey shown on the plat?

Applicant	ARC	
Yes No	Yes No	Are all dimensions expressed in feet and decimals thereof, and all areas shown in square feet and hundredths of an acre?
Yes No	Yes No	Are existing rights-of-way for all public streets and alley ways and easements affecting the property shown on the plat?
Yes No	Yes No	Does the project horizontal datum conform to the Maricopa County Geodetic Densification and Cadastral Surveys, with ties to at least two (2) GDAC monuments?
Yes No	Yes No	Are all adjoining subdivisions and un-subdivided properties graphically shown, with date, book, and page of recordation noted, or marked as unrecorded where applicable?
Yes No	Yes No	Has a sealed bound or electronic report been provided containing all supporting materials and calculations for the boundary survey, including the following:
Yes No	Yes No	Closure calculations for the perimeter boundary?
Yes No	Yes No	Closure calculations for lots, easements, rights-of-way, and tracts?
Yes No	Yes No	Traverse calculations with the date of the field survey?
Yes No	Yes No	Final Title Report?
Yes No	Yes No	FEMA Flood Maps?
Yes No	Yes No	Copies of pertinent reference documents, which may include Records of Surveys, Warranty Deeds, Easement Deeds, and/or Final Plats?
Yes No	Yes No	Subdivision Sheets
Yes No	Yes No	Does the Final Plat identify the name and right-of-way boundaries of all public streets and alleys?
Yes No	Yes No	Are all street widths shown?
Yes No	Yes No	Are the courses and lengths of all tangent segments shown, with bearings rounded to one (1) second and distances to one hundredth (0.01) of a foot?
Yes No	Yes No	Are the radii, arc lengths, and central angles of all curvilinear street segments shown?
Yes No	Yes No	Are right-of-way areas labeled, rounded to one hundredth (0.01) of an acre and to one (1) square foot?
Yes No	Yes No	Are all proposed drainageway rights-of-way dedicated to the public as approved by the City of Buckeye?
Yes No	Yes No	Are the location and dimensions of all lots shown, with corresponding line and curve tables referencing the data on each sheet?
Yes No	Yes No	Are all lots numbered consecutively throughout the plat?
Yes No	Yes No	Are all tracts and exceptions designated, lettered, or named and clearly dimensioned?
Yes No	Yes No	Are private parks designated as tracts and labeled for private park use?
Yes No	Yes No	Are the location, dimensions, bearings, radii, arc lengths, and central angles shown for all sites dedicated to the public, with the use clearly indicated?
Yes No	Yes No	Are lot areas labeled within each lot, rounded to one hundredth (0.01) of an acre and to one (1) square foot?
Yes No	Yes No	Does the plat include a table identifying all tracts, parcels, and rights-of-way by name and use, rounded to one hundredth (0.01) of an acre and to one (1) square foot?
Yes No	Yes No	Are any proposed private deed restrictions that will apply to the plat or any part thereof referenced on the plat once recorded?

Survey Monuments

Applicant		ARC		
Yes	**No**	**Yes**	**No**	Have all new monuments been set at subdivision corners, easement corners, and lot corners in accordance with the Arizona Boundary Survey Minimum Standards?
Yes	**No**	**Yes**	**No**	Do all monuments include the surveyor's Arizona registration number?
Yes	**No**	**Yes**	**No**	Do all monuments provide a degree of permanency consistent with adjacent terrain and physical features?
Yes	**No**	**Yes**	**No**	Are survey markers for public roads, section corners, and subdivision corners set in accordance with the Maricopa Association of Governments (MAG) Survey Marker Detail 120?

Engineering Documents

Yes	**No**	**Yes**	**No**	Does the plat include an Environmental Study completed within one hundred eighty (180) days of submittal?
Yes	**No**	**Yes**	**No**	Does the plat include an address map?
Yes	**No**	**Yes**	**No**	Does the plat include closure calculations for all boundaries, lots, and tracts?
Yes	**No**	**Yes**	**No**	Does the plat include a Final Title Report?
Yes	**No**	**Yes**	**No**	Does the plat include an ALTA Survey?

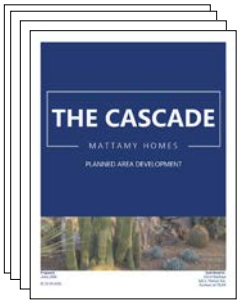
Additional Materials (if applicable)

Yes	**No**	**Yes**	**No**	Does the supporting engineering documents submitted with the Final Plat include any additional materials as requested by the Zoning Administrator or their individual designee or the City Engineer or their individual designee?

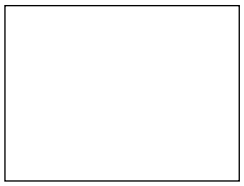
SPECIAL USE PERMIT APPLICATION AND SUBMITTAL PROCESS

PREPARATION OF MATERIALS

- The applicant prepares the materials for the Special Use Permit.
  - Fee Worksheet
  - Special Use Permit Narrative
  - Conceptual Layout Plan
  - Additional materials (if applicable)
- Completed Special Use Permit Application and Checklist.



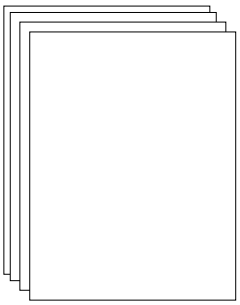
Special Use Permit Narrative



Conceptual Layout Plan



Special Use Permit Application and Checklist



Additional Materials (if applicable)

ARC Submittal and Review

- Materials submitted for review and approval to ARC.
- ARC issues approval letter.

Submit Revisions as Required

AAP Submittal and Review

- Materials submitted for review and approval to the Zoning Administrator or their individual designee.

Submit Revisions as Required

Special Use Permit Administratively Approved

THE CASCADE

Special Use Permit Application and Checklist

Applicant: _____

Date: _____

Address: _____

Phone Number: _____

Email: _____

Temporary Use: _____

For ARC Use Only **Date:** _____ **Reviewer Name:** _____

☐ **Approved** ☐ **Approved with Conditions** ☐ **Denied**

This completed application to be included with submittal to ARC and subsequent submittal to the Zoning Administrator or their individual designee.

SUBMITTAL CHECKLIST:

The following checklist has been developed to assist with ensuring that applications adhere to the requirements of the PAD. Refer to the referenced section for full details of requirements.

SECTION 3.1.5: SPECIAL USE PERMIT SUBMITTAL PROCESS

Special Use Permits ("SUP"s) allow for uses that may be appropriate within a Development District but require additional review to ensure compatibility with surrounding development and consistency with the PAD and City regulations. Submittals for Special Use Permits shall include:

Applicant	ARC	
		FEE WORKSHEET
Yes No	Yes No	Does the application include a completed and signed fee worksheet?
		NARRATIVE
Yes No	Yes No	Does the narrative include a title page identifying the project name, general location, tracking number, and a vicinity map?
Yes No	Yes No	Does the narrative provide a clear description of the request and the overall design concept for the proposed use?
Yes No	Yes No	Does the narrative identify the architectural character of the proposed development?
Yes No	Yes No	Does the narrative describe the proposed landscape design?
Yes No	Yes No	Does the narrative identify the current site conditions, including existing land uses and improvements?
Yes No	Yes No	Does the narrative describe the proposed site conditions and any changes to existing development?
Yes No	Yes No	Does the narrative describe the relationship of the proposed use to surrounding properties and uses?
Yes No	Yes No	Does the narrative describe accessibility and circulation for vehicles, bicycles, and pedestrians?
Yes No	Yes No	Does the narrative identify any proposed phasing of development, if applicable?
Yes No	Yes No	Does the narrative identify the providers of water, sewer, and refuse services?

Applicant		ARC		
Yes	No	Yes	No	Does the narrative identify fire protection and police service coverage for the Site?
Yes	No	Yes	No	Does the narrative describe potential impacts on local schools, parks, and community facilities?
Yes	No	Yes	No	Does the narrative identify the proposed percentage and total acreage of parks and open space?
Yes	No	Yes	No	Does the narrative include a map showing the current Land Use Classification designation?
Yes	No	Yes	No	Does the narrative include a map showing the current Development District designation and adjacent Development Districts?
Yes	No	Yes	No	Does the narrative include a map identifying adjoining lot lines and existing uses within three hundred (300) feet of the Site?

Conceptual Layout Plan

Yes	No	Yes	No	The SUP shall include a Conceptual Layout Plan, including the following:
Yes	No	Yes	No	Is the plan drawn to a scale and includes dimensions?
Yes	No	Yes	No	Does the plan demonstrate compatibility with the surrounding uses?

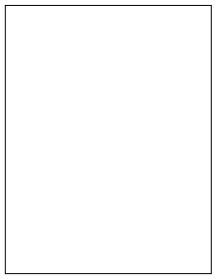
Additional Materials (if applicable)

Yes	No	Yes	No	Does the supporting engineering documents submitted with the Site Plan include any additional materials as requested by the Zoning Administrator or their individual designee or the City Engineer or their individual designee?

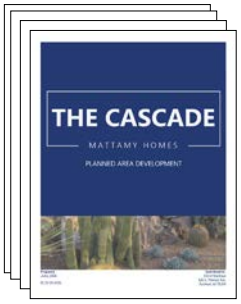
TEMPORARY USE PERMIT APPLICATION AND SUBMITTAL PROCESS

PREPARATION OF MATERIALS

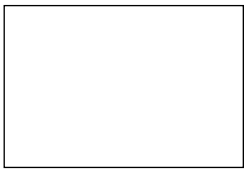
- The applicant prepares the materials for the Temporary Use Permit.
  - Proof of Autorization
  - Project Description
  - Site Layout Drawing
  - Traffic Control Plan
  - Additional Submittal Updates
- Completed Temporary Use Permit Application and Checklist.



Proof of Authorization



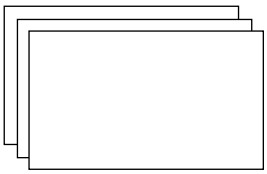
Project Description



Site Layout Drawing



Traffic Control Plan



Additional Submittal Items

ARC Submittal and Review

- Materials submitted for review and approval to ARC.
- ARC issues approval letter.

Submit Revisions as Required



Temporary Use Permit Application and Checklist

AAP Submittal and Review

- Materials submitted for review and approval to the Zoning Administrator or their individual designee.

Submit Revisions as Required

Temporary Use Permit Approved

THE CASCADE

Temporary Use Permit Application and Checklist

Applicant: _____

Date: _____

Address: _____

Phone Number: _____

Email: _____

Temporary Use: _____

For ARC Use Only **Date:** _____ **Reviewer Name:** _____

☐ **Approved** ☐ **Approved with Conditions** ☐ **Denied**

This completed application to be included with submittal to ARC and subsequent submittal to the Zoning Administrator or their individual designee.

SUBMITTAL CHECKLIST:

The following checklist has been developed to assist with ensuring that applications adhere to the requirements of the PAD. Refer to the referenced section for full details of requirements.

SECTION 3.1.7: TEMPORARY USE PERMIT SUBMITTAL PROCESS

Temporary Use Permits allow for short-term activities or events that are not part of a permanent development or approved Site Plan but are consistent with the intent of the PAD and applicable City regulations. This Section outlines the submittal materials required to obtain a Temporary Use Permit. Applicants shall complete the checklist. If a checklist item is not applicable to the proposed temporary use or event, the question may be left blank.

PROOF OF AUTHORIZATION

Applicant		ARC		
Yes	**No**	**Yes**	**No**	Has the applicant provided proof of property owner authorization for use of the Site?

PROJECT DESCRIPTION

Event Details

Yes	**No**	**Yes**	**No**	Does the Project Description include a clear summary of the proposed temporary use, activity, or event?
Yes	**No**	**Yes**	**No**	Does it include the anticipated duration of the use, including setup, operation, and removal or restoration?
Yes	**No**	**Yes**	**No**	Does it identify all dates and hours of operation?
Yes	**No**	**Yes**	**No**	Does it describe the purpose and scope of the temporary use, including any supporting activities?
Yes	**No**	**Yes**	**No**	Does it specify anticipated staffing levels and site operations?
Yes	**No**	**Yes**	**No**	Does it identify the anticipated number of attendees?
Yes	**No**	**Yes**	**No**	Does it identify the anticipated number and type of vendors, contractors, or service providers involved in the use?

Applicant		ARC		
				Logistics
Yes	No	Yes	No	Does it describe any proposed road closures, detours, or use of public rights-of-way?
Yes	No	Yes	No	Does it identify all proposed temporary structures such as tents, canopies, stages, storage containers, trailers, or modular buildings?
Yes	No	Yes	No	If tents, generators, or modular structures are proposed, are detailed specifications and layouts included?
Yes	No	Yes	No	Does it identify all generators or other power sources to be used?
Yes	No	Yes	No	Does it describe restroom or sanitation facilities to be provided, including the number and type of ADA-compliant restrooms, if applicable?
Yes	No	Yes	No	Does it describe the parking plan, including location, number of spaces, and circulation or access management?
Yes	No	Yes	No	Does it describe trash and recycling services, including the quantity and placement of containers?
Yes	No	Yes	No	Does it identify the company or responsible party providing trash and recycling services?
Yes	No	Yes	No	Does the applicant acknowledge that all solid and liquid waste will be removed from the Site no later than one (1) business day after cessation of the temporary use or activity?
Yes	No	Yes	No	Does the applicant confirm compliance with City of Buckeye and Maricopa County Environmental Health Services rules for food handling, sanitation, and waste management, if applicable?
				Dust Control Plan of Any Non-Paved Surface
Yes	No	Yes	No	Does the Project Description include a dust control plan for any unpaved or disturbed surfaces used for the temporary use?
Yes	No	Yes	No	Does it identify a Public Safety and Security Plan, including staffing, barriers, and communication procedures, if applicable?
Yes	No	Yes	No	Does it identify a Medical Emergency or First Aid Plan, if applicable?
Yes	No	Yes	No	Does it identify ADA accessibility accommodations for access routes, restrooms, or public areas?
Yes	No	Yes	No	Does it identify proposed lighting, including temporary lighting locations and operating hours?
				Other Requirements
Yes	No	Yes	No	Does it describe any proposed amplified sound or activities that may generate noise, such as bands, PA system. speakers, equipment, entertainment, or other noises that may be heard?
Yes	No	Yes	No	Does it identify any additional operational features or special conditions not otherwise listed?

Site Layout Drawing

Yes	No	Yes	No	Does the Site Layout Drawing clearly depict the entire area of the temporary use, with labels and dimensions?
Yes	No	Yes	No	Does it identify all entrances, exits, fencing (including type and height), and required twenty (20) foot-wide fire and emergency access lanes?
Yes	No	Yes	No	Does it show the location of all temporary structures, including stages, sound systems, tents, storage areas, signage, cooking areas, or other operational features?
Yes	No	Yes	No	Does it identify all restrooms or sanitation facilities, if applicable?
Yes	No	Yes	No	Does it show the placement of trash and recycling containers?
Yes	No	Yes	No	Does it identify generator locations, equipment storage areas, or other mechanical installations?

Applicant		ARC		
Yes	No	Yes	No	Does it identify all designated parking areas, loading areas, and pedestrian access routes?
Yes	No	Yes	No	If alcohol service is proposed, does the plan identify service zones, entrances, and security checkpoints?
Yes	No	Yes	No	Does it show any proposed street or alley closures?
Yes	No	Yes	No	Does it identify locations of on-site emergency access or staging areas for fire and medical response?
Yes	No	Yes	No	Does it include any relevant details for event routes, staging areas, or construction access, if applicable?
Yes	No	Yes	No	Does the plan identify any other special features, equipment, or activities associated with the temporary use?

Traffic Control Plan

Yes	No	Yes	No	Does the Traffic Control Plan show vehicle circulation patterns and ingress/egress points?
Yes	No	Yes	No	Does it identify all proposed traffic control devices, signage, and barricades?
Yes	No	Yes	No	Does it show all proposed lane closures, detours, or modifications to public streets?
Yes	No	Yes	No	Does it identify the company or responsible party implementing traffic control measures?
Yes	No	Yes	No	Does it include coordination notes or correspondence with the City of Buckeye Police or Public Works Department

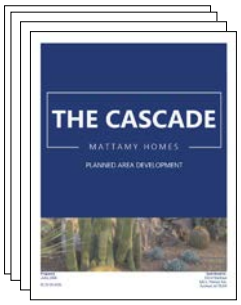
Additional Submittal Items

Yes	No	Yes	No	Has an Affidavit of Structures been submitted, if temporary structures are proposed?
Yes	No	Yes	No	Has an Insurance Coverage Certificate been provided naming the City of Buckeye as additionally insured?
Yes	No	Yes	No	If alcohol is proposed, has a valid Liquor License or Special Event Permit been included?
Yes	No	Yes	No	Have Tent, Generator, or Modular Building Details been provided, if applicable?
Yes	No	Yes	No	If a tent is provided and is larger than four hundred (400) square feet with one (1) or more side panels, has a separate tent permit been provided?
Yes	No	Yes	No	If a tent is provided and is larger than four hundred (400) square feet with one (1) or more side panels, has an inspection been scheduled before the event?
Yes	No	Yes	No	If a tent is provided and is larger than seven hundred (700) square feet with all open sides, has a separate tent permit been provided?
Yes	No	Yes	No	If a tent is provided and is larger than seven hundred (700) square feet with all open sides, has an inspection been scheduled before the even?
Yes	No	Yes	No	If a generator ten thousand (10,000) watts or more is provided, has a separate electrical permit been provided?
Yes	No	Yes	No	Does the applicant acknowledge that if event includes cooking with an open flame, has a Fire Department review and inspection must be scheduled? Have all required permits from other regulatory agencies been obtained (e.g., Fire Marshal, Maricopa County Environmental Services, ADEQ, ADOT), if applicable?
Yes	No	Yes	No	Does the submittal include a Traffic Control Plan approval letter or agency sign-off, if required??

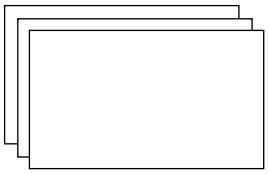
ADMINISTRATIVE APPROVAL PROCESS ("AAP") SUBMITTAL AND REVIEW PROCESS

PREPARATION OF MATERIALS

- The Property Owner, Village Developer, Parcel Developer, or authorized agent prepares the development aplication(s) and supporting materials for the AAP Request.
  - Required materials based on the development application type (Village Plan, Site Plan, Preliminary Plat, Final Plat, Minor Amendment, Living Appendix updat, etc.)
  - Supporting Documents.
- Completed Administrative Approval Process ("AAP") Cover Letter.



Required Materials based on the application Type



Supporting Documents



Administrative Approval Process ("AAP") Cover Letter

ARC Submittal and Review

- Development application(s) and supporting materials submitted for review and approval to ARC.
- ARC issues approval letter.

Submit Revisions as Required

AAP Submittal and Review

- Development application(s) and supporting materials submitted for review and approval to the Zoning Administrator or their individual designee.

Submit Revisions as Required

Administrative Approval Issued

THE CASCADE

Administrative Approval Process ("AAP") Cover Letter

Applicant: _____

Date: _____

Applicant Name: _____

Address: _____

Phone Number: _____

Email: _____

Type of Application:

Minor Amendment to Planned Area Development (PAD)

Village Plan/ Village Plan Amendment

Site Plan

Preliminary Plat

Final Plat

Living Appendix

Other: _____

_____

_____

Purpose of Application

_____

_____

_____

_____

_____

_____

_____

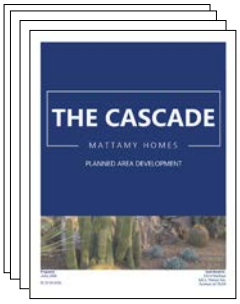
_____

This completed cover letter shall accompany applicable development application(s) and supporting materials submitted to the ARC and subsequently to the Zoning Administrator or their individual designee through the Administrative Approval Process ("AAP").

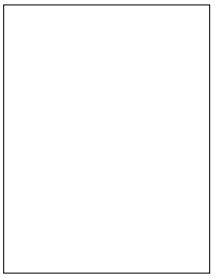
MAJOR AMENDMENT APPLICATION AND SUBMITTAL PROCESS

PREPARATION OF MATERIALS

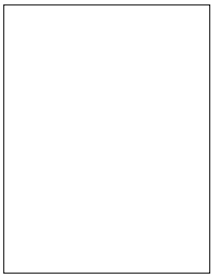
- The Property Owner, including any successor, transferee, or assignee, prepares the materials for the Major Amendment.
  - Major Amendment Cover
  - Major Amendment Chapters/ Sections
  - Neighborhood Meeting and Citizen Participation Report
  - Public Hearing and Notice Requirements
  - Planning and Zoning Commission Review and Decision
  - City Council Review and Decision
- Completed Major Amendment Application and Checklist.



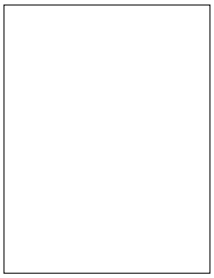
Major Amendment Cover



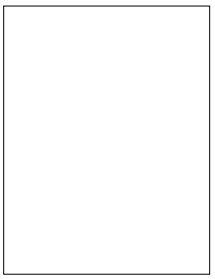
Neighborhood Meeting and Citizen Participation Report



Public Hearing and Notice Requirements



Planning and Zoning Commission Review and Decision



City Council Review and Decision



Major Amendment Application and Checklist

ARC Submittal and Review

- Materials submitted for review and approval to ARC.
- ARC issues approval letter.

Submit Revisions as Required

AAP Submittal and Review

- Materials submitted for review and approval to the Zoning Administrator or their individual designee.

Submit Revisions as Required

Major Amendment Approved

THE CASCADE

Major Amendment Application and Checklist

Applicant: _____

Date: _____

Address: _____

Phone Number: _____

Email: _____

Village: _____ **Parcel(s):** _____

For ARC Use Only **Date:** _____ **Reviewer Name:** _____

☐ **Approved** ☐ **Approved with Conditions** ☐ **Denied**

This completed application to be included with submittal to ARC and subsequent submittal to the Zoning Administrator or their individual designee.

SUBMITTAL CHECKLIST:

The following checklist has been developed to assist with ensuring that applications adhere to the requirements of the PAD. Refer to the referenced section for full details of requirements.

SECTION 3.3.1: MAJOR AMENDMENTS

This application deals with the submittal materials required for Major Amendments and must include the following elements:

MAJOR AMENDMENT

Applicant		ARC		
Yes	No	Yes	No	
				Does the amendment include an updated PAD cover that clearly states the amendment date?
☐		☐		Does the amendment modify the permitted land uses established in the PAD?
☐		☐		Does the amendment include an increase or decrease of ten (10) percent or more in the total number of Dwelling Units or non-residential acreage permitted under the approved Land Use Budget?
☐		☐		Does the amendment include an increase or decrease of ten (10) percent or more in the total square footage or number of units permitted for the Site?
☐		☐		Does the amendment include an increase or decrease of ten (10) percent or more in the maximum allowable building height?
☐		☐		Does the amendment include a change in the number of permitted building stories?
☐		☐		Does the amendment include a modification to setback or open space requirements?

Check all Chapters and/or Sections affected by the Major Amendment:

Applicant	**ARC**	
☐	☐	Chapter 1: Introduction
☐	☐	Chapter 2: Site Conditions and Location
☐	☐	Section 3.1.3: Village and Village Plans
☐	☐	Section 3.1.4: Site Plans, Preliminary Plats, and Final Plats
☐	☐	Section 3.1.5: Special Use Permit Submittal Process
☐	☐	Section 3.1.6: Temporary Use Permit Submittal Process
☐	☐	Section 3.6: Land Use Budget
☐	☐	Section 3.7: Land Use and Zoning
☐	☐	Section 3.8: Infrastructure Master Plans
☐	☐	Section 3.9: Utilities and Public Facilities
☐	☐	Section 3.10: Framework Plans
☐	☐	Section 3.11: General Design Standards and Guidelines
☐	☐	Section 3.12: Architecture Design Standards and Guidelines
☐	☐	Section 3.13: Open Space and Parks Standards and Guidelines
☐	☐	Section 3.14: Path and Trail Circulation Standards and Guidelines
☐	☐	Section 3.15: Street Standards and Guidelines
☐	☐	Section 3.16: Landscape Standards and Guidelines
☐	☐	Section 3.17: Walls, Fences, and Screening Standards and Guidelines
☐	☐	Section 3.18: Parking Standards and Guidelines
☐	☐	Section 3.19: Signage Standards and Guidelines
☐	☐	Section 3.20: Lighting Standards and Guidelines

Describe the changes proposed in the Major Amendment: _____

Neighborhood Meeting and Citizen Participation Report

Applicant		ARC		
Yes	**No**	**Yes**	**No**	Was a neighborhood meeting been conducted prior to the both the Planning and Zoning Commission and City Council hearings?
Yes	**No**	**Yes**	**No**	Does the submittal include a Citizen Participation Report summarizing the neighborhood meetings and documenting public participation efforts?
Yes	**No**	**Yes**	**No**	Does the Citizen Participation Report include a list of all affected parties, including property owners within the notice area, homeowner associations, and registered neighborhood organizations?
Yes	**No**	**Yes**	**No**	Does the report identify all public involvement techniques used, including meeting dates, materials distributed, and the number of participants?
Yes	**No**	**Yes**	**No**	Does the report summarize all public comments and describe how the applicant has addressed or intends to address those concerns?
Yes	**No**	**Yes**	**No**	Does the report identify any unresolved issues and provide the rationale for not addressing them?

Public Hearing and Notice Requirements

Yes	**No**	**Yes**	**No**	Does the submittal include proof of mailed, published, and posted notice provided at least fifteen (15) days before the hearing?
Yes	**No**	**Yes**	**No**	Does the mailed notice include an Affidavit of Mailing confirming compliance?

Planning and Zoning Commission Review and Decision

Yes	**No**	**Yes**	**No**	Does the submittal include documentation of the Planning and Zoning Commission's review and recommendation to the City Council?
Yes	**No**	**Yes**	**No**	Does the Planning and Zoning Commission's decision confirm that PAD requirements and applicable approval criteria were satisfied?
Yes	**No**	**Yes**	**No**	If conditions of approval were imposed, are the conditions documented and directly related and proportional to the impacts of the proposed development?

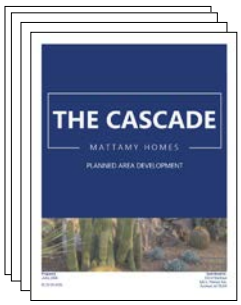
City Council Review and Decision

Yes	**No**	**Yes**	**No**	Does the submittal include documentation of the City Council's review and decision?
Yes	**No**	**Yes**	**No**	Does the City Council decision confirm that PAD requirements and applicable approval criteria were satisfied?
Yes	**No**	**Yes**	**No**	If conditions of approval were imposed, are the conditions documented and directly related and proportional to the impacts of the proposed development?

MINOR AMENDMENT APPLICATION AND SUBMITTAL PROCESS

PREPARATION OF MATERIALS

- The Property Owner, including any successor, transferee, or assignee, prepares the materials for the Minor Amendment.
  - Minor Amendment Narrative
  - AAP Cover Letter
- Completed Minor Amendment Application and Checklist.



Minor Amendment Narrative



Minor Amendment Application and Checklist

ARC Submittal and Review

- Materials submitted for review and approval to ARC.
- ARC issues approval letter.

Submit Revisions as Required

AAP Submittal and Review

- Materials submitted for review and approval to the Zoning Administrator or their individual designee.

Submit Revisions as Required

Minor Amendment Administratively Approved

THE CASCADE

Minor Amendment Application and Checklist

Applicant: _____

Date: _____

Address: _____

Phone Number: _____

Email: _____

Village: _____ **Parcel(s):** _____

For ARC Use Only **Date:** _____ **Reviewer Name:** _____

☐ **Approved** ☐ **Approved with Conditions** ☐ **Denied**

This completed application to be included with submittal to ARC and subsequent submittal to the Zoning Administrator or their individual designee.

SUBMITTAL CHECKLIST:

The following checklist has been developed to assist with ensuring that applications adhere to the requirements of the PAD. Refer to the referenced section for full details of requirements.

SECTION 3.3.2: MINOR AMENDMENTS

This application deals with the submittal materials required for Minor Amendments and must include the following elements:

MINOR AMENDMENT

Applicant	ARC	
Yes No	**Yes No**	Does the amendment include an updated PAD cover that clearly states the amendment date?
Yes No	**Yes No**	Does the amendment remain consistent with the overall purpose and intent of the PAD?
Yes No	**Yes No**	Does the amendment include updates or modifications to the Infrastructure Master Plans?

Check all Chapters and/or Sections affected by the Minor Amendment:

☐	☐	Chapter 1: Introduction
☐	☐	Chapter 2: Site Conditions and Location
☐	☐	Section 3.1.3: Village and Village Plans
☐	☐	Section 3.1.4: Site Plans, Preliminary Plats, and Final Plats
☐	☐	Section 3.1.5: Special Use Permit Submittal Process
☐	☐	Section 3.1.6: Temporary Use Permit Submittal Process
☐	☐	Section 3.6: Land Use Budget
☐	☐	Section 3.7: Land Use and Zoning

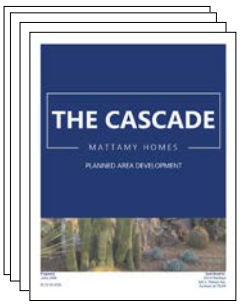
Applicant	ARC	
☐	☐	Section 3.8: Infrastructure Master Plans
☐	☐	Section 3.9: Utilities and Public Facilities
☐	☐	Section 3.10: Framework Plans
☐	☐	Section 3.11: General Design Standards and Guidelines
☐	☐	Section 3.12: Architecture Design Standards and Guidelines
☐	☐	Section 3.13: Open Space and Parks Standards and Guidelines
☐	☐	Section 3.14: Path and Trail Circulation Standards and Guidelines
☐	☐	Section 3.15: Street Standards and Guidelines
☐	☐	Section 3.16: Landscape Standards and Guidelines
☐	☐	Section 3.17: Walls, Fences, and Screening Standards and Guidelines
☐	☐	Section 3.18: Parking Standards and Guidelines
☐	☐	Section 3.19: Signage Standards and Guidelines
☐	☐	Section 3.20: Lighting Standards and Guidelines

Describe the changes proposed in the Minor Amendment: _____

PARKING DEMAND FLEXIBILITY APPLICATION AND SUBMITTAL PROCESS

PREPARATION OF MATERIALS

- The applicant prepares the materials for the Parking Demand Flexibility.
  - Parking Demand Flexibility Narrative
  - Parking Plan
  - Supporting Documentation
  - Summary Table
- Completed Parking Demand Flexibility Application and Checklist.



Parking Demand Flexibility Narrative

Parking Plan

Supporting Documentation

ARC Submittal and Review

- Materials submitted for review and approval to ARC.
- ARC issues approval letter.

Submit Revisions as Required

Summary Table



Parking Demand Flexibility Application and Checklist

AAP Submittal and Review

- Materials submitted for review and approval to the Zoning Administrator or their individual designee.

Submit Revisions as Required

Parking Demand Flexibility Administratively Approved

THE CASCADE

Parking Demand Flexibility Application and Checklist

Applicant: _____

Date: _____

Address: _____

Phone Number: _____

Email: _____

Village: _____ **Parcel:** _____

For ARC Use Only **Date:** _____ **Reviewer Name:** _____

☐ **Approved** ☐ **Approved with Conditions** ☐ **Denied**

This completed application to be included with submittal to ARC and subsequent submittal to the Zoning Administrator or their individual designee.

SUBMITTAL CHECKLIST:

The following checklist has been developed to assist with ensuring that applications adhere to the requirements of the PAD. Refer to the referenced section for full details of requirements.

SECTION 3.18.2 OFF-STREET PARKING REQUIREMENTS

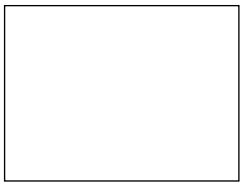
Requests for parking demand flexibility shall be submitted with supporting documentation and must include the following elements:

Applicant	ARC	
		NARRATIVE
Yes No	Yes No	Does the narrative describe the purpose and nature of the proposed parking adjustment?
Yes No	Yes No	Does the narrative identify the total number of parking spaces requested and the rationale for the modification?
		PARKING PLAN
Yes No	Yes No	Does the submittal include a Parking Plan illustrating the proposed number, layout, and location of all off-street parking spaces?
		SUPPORTING DOCUMENTATION
Yes No	Yes No	Does the submittal include all supporting documentation or studies consistent with the justification methods described in this Section?
Yes No	Yes No	Does the submittal identify any shared parking arrangements that contribute to the proposed parking adjustment?
Yes No	Yes No	Does the submittal identify any mobility programs or alternative transportation strategies proposed to offset parking demand?
		SUMMARY TABLE
Yes No	Yes No	Does the submittal include a summary table showing the required parking, proposed parking, and resulting percentage change?

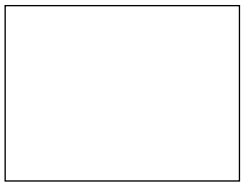
SHARED PARKING APPLICATION AND SUBMITTAL PROCESS

PREPARATION OF MATERIALS

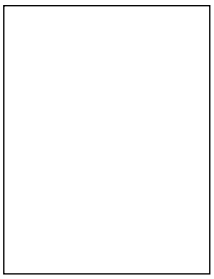
- The applicant prepares the materials for the Shared Parking.
- Off-Street Parking Requirements
  - Shared Parking Site Plan
  - Pedestrian Circulation Plan
  - Shared Parking Agreement (draft or recorded)
- Completed Shared Parking Application and Checklist.



Shared Parking Site Plan



Pedestrian Circulation Plan



Shared Parking Agreement (draft or recorded)



Shared Parking Application and Checklist

ARC Submittal and Review

- Materials submitted for review and approval to ARC.
- ARC issues approval letter.

Submit Revisions as Required

AAP Submittal and Review

- Materials submitted for review and approval to the Zoning Administrator or their individual designee.

Submit Revisions as Required

Shared Parking Approved

THE CASCADE

Shared Parking Application and Checklist

Applicant: _____

Date: _____

Address: _____

Phone Number: _____

Email: _____

Village: _____ **Parcel:** _____

For ARC Use Only **Date:** _____ **Reviewer Name:** _____

☐ **Approved** ☐ **Approved with Conditions** ☐ **Denied**

This completed application to be included with submittal to ARC and subsequent submittal to the Zoning Administrator or their individual designee.

SUBMITTAL CHECKLIST:

The following checklist has been developed to assist with ensuring that applications adhere to the requirements of the PAD. Refer to the referenced section for full details of requirements.

SECTION 3.18.2 OFF-STREET PARKING REQUIREMENTS

Requests to establish shared off-street parking arrangements shall be submitted with supporting documentation and must include the following elements:

Applicant	ARC	
Yes No	**Yes No**	Does the submittal identify the participating uses and confirm that they are located on adjacent or contiguous parcels?
Yes No	**Yes No**	Does the submittal confirm that all shared parking spaces are located within five hundred (500) feet of the principal entrances of the uses served, measured along a safe and accessible pedestrian path?

Shared Parking Site Plan

Yes No	**Yes No**	Does the submittal include a Shared Parking Site Plan showing the total number of parking spaces?
Yes No	**Yes No**	Does the submittal include required parking calculations for each participating use?
Yes No	**Yes No**	Does the submittal identify the location, layout, and access points of all shared parking areas?
Yes No	**Yes No**	Does the submittal include the legal descriptions and boundaries of all parcels included in the shared parking arrangement?

Pedestrian Circulation Plan

Yes No	**Yes No**	Does the submittal include a Pedestrian Circulation Plan illustrating direct and accessible connections between all shared parking areas and associated uses?
Yes No	**Yes No**	Does the Pedestrian Circulation Plan demonstrate that all paths are as short and direct as possible?
Yes No	**Yes No**	Does the Pedestrian Circulation Plan comply with **Section 3.14: Path and Trail Standards**?

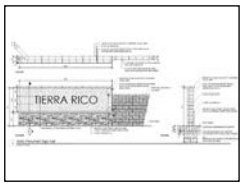
Management and Agreement

Yes No	**Yes No**	Does the applicant agree to establish a property owners' association or similar legal entity to manage and maintain all shared parking areas?
Yes No	**Yes No**	Has the applicant provided a Shared Parking Agreement (draft or recorded) describing the properties involved, the total number and allocation of parking spaces, and terms for shared access, drainage, and maintenance responsibilities?
Yes No	**Yes No**	If not recorded at time of submittal, does the applicant acknowledge that a recorded Shared Parking Agreement shall be provided prior to final approval?

COMPREHENSIVE SIGN PLAN APPLICATION AND SUBMITTAL PROCESS

PREPARATION OF MATERIALS

- The applicant prepares the materials for the Comprehensive Sign Plan.
  - Fee Worksheet
  - Detailed Sign Drawings
  - Materials and Finishes
  - Sign Locations
  - Illumination Details
  - Mounting and Installation Details
  - Design Narrative
  - Supplemental Visuals
  - Additional Materials (if applicable)
- Completed Comprehensive Sign Plan Application and Checklist.



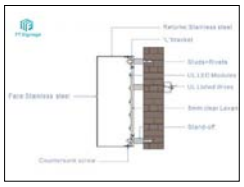
Detailed Sign Drawings



Materials and Finishes

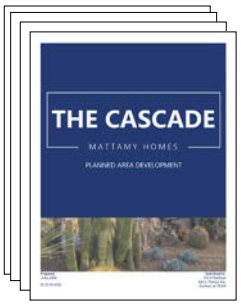


Sign Locations

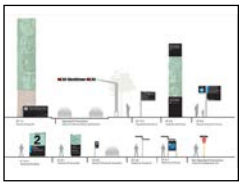


Illumination Details

Mountaing and Installation Details



Design Narrative

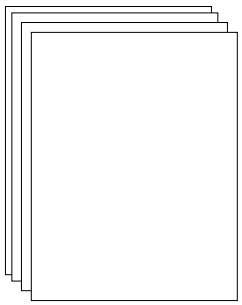


Supplemental Visuals

ARC Submittal and Review

- Materials submitted for review and approval to ARC.
- ARC issues approval letter.

Submit Revisions as Required



Additional Materials (if applicable)



Comprehensive Sign Plan Application and Checklist

AAP Submittal and Review

- Materials submitted for review and approval to the Zoning Administrator or their individual designee.

Submit Revisions as Required

Comprehensive Sign Plan Administratively Approved

THE CASCADE

Comprehensive Sign Plan Application and Checklist

Applicant: _____

Date: _____

Address: _____

Phone Number: _____

Email: _____

Village: _____ **Parcel(s):** _____

For ARC Use Only	Date: _____	Reviewer Name: _____
Approved	Approved with Conditions	Denied

This completed application to be included with submittal to ARC and subsequent submittal to the Zoning Administrator or their individual designee.

Submittal Checklist:

The following checklist has been developed to assist with ensuring that applications adhere to the requirements of the PAD. Refer to the referenced section for full details of requirements.

SECTION 3.19.15: COMPREHENSIVE SIGNAGE PLANS ("CSP")

This application deals with the submittal materials required for Comprehensive Signage Plans ("CSP") and must include the following elements:

Fee Worksheet

Applicant		ARC		
Yes	**No**	**Yes**	**No**	Does the application include a completed and signed fee worksheet?

Detailed Sign Drawings

Yes	**No**	**Yes**	**No**	Does the CSP include scaled and fully dimensioned shop drawings for each proposed sign type?
Yes	**No**	**Yes**	**No**	Does the CSP show the overall dimensions, sign area, height, and placement details for each sign?
Yes	**No**	**Yes**	**No**	Does the CSP include elevations and/or cross-sections where applicable to illustrate design and placement?

Materials and Finishes

Yes	**No**	**Yes**	**No**	Does the CSP identify all proposed materials, finishes, and color specifications for each sign type?
Yes	**No**	**Yes**	**No**	Does the CSP include color renderings or photos of material samples (if requested) to illustrate the intended appearance?

Sign Locations

Yes	**No**	**Yes**	**No**	Does the CSP include a plan view showing the location of all proposed sign types within the development?
Yes	**No**	**Yes**	**No**	Are all signs labeled by type, with references to the corresponding detail sheets or elevations?

Illumination Details

Applicant		ARC		
Yes	No	Yes	No	Does the CSP describe all proposed illumination methods, including type (internal, external, halo-lit, etc.), color temperature, and brightness level?
Yes	No	Yes	No	Does the CSP include photometric information or manufacturer data sheets for illuminated signs, if applicable?

Design Narrative

Yes	No	Yes	No	Does the CSP show all proposed mounting methods, structural supports, and attachment points for each sign type?
Yes	No	Yes	No	Does the applicant confirm that all mounting details comply with applicable building and electrical codes?

Mounting and Installation Details

Yes	No	Yes	No	Does the CSP include a written narrative summarizing the design concept, overall intent, and integration of the proposed signage to the overall architectural and landscape design?
Yes	No	Yes	No	Does the CSP explain how the proposed signage meets or exceeds quality, consistency, and visual effectiveness compared to the PAD Signage Standards and Guidelines?

Supplemental Visuals

Yes	No	Yes	No	Does the CSP include any visual studies, renderings, or contextual images that convey scale, placement, and integration of signage within the site?

Additional Materials (if applicable)

Yes	No	Yes	No	Does the supporting engineering documents submitted with the Site Plan include any additional materials as requested by the Zoning Administrator or their individual designee?

Appendix D: Biological Evaluation Reliance Letter

Appendix E: Archaeological Survey Reliance Letter

Appendix F: Living Appendix

APPENDIX F - TABLE 1: LIVING APPENDIX TRACKING	
DATE	**DESCRIPTION OF CHANGE**

APPENDIX F - TABLE 1: LIVING APPENDIX TRACKING	
DATE	**DESCRIPTION OF CHANGE**

Appendix F - Table 2: Land Use Budget Tracking

Date

Submittal Type

Village 1 Proposed Allocation

Parcels	Property Owner	Land Use Classification	Development District	Total Village Acreage	Total Allocated Open Space Area (AC)		Allocated Park Area (AC)	Dwelling Units on Lots 12,000 SF or Greater	All Other Dwelling Units	Total Allocated Dwelling Units	Allocated Non-Residential Acreage (AC)
						0.00%				0 DU	
						0.00%				0 DU	
						0.00%				0 DU	
						0.00%				0 DU	
						0.00%				0 DU	
						0.00%				0 DU	
						0.00%				0 DU	
						0.00%				0 DU	
						0.00%				0 DU	
						0.00%				0 DU	
						0.00%				0 DU	
Village 1 Proposed Allocation Sub-Total				0.00 AC	0.00 AC	0.00%	0.00 AC	0 DU	0 DU	0 DU	0.00 AC

Village 2 Proposed Allocation

Parcels	Property Owner	Land Use Classification	Development District	Total Village Acreage	Total Allocated Open Space Area (AC)		Allocated Park Area (AC)	Dwelling Units on Lots 12,000 SF or Greater	All Other Dwelling Units	Total Allocated Dwelling Units	Allocated Non-Residential Acreage (AC)
						0.00%				0 DU	
						0.00%				0 DU	
						0.00%				0 DU	
						0.00%				0 DU	
						0.00%				0 DU	
						0.00%				0 DU	
						0.00%				0 DU	
						0.00%				0 DU	
						0.00%				0 DU	
						0.00%				0 DU	
Village 2 Proposed Allocation Sub-Total				0.00 AC	0.00 AC	0.00%	0 AC	0 DU	0 DU	0 DU	0.00 AC

Appendix F - Table 2: Land Use Budget Tracking

Date

Submittal Type

Village 3 Proposed Allocation

Parcels	Property Owner	Land Use Classification	Development District	Total Village Acreage	Total Allocated Open Space Area (AC)		Allocated Park Area (AC)	Dwelling Units on Lots 12,000 SF or Greater	All Other Dwelling Units	Total Allocated Dwelling Units	Allocated Non-Residential Acreage (AC)
						0.00%				0 DU	
						0.00%				0 DU	
						0.00%				0 DU	
						0.00%				0 DU	
						0.00%				0 DU	
						0.00%				0 DU	
						0.00%				0 DU	
						0.00%				0 DU	
						0.00%				0 DU	
						0.00%				0 DU	
Village 3 Proposed Allocation Sub-Total				0.00 AC	0.00 AC	0.00%	0 AC	0 DU	0 DU	0 DU	0.00 AC

Village 4 Proposed Allocation

Parcels	Property Owner	Land Use Classification	Development District	Total Village Acreage	Total Allocated Open Space Area (AC)		Allocated Park Area (AC)	Dwelling Units on Lots 12,000 SF or Greater	All Other Dwelling Units	Total Allocated Dwelling Units	Allocated Non-Residential Acreage (AC)
						0.00%				0 DU	
						0.00%				0 DU	
						0.00%				0 DU	
						0.00%				0 DU	
						0.00%				0 DU	
						0.00%				0 DU	
						0.00%				0 DU	
						0.00%				0 DU	
						0.00%				0 DU	
						0.00%				0 DU	
Village 4 Proposed Allocation Sub-Total				0.00 AC	0.00 AC	0.00%	0 AC	0 DU	0 DU	0 DU	0.00 AC

Appendix F - Table 2: Land Use Budget Tracking

Date

Submittal Type

Village 5 Proposed Allocation

Parcels	Property Owner	Land Use Classification	Development District	Total Village Acreage	Total Allocated Open Space Area (AC)		Allocated Park Area (AC)	Dwelling Units on Lots 12,000 SF or Greater	All Other Dwelling Units	Total Allocated Dwelling Units	Allocated Non-Residential Acreage (AC)
						0.00%				0 DU	
						0.00%				0 DU	
						0.00%				0 DU	
						0.00%				0 DU	
						0.00%				0 DU	
						0.00%				0 DU	
						0.00%				0 DU	
						0.00%				0 DU	
						0.00%				0 DU	
						0.00%				0 DU	
Village 5 Proposed Allocation Sub-Total				0.00 AC	0.00 AC	0.00%	0 AC	0 DU	0 DU	0 DU	0.00 AC

Village 6 Proposed Allocation

Parcels	Property Owner	Land Use Classification	Development District	Total Village Acreage	Total Allocated Open Space Area (AC)		Allocated Park Area (AC)	Dwelling Units on Lots 12,000 SF or Greater	All Other Dwelling Units	Total Allocated Dwelling Units	Allocated Non-Residential Acreage (AC)
						0.00%				0 DU	
						0.00%				0 DU	
						0.00%				0 DU	
						0.00%				0 DU	
						0.00%				0 DU	
						0.00%				0 DU	
						0.00%				0 DU	
						0.00%				0 DU	
						0.00%				0 DU	
						0.00%				0 DU	
Village 6 Proposed Allocation Sub-Total				0.00 AC	0.00 AC	0.00%	0 AC	0 DU	0 DU	0 DU	0.00 AC

Appendix F - Table 2: Land Use Budget Tracking

Date

Submittal Type

Total Proposed Allocation

Village	Property Owner	Land Use Classification	Development District	Total Village Acreage	Total Allocated Open Space Area (AC)		Allocated Park Area (AC)	Dwelling Units on Lots 12,000 SF or Greater	All Other Dwelling Units	Total Allocated Dwelling Units	Allocated Non-Residential Acreage (AC)
Village 1				0.00 AC	0 AC	0.00%	0.00 AC	0 DU	0 DU	0 DU	0 AC
Village 2					0 AC	0.00%	0.00 AC	0 DU	0 DU	0 DU	0 AC
Village 3					0 AC	0.00%	0.00 AC	0 DU	0 DU	0 DU	0 AC
Village 4					0 AC	0.00%	0.00 AC	0 DU	0 DU	0 DU	0 AC
Village 5					0 AC	0.00%	0.00 AC	0 DU	0 DU	0 DU	0 AC
Village 6					0 AC	0.00%	0.00 AC	0 DU	0 DU	0 DU	0 AC
Total Proposed Allocation Sub-Total				0.00 AC	0 AC	0.00%	0.00 AC	0 DU	0 DU	0 DU	0 AC

Total Allocation Remaining2

Property Owner	Maximum Dwelling Units Permitted	Allocated Dwelling Units on Lots 12,000 SF or Greater	Total Allocated Dwelling Units	Unallocated Dwelling Units	Maximum Non-Residential Acreage Permitted	Allocated Non-Residential Acreage Permitted	Unallocated Non-Residential Acreage Permitted
Elianto Landvalorem LP	9,400 DU	0 DU	0 DU	9,400 DU	45.00 AC	0.00 AC	45.00 AC
Ben-Horin Family Trust/SVP 360 LLLP	2,200 DU	0 DU	0 DU	2,200 DU	50.00 AC	0.00 AC	50.00 AC
CRG Thomas Road Partners LLC	0 DU	0 DU	0 DU	0 DU	20.00 AC	0.00 AC	20.00 AC
Total Allocations	11,600 DU	0 DU	0 DU	11,600 DU	115.00 AC	0.00 AC	115.00 AC

1. Total proposed allocation not to exceed total permitted Dwelling Units or total permitted Non-Residential Acreage identified in **Table 3.6A: Land Use Budget**.

2. Remaining allocation after existing and proposed allocation subtracted from approved Village totals.

3. If a Property Owner does not utilize the full Residential Dwelling Unit allocation or Non-Residential Acreage allocation associated with the full buildout of the property under their control, the unutilized portion may be returned to the Overall PAD Land Use Budget for reallocation elsewhere within the Site. Refer to **Section 3.6: Land Use Budget**.

Exhibit E

The Cascade

Citizen Participation Plan

Planned Area Development (PAD)

Application Case #TBD
1st Submittal: 12/4/2025
Updated 4/17/2026
Updated 4/22/2026
Updated 8/10/2026
Updated 9/16/2026

Applicant/Representative:

William E. Lally
2525 E. Camelback Road
Phoenix, AZ 85016

Project Description

Elianto is a master-planned community located in the northwestern portion of the City of Buckeye (the "City") and included within the Tartesso North Community Master Plan ("Tartesso North CMP"). As part of a strategic refinement of the original 2004 master plan, Mattamy Homes ("Master Developer") is proposing to establish the Cascade Planned Area Development ("PAD"), to create a distinct, modernized entitlement framework tailored to the portion of Elianto, east of the Sun Valley Parkway. The remainder of Tartesso North, approximately 1,104 acres, continues to operate under its existing entitlements and development agreements.

The PAD introduces a Village-based planning structure that organizes The Cascade anto into a series of smaller, identifiable planning areas connected through coordinated mobility, open space, and design systems. This structure allows the community to evolve with clarity and flexibility while maintaining a cohesive overall vision. It also transitions the Site from the City's former CMP approach to the current PAD model, which now serves as the City's primary entitlement mechanism for large-scale master-planned communities.

The Cascade is located north of Thomas Road and east of Sun Valley Parkway, between the White Tank and Belmont Mountains (the "Site"). The PAD establishes a consolidated set of Development Standards and Design Guidelines tailored specifically to this Site. These provisions reflect the desert setting, align with the long-range vision of the Imagine Buckeye 2040 General Plan, and provide the regulatory foundation for future subdivision, infrastructure planning, and community design within Elianto.

Which residents of the City, adjacent property owners, interested parties who have submitted a request to the City to be notified of any rezoning pursuant to ARS 9-462.03, adjacent political jurisdictions, and public agencies with jurisdiction over the property may be affected by the application.

At least 15 days prior to the neighborhood meeting and again at least 15 days prior to the Planning & Zoning Commission public hearing, individual letters will be sent to all property owners within 500' of the Property and interested parties/stakeholders in the surrounding area subject to this entitlement request. The letter will adhere to all City of Buckeye notification requirements and will adequately notify the surrounding property owners of the proposal. We intend to update this initial citizen participation plan with more details of our expanded outreach efforts once identified.

How those interested in and potentially affected by an applicant will be notified that an application has been made.

In accordance with Section 8.2.6 of the 2010 Development Code, we will provide notice using the following procedures which will specify (1) the date, time, and place of the

neighborhood meeting/public hearing, (2) describe the Property with the street address, legal description, or general description and nearest cross streets, (3) the nature, scope, and purpose of the proposed action, (4) indicate that the interested parties may appear at the hearing and speak on the matter, and (5) indicate where additional information on the matter may be obtained.

Mailed Notice

In accordance with Section 8.2.6 and Table 8.2-1 of the 2010 Development Code, we will mail individual letters via first class mail to all property owners within 500' of the Property at least 15 days prior to the scheduled date of the neighborhood meeting and public hearings. Interested parties and stakeholders in the surrounding area subject to this entitlement request will also be notified. The letter will adhere to all City notification requirements and will adequately notify the surrounding property owners of the proposal. The City will also provide notice in accordance with ARS 9-462.04. We will provide the Development Services Department with an Affidavit of Mailing certifying that all required notices were timely mailed. As stated, Master Developer intends to create a more robust outreach plan than the City minimum requirements. We intend to update this initial citizen participation plan with more details of our expanded outreach efforts once identified.

Published Notice

We will publish notice in a newspaper of general circulation at least 15, but no more than 45 days before the scheduled hearing dates. We will provide the Development Services Department with an Affidavit of Publication.

Posted Notice

We will need to discuss with City staff appropriate locations for site posting the Property in a prominent place, clearly visible from a major arterial street (locations to be approved by City) which will remain on the Property for a period of at least 15 days prior to the neighborhood meeting. The closest major roadways are Sun Valley Parkway and Thomas Road. We will post the signs on the Property once the location of the signs are determined and approved by City Staff. We will maintain the sign in good condition and, when hearing dates are identified but at least 15 days prior to the first public hearing, update the signs to include the date, time, and location of future P&Z and Council meeting. The signs will be removed within 10 days after the public hearing.

How those interested and potentially affected parties will be informed of the substance of the change, amendment or development proposed by the application.

We will respond to all input and comments as they are received. Our responses will be provided to City Staff for their records. Our office will follow-up with interested individuals and City Staff as necessary to ensure their concerns are heard and all relevant procedures are followed. Further, we will ensure all necessary information is shared continuously regarding the status of the request. The City will be provided with copies of our correspondence, letters, and information shared with stakeholders. In addition, maps and lists of the notified stakeholders and property owners will be included in our final Citizen Participation Results Report. Master Developer intends to expand its outreach to other stakeholder groups in the community. Updates to this plan will reflect this expanded outreach effort.

The applicant's schedule for the completion of the citizen participation plan.

Mailed notices will be completed and sent at least 15 days prior to neighborhood meeting and public hearings and the proper affidavits will be provided to the City. Additionally, the Property will be posted once the posting locations are determined by City Staff prior to the hearings as well as any required legal notices within the newspaper of general circulation within the City, most likely the Arizona Republic.

If requested, we will meet with any interested individual or stakeholder after the notification letters have been sent and the Property has been properly posted. At least 21 days prior to the Planning & Zoning Commission public hearing we will provide City Staff with a completed Citizen Participation Results Report, which will include the details and techniques, used to involve the public and provide a summary of concerns, issues, and resolutions to these issues. Our public outreach will be continuous and will occur throughout the PAD rezone process.

How the applicant will keep the Planning Department informed on the status of their citizen participation efforts.

We will provide the Development Services Departments with a written affidavit regarding the procedures and timing for mailing and publishing. We will also provide an affidavit with the site posting.

The final Citizen Participation Results Report will be completed at least 15 days prior to the Planning Commission hearing date and will include the following:

(i) Dates and locations of all meetings where citizens were invited to discuss the applicant's proposal;
(ii) Content, dates mailed, and numbers of mailings including letters, meeting notices, newsletters and other publications;

(iii) Where residents property owners, and interested parties receiving notices, newsletters or other written material are located; and
(iv) The number of people that participated in the process
(v) A summary of concerns, issues and problems expressed during the process, including:
    a. The substance of the concerns, issues, and problems
    b. How we addressed or will address the concerns expressed during the process; and
    c. Concerns, issues and problems the applicant is unwilling or unable to address and why.

We will update Development Services via email of all important issues that may arise during our public outreach. If additional public outreach occurs after the submittal of the Citizen Participation Results Report, we will provide updates to inform Development Services and City Council. Master Developer looks forward to providing the City with a comprehensive outreach effort during and towards the end of the entitlement process.

Citizen Review Report

Since the initial citizen review plan submittal, we have submitted an additional case, the Elianto Major CMP Amendment. After our initial submittal, we have contacted and provided information to the other owners within the application of the PAD's, DA's and CMP amendments progress. We have had several discussions and correspondence with representatives of Tartesso. We have had one phone call from an adjacent property owners realtor regarding access issues.

We communicated with City staff on coordinating the neighborhood open house required for the PAD and CMP amendment submittals. It was agreed upon that Monday evening of April 20, 2026, was an acceptable date for our open house meeting. The meeting began at 5:30 P.M. at Tartesso Elementary School, 29677 W. Indianola Ave. within the Tartesso community to the west of Elianto.

Attached to this report at *Tab 1* is the notification letter, the map of the property owners within 500 feet of the property (*Tab 2*) and the list of property owners (*Tab 3*).

Neighborhood Open House Report

On April 20th, we held a neighborhood open house in Tartesso, which is directly west of the PAD and CMP amendment proposal. We held the meeting at Tartesso Elementary School in the media room. There were two (2) total attendees. One attendee, Mr. Thomas Bertalon, was given a minor presentation on all of the graphics present at the open house.

He asked very poignant questions and we responded to all of his questions. He was very impressed with our proposal and stated that he was in favor of the proposal. He took a comment card on his way out and indicated that he may send it to City staff.

The second attendee, Mr. Joe Schramm from Quantum Capital, was also given a brief individual presentation as he walked through the boards placed throughout the media room and asked questions and took photos of the boards. Mr. Schramm's firm represents the larger Elianto property located north of the developed neighborhoods of Tartesso and remaining within the original Elianto CMP. He stated that the proposal was a good thing for this area of Buckeye and that more rooftops will benefit all properties in the area.

Mr. Ken Galica was present and heard the positive statements from both attendees. The sign in sheet is also attached to this report at *Tab 4*.

In working with City staff, we have decided that the cases are ready for public hearings. In preparation for hearings, we have conducted the public hearing notice requirements.

Please refer to *Tab 5* for the required public hearing notification letter and affidavit. This letter was sent to the same list of stakeholders and adjacent property owners within 500 feet that was sent for the neighborhood open house.

Please refer to *Tab 6* for required legal ad in the newspaper and affidavit.

Finally, please refer to *Tab 7* for required site posting and affidavit that updated the signs indicating the public hearing date.

If there is any follow up questions from any interested neighbors or stakeholders, we will provide the City with an update to the citizen participation plan. Other than a realtor asking general questions on an adjacent property and access, there has been no further comments from the public on this case.

TAB 1 - Notification Letter

Mattamy Homes USA • Phoenix
9200 E. Pima Center Parkway, Suite 160
Scottsdale, AZ 85258
T 480-302-6080

April 3, 2026

RE: PLZM-25-0005 – Elianto Major Community Master Plan Amendment and Planned Area Development Proposal

Dear neighbors and stakeholders:

Mattamy Arizona, LLC ("Mattamy Homes") would like to invite you to attend a neighborhood meeting regarding their proposed Major Community Master Plan Amendment ("CMP Amendment") and Planned Area Development ("PAD") request related to a portion of the Elianto master planned community within the City of Buckeye ("City"). The Mattamy Homes portion of the Elianto community is located approx. three (3) miles north of I-10 on the east side of Sun Valley Parkway and encompasses approximately 2,750 acres of land. Please refer to the attached aerial and location map for Elianto's location within the City. The CMP Amendment component of this request is limited to removing the subject property from the existing Elianto CMP. The remainder of the Elianto CMP will remain unchanged and continue under its existing approvals. The proposed PAD establishes a separate entitlement framework for the Elianto property east of the parkway. The proposed PAD will guide development of the Elianto property as an independent master planned community. We invite you to join us for an open house neighborhood meeting to discuss and learn more about the proposed CMP Amendment and PAD proposal.

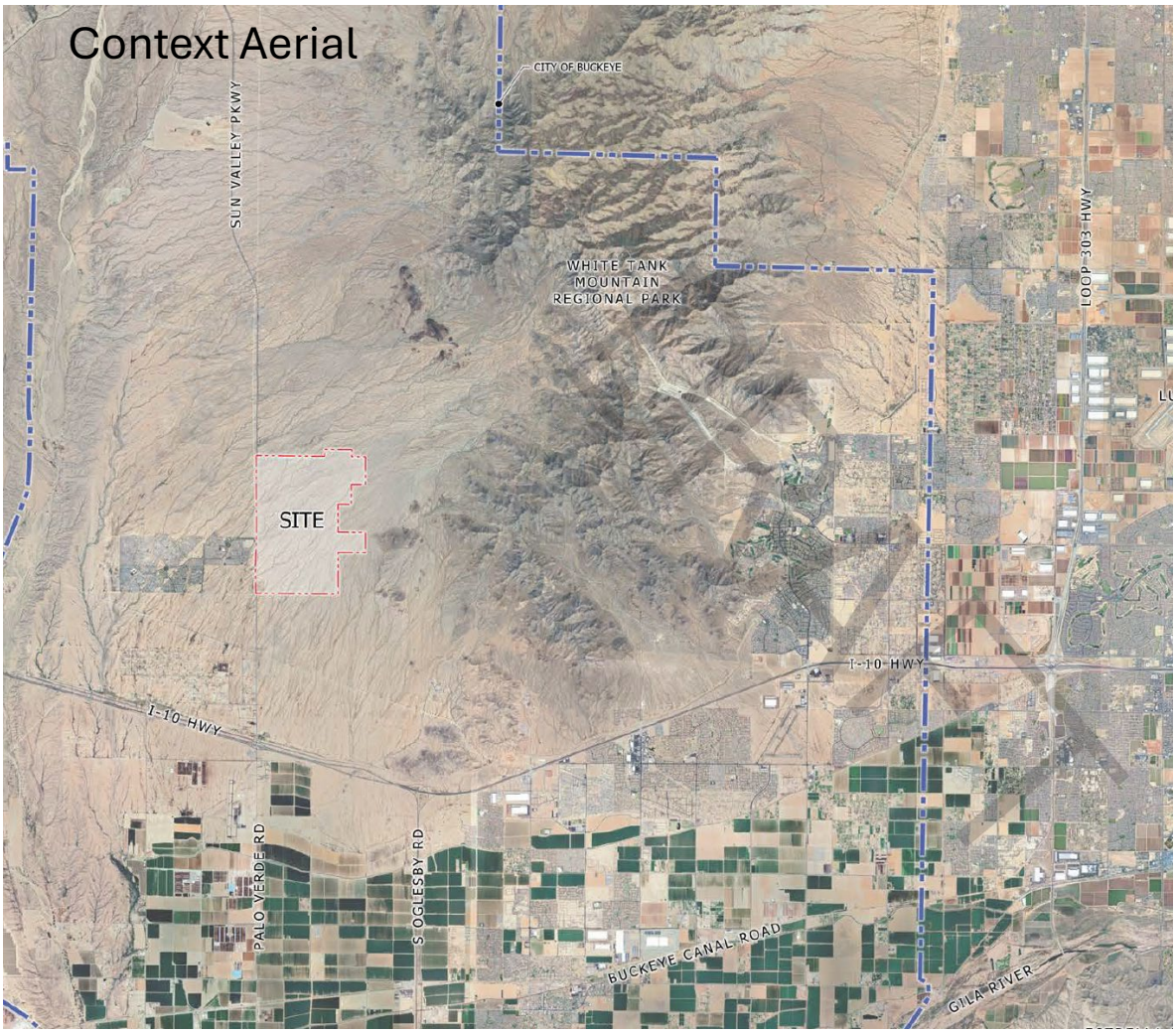
Neighborhood Meeting:
Date: Monday, April 20, 2026
Time: Meeting starts at 5:30 P.M.
Location: Tartesso Elementary School
29677 W. Indianola Ave, Buckeye, AZ 85396
Meeting will be held in the media room. Signage will be provided. See school location map on the back of this letter.

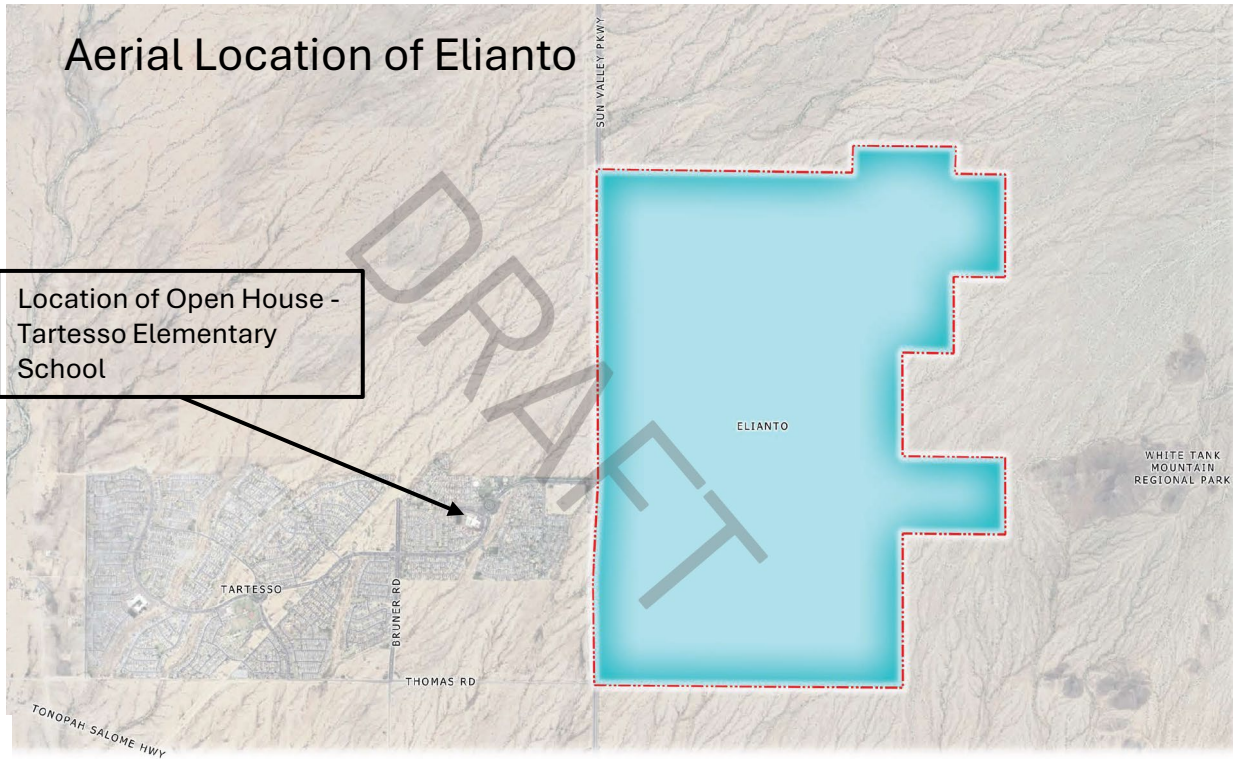
The process for major CMP Amendments and PAD's require Planning and Zoning Commission and City Council hearings. At this time, public hearings are not scheduled. As this application proceeds, the City's Planning and Zoning Department will make a determination as to the date and time of the City public hearings. Another notification letter will be mailed to you at least fifteen (15) days prior to the first public hearing date.

If you wish to provide input on this matter, you may attend neighborhood meeting on Monday, April 20, 2026 or at the Planning and Zoning Commission or City Council public hearings which will be set in the future. Alternatively, you can provide input, comments or questions directly to the applicant, Kurt Jones of Tiffany & Bosco, P.A. at kajones@tblaw.com or 602-452-2729. You may also contact City of Buckeye assigned Planning Manager, Ken Galica, at 623-349-6214 or by email at kgalica@buckeyeaz.com subject "PLZM-25-0005" for the PAD portion of the case. The case # for the major CMP amendment has not yet been assigned. Thank you.

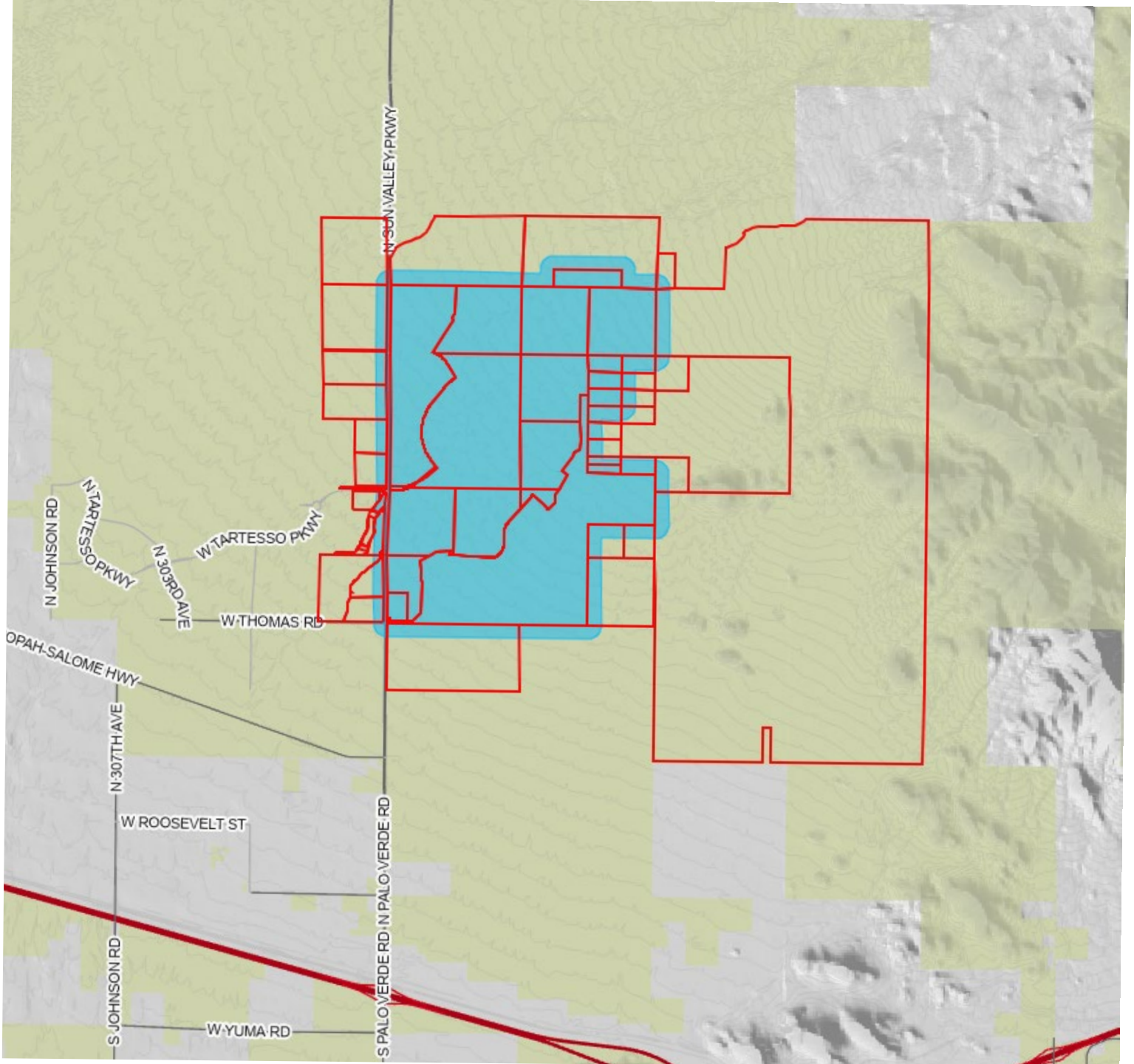
Sincerely,

Matthew Arneson


Context Aerial
CITY OF BUCKEYE
SUN VALLEY PKWY
WHITE TANK MOUNTAIN REGIONAL PARK
LOOP 303 HWY
SITE
I-10 HWY
I-10 HWY
PALO VERDE RD
S OGLESBY RD
BUCKEYE CANAL ROAD
GILA RIVER


Aerial Location of Elianto
Location of Open House - Tartesso Elementary School
SUN VALLEY PKWY
ELIANTO
WHITE TANK MOUNTAIN REGIONAL PARK
TARTESSO
BRUNER RD
THOMAS RD
TONOPAH SALOME HWY
DRAFT

TAB 2 - Map of Property Owners


N SUN VALLEY PKWY
N JOHNSON RD
N TARTESSO PKWY
N 303RD AVE
W TARTESSO PKWY
W THOMAS RD
OPAH-SALOME HWY
N 307TH AVE
W ROOSEVELT ST
S JOHNSON RD
W YUMA RD
S PALO VERDE RD
N PALO VERDE RD

TAB 3 - Notification List

Owner	MAIL_ADDR1	MAIL_CITY	MAIL_STATI	MAIL_ZIP
BUCKEYE TARTESSO II LLC	18818 TELLER AVE STE 200	IRVINE	CA	92612
BUCKEYE SUN VALLEY PKY 77 LLC	3718 E ADOBE DR	PHOENIX	AZ	85050
BUCKEYE SUN VALLEY AND CAMELBACK 77 LLC	3718 E ADOBE DR	PHOENIX	AZ	85050
NELSON BRUCE RYDEN/KATHERINE JO AIELLO/ETAL	4334 E BOULDER RDG	PHOENIX	AZ	85044
SVP/TARTESSO 37 ACRES LLC	7014 E CAMELBACK RD STE B100A	SCOTTSDALE	AZ	85251
LOBA LLC	23860 W HWY 85	BUCKEYE	AZ	85326
GARDNER WESTSIDE LLC	2812 N NORWALK STE 105	MESA	AZ	85215
HENDERSON DENNIS C	1512 PAVILLON DR	HOOVER	AL	35226
REV LIV TRUST OF KENNETH AND LAI KOON JUE	701 TENDERLAND	FOSTER CITY	CA	94404
NEWSOME ROGER D SR & SHIRLEY J	5435 S MITCHELL DR	TEMPE	AZ	85283
SIKORA EDWARD J/RUTH C TR	14008 N LAKE FOREST DR	SUN CITY	AZ	85351
ELIANTO LANDVALOREM LP	215-620 WILSON AVE	NORTH YORK	ON	M3K 1Z3
T AND M BERTOLON TRUST	8610 W GREENBRIAN DR	PEORIA	AZ	85382
A O E LLC	10624 S EASTERN AVE STE A-262	HENDERSON	NV	89052
AOE LLC	10624 S EASTERN AVE STE A-262	HENDERSON	NV	89052
CARABEZ JAIMEN R	5213 S 20TH AVE	PHOENIX	AZ	85041
BUCKEYE 120 LLC	1450 E INDIAN SCHOOL RD 104	PHOENIX	AZ	85014
JANICE M HAMILTON SURVIVORS TRUST/MEREDITH TOMMY L	7055 WINDY HILL WAY	RENO	NV	89511
SUN VALLEY SOUTH 1000 LLC	6325 N 75TH ST	SCOTTSDALE	AZ	85250
SUN VALLEY 237 LLC	6325 N 75TH ST	SCOTTSDALE	AZ	85250
BUCKEYE TARTESSO LLC	18818 TELLER AVE STE 200	IRVINE	CA	92612
CRG THOMAS ROAD PARTNERS LLC	450 N MCCLINTOCK DR STE 102	CHANDLER	AZ	85226
BEN-HORIN FAMILY TRUST/SVP 360 LLLP	6991 E CAMELBACK RD STE D-100	SCOTTSDALE	AZ	85251
MARC SUN VALLEY LLC	55 E JACKSON BLVD STE 500	CHICAGO	IL	60604
TARTESSO WEST MULTI FAMILY LLC	18061 N 99TH ST	SCOTTSDALE	AZ	85255
BUCKEYE TARTESSO LLC	4455 E CAMELBACK RD C24	PHOENIX	AZ	85018
TARTESSO COMMUNITY ASSOCIATION	6303 S RURAL RD STE 3	TEMPE	AZ	85283

TAB 4 - Sign-In Sheet

NEIGHBORHOOD MEETING SIGN-IN SHEET

Elianto Major CMP Amendment/PAD

Date : April 20, 2026 Time: 5:30 PM

NAME	ADDRESS	EMAIL	PHONE #
Joe Schramm	1920 E. South Mountain Ave 85042	jse@quantum-capital.com	602-385-1546
Thomas BERTOLON	8610 W. GREENBRIAR DR 85382	mviewdude@gmail.com	623-512-2828

TAB 5 - P&Z
Notification Letter Affidavit

Affidavit of Mailing Notice

Case Number: PLZZ-26-0003 & PLZZ-25-0014

Project Name: Elianto CMPA & The Cascade PAD

Applicant Name: Tiffany & Bosco, P.A.

Location: 3 miles north of I-10 on the east side of Sun Valley Parkway

In order to assist in providing adequate notice to interested parties and to meet Arizona State Statue, the applicant for public hearings in the City of Buckeye shall secure the names and addresses of all property owners within 300 feet / 500 feet *(circle one)* of all property lines of the subject application property through a title company or the Maricopa County Assessor's web site and shall send the notice of public hearing / neighborhood meeting *(circle one)* to each said owner no less than fifteen (15) days prior to the date of the public hearing / neighborhood meeting *(circle one)*.

I confirm that I secured the names and addresses of all property owners within 300 feet / 500 feet *(circle one)* of all property lines of the subject application property either through a title company or the Maricopa County Assessor's web site and did send the required notice to each said owner no less than fifteen (15) days prior to the public hearing / neighborhood meeting *(circle one)*.

See attached copies of all sent letters and address lists.

Applicant's / Representative's signature: _____

SUBSCRIBED AND SWORN before me this 4th day of September, 20 26, by:

_____
Notary Public

SIENNA MYERS
Notary Public - State of Arizona
Maricopa County
Commission # 646296
My Commission Expires on Apr 5, 2027

My Commission Expires:

April 5th, 2027

Owner	MAIL_ADDR1	MAIL_CITY	MAIL_STATE	MAIL_ZIP
BUCKEYE TARTESSO II LLC	18818 TELLER AVE STE 200	IRVINE	CA	92612
BUCKEYE SUN VALLEY PKY 77 LLC	3718 E ADOBE DR	PHOENIX	AZ	85050
BUCKEYE SUN VALLEY AND CAMELBACK 77 LLC	3718 E ADOBE DR	PHOENIX	AZ	85050
NELSON BRUCE RYDEN/KATHERINE JO AIELLO/ETAL	4334 E BOULDER RDG	PHOENIX	AZ	85044
SVP/TARTESSO 37 ACRES LLC	7014 E CAMELBACK RD STE B100A	SCOTTSDALE	AZ	85251
LOBA LLC	23860 W HWY 85	BUCKEYE	AZ	85326
GARDNER WESTSIDE LLC	2812 N NORWALK STE 105	MESA	AZ	85215
HENDERSON DENNIS C	1512 PAVILLON DR	HOOVER	AL	35226
REV LIV TRUST OF KENNETH AND LAI KOON JUE	701 TENDERLAND	FOSTER CITY	CA	94404
NEWSOME ROGER D SR & SHIRLEY J	5435 S MITCHELL DR	TEMPE	AZ	85283
SIKORA EDWARD J/RUTH C TR	14008 N LAKE FOREST DR	SUN CITY	AZ	85351
ELIANTO LANDVALOREM LP	215-620 WILSON AVE	NORTH YORK	ON	M3K 1Z3
T AND M BERTOLON TRUST	8610 W GREENBRIAN DR	PEORIA	AZ	85382
A O E LLC	10624 S EASTERN AVE STE A-262	HENDERSON	NV	89052
AOE LLC	10624 S EASTERN AVE STE A-262	HENDERSON	NV	89052
CARABEZ JAIMEN R	5213 S 20TH AVE	PHOENIX	AZ	85041
BUCKEYE 120 LLC	1450 E INDIAN SCHOOL RD 104	PHOENIX	AZ	85014
JANICE M HAMILTON SURVIVORS TRUST/MEREDITH TOMMY L	7055 WINDY HILL WAY	RENO	NV	89511
SUN VALLEY SOUTH 1000 LLC	6325 N 75TH ST	SCOTTSDALE	AZ	85250
SUN VALLEY 237 LLC	6325 N 75TH ST	SCOTTSDALE	AZ	85250
BUCKEYE TARTESSO LLC	18818 TELLER AVE STE 200	IRVINE	CA	92612
CRG THOMAS ROAD PARTNERS LLC	450 N MCCLINTOCK DR STE 102	CHANDLER	AZ	85226
BEN-HORIN FAMILY TRUST/SVP 360 LLLP	6991 E CAMELBACK RD STE D-100	SCOTTSDALE	AZ	85251
MARC SUN VALLEY LLC	55 E JACKSON BLVD STE 500	CHICAGO	IL	60604
TARTESSO WEST MULTI FAMILY LLC	18061 N 99TH ST	SCOTTSDALE	AZ	85255
BUCKEYE TARTESSO LLC	4455 E CAMELBACK RD C24	PHOENIX	AZ	85018
TARTESSO COMMUNITY ASSOCIATION	6303 S RURAL RD STE 3	TEMPE	AZ	85283

Mattamy Homes USA • Phoenix
9200 E. Pima Center Parkway, Suite 160
Scottsdale, AZ 85258
T 480-302-6080

September 4, 2026

RE: Elianto Major Community Master Plan Amendment (PLZZ-26-0003) and The Cascade Planned Area Development Proposal (PLZZ-25-0014)

Dear neighbors and stakeholders:

Mattamy Arizona, LLC ("Mattamy Homes") is proposing a Major Community Master Plan Amendment ("CMP Amendment") and Planned Area Development ("PAD") request related to a portion of the Elianto master planned community within the City of Buckeye ("City"). The Mattamy Homes portion of the Elianto community is located approx. three (3) miles north of I-10 on the east side of Sun Valley Parkway and encompasses approximately 2,750 acres of land. Please refer to the attached aerial and location map for Elianto's location within the City. The CMP Amendment component of this request is limited to removing the subject property from the existing Elianto CMP. The remainder of the Elianto CMP will remain unchanged and continue under its existing approvals. The Cascade PAD establishes a separate entitlement framework for the Elianto property east of the parkway. The proposed PAD will guide development of the Elianto property as an independent master planned community. The case is being scheduled for public hearings. Please see below:

Public Hearing:
Planning & Zoning Commission
Date: Tuesday, September 22, 2026
Time: Meeting starts at 6:00 P.M.
Location: Buckeye City Hall
530 E. Monroe Ave., Buckeye, AZ 85326

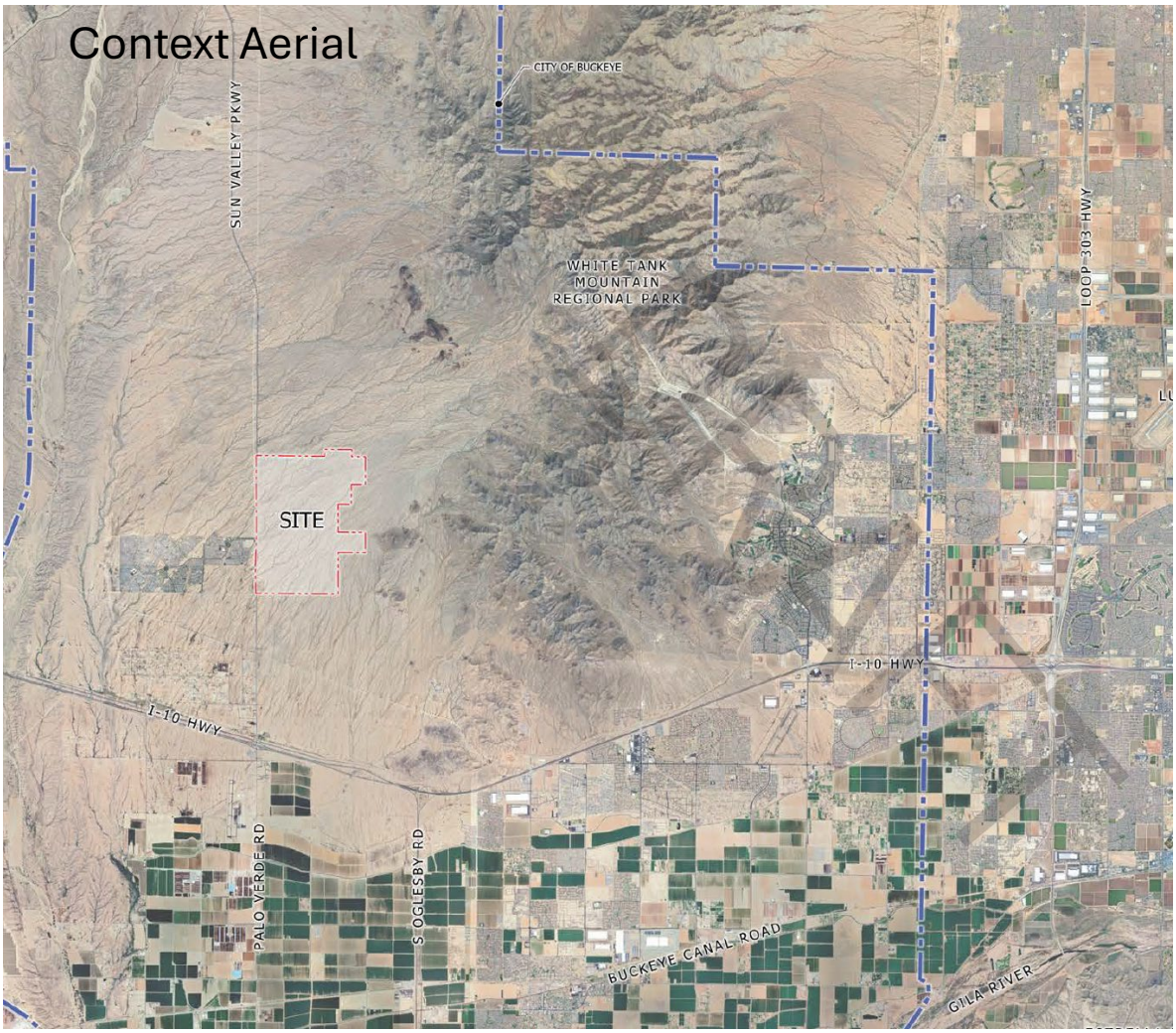
The process for major CMP Amendments and PAD's require Planning and Zoning Commission and City Council public hearings. Another notice letter will be sent on when the City Council public hearing date is scheduled. That notification letter will be mailed to you at least fifteen (15) days prior to the hearing date.

If you wish to provide input on this matter, you may attend the Planning & Zoning Commission hearing on September 22nd. Alternatively, you can provide input, comments or questions directly to the applicant, Kurt Jones of Tiffany & Bosco, P.A. at kajones@tblaw.com or 602-452-2729. You may also contact City of Buckeye assigned Planning Manager, Ken Galica, at 623-349-6214 or by email at kgalica@buckeyeaz.com subject "PLZZ-26-0003 & PLZZ-25-0014" for the CMPA and/or PAD cases. Thank you.

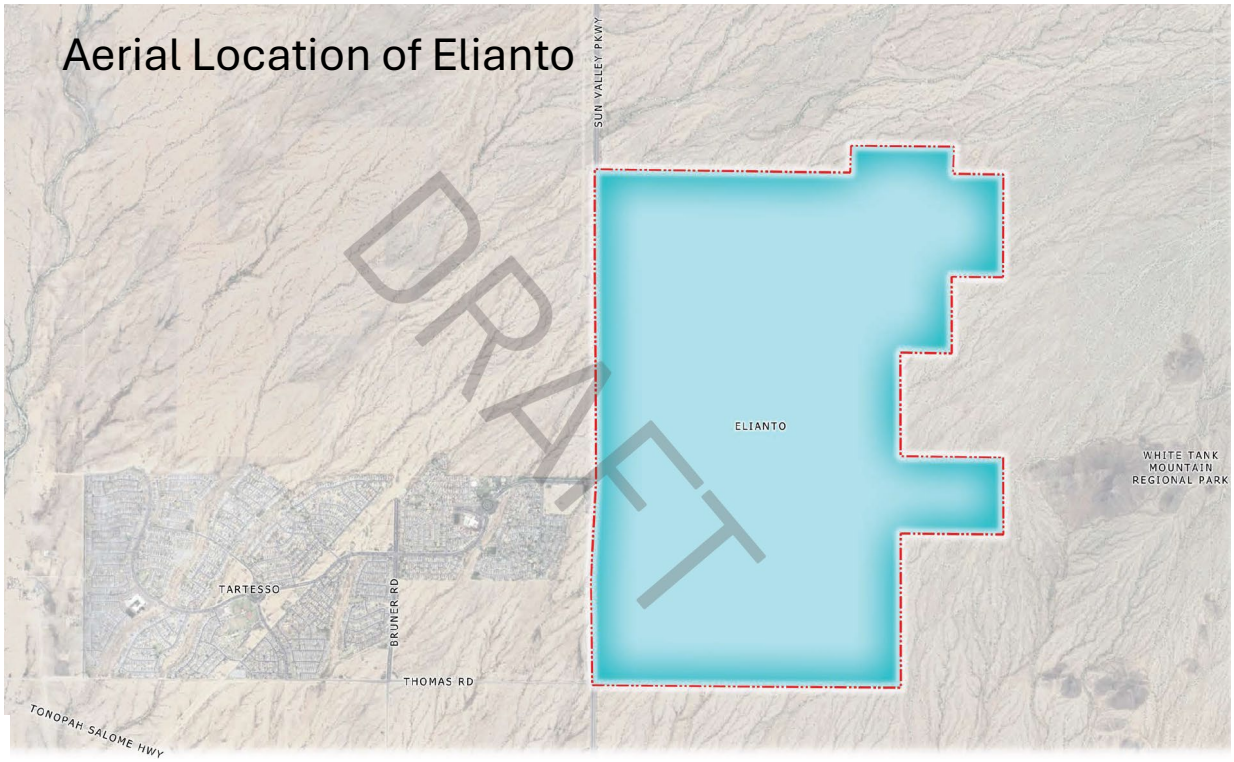
Sincerely,

Matthew Arneson

Context Aerial



Aerial Location of Elianto



DRAFT

TAB 6 - P&Z
Legal Ad
Affidavit

LocaliQ
Arizona
GANNETT

PO Box 632099, Cincinnati, OH 45263-2099

AFFIDAVIT OF PUBLICATION

Susan Sylvester
Susan Sylvester
1850 N Central Ave, 24th Flo
Phoenix AZ 85004

STATE OF WISCONSIN, COUNTY OF BROWN

The Arizona Business Gazette Republic Edition, a newspaper published in the city of Phoenix and general circulation in the counties of Pima, Maricopa, Coconino and Pinal, State of Arizona, and personal knowledge of the facts herein state and that the notice hereto annexed was Published in said newspapers in the issue:

PNI AZ Business Gazette Rep Ed 09/05/2026
PNI azcentral.com 09/05/2026

and that the fees charged are legal.
Sworn to and subscribed before on 09/05/2026

D. Roberts
Legal Clerk

Notary, State of WI, County of Brown

9/19/29
My commission expires

Publication Cost:	$1181.00		
Tax Amount:	$0.00		
Payment Cost:	$1181.00		
Order No:	12593824	# of Copies:	
Customer No:	1391593	1	
PO #:	LAZS0586366		

THIS IS NOT AN INVOICE!

Please do not use this form for payment remittance.

VICKY FELTY
Notary Public
State of Wisconsin

City of Buckeye

NOTICE IS HEREBY GIVEN that the City of Buckeye Planning and Zoning Commission will hold a public hearing on Tuesday, September 22, 2026 to be held in the City Council Chambers, located at 530 E. Monroe Avenue, Buckeye, Arizona 85326 at 6:00 p.m., for the purpose of hearing all persons for or against the following request:

Case No. PLZZ-26-0003 & PLZZ-25-0014: Request by William E. Lally, Tiffany & Bosco P.A., for a Major Community Master Plan Amendment ("CMP Amendment - PLZZ-26-0003) and Planned Area Development ("PAD – PLZZ-25-0014") request related to a portion of the Elianto master planned community. The Elianto CMP Amendment and The Cascade PAD apply to the portion of the Elianto community that is located approx. three (3) miles north of I-10 on the east side of Sun Valley Parkway and encompasses approximately 2,770 acres of land. The CMP Amendment component of this request is limited to removing the subject property from the existing Elianto CMP. The remainder of the Elianto properties west of the Sun Valley Parkway will remain unchanged and continue under its existing CMP approvals. The Cascade PAD establishes a separate entitlement framework for the Elianto property east of the parkway. The proposed PAD will guide development of the Elianto property as an independent master planned community. A portion of land being within Section 15, Section 16, Section 21, Section 22 Section 27 and Section 28, Township 2 North, Range 4 West of the Gila and Salt River Meridian, Maricopa County, Arizona.

For additional information, please contact the Development Services Department at (623) 349-6211
September 5 2026
LAZS0586366

TAB 7 - P&Z Site Posting Affidavit

AFFIDAVIT OF SIGN POSTING
City of Buckeye

Case No: PLZZ-26-0003 & PLZZ-25-0014
Project Name:
Applicant Name: Tiffany & Bosco
Location: NEC Sun Valley Pkwy & Thomas Rd

In order to assist in providing adequate notice to interested parties and to meet Arizona State Statue, the **applicant** for public hearing in the City of Buckeye shall post signs as Prescribed by the "City of Buckeye Site Posting Requirements." **It shall be the responsibility of the applicant to erect and to maintain the sign on the subject property and to update the hearing information on the sign until the final disposition of the case. It shall also be the responsibility of the applicant to remove the sign within 10 days after final disposition of the case.**

I confirm that the site has been posted as detailed by the City of Buckeye Site Posting Requirements for the case above and the site was posted at least fifteen (15) prior to the public hearing.

Applicant's/Representative's signature: _____

SUBSCRIBED AND SWORN before me on 09/03/26

Notary Public: _____

MARYBETH CONRAD
Notary Public - Arizona
Maricopa County
Commission # 673441
My Comm. Expires Oct 25, 2028

My Commission Expires:

10-25-28


City of Buckeye
PUBLIC HEARING
PLANNING & ZONING COMMISSION: TUESDAY, September 22, 2026 at 6:00 p.m.
CITY COUNCIL: TBD
LOCATION OF HEARINGS:
City Council Chambers,
530 E. Monroe Avenue, Buckeye, AZ 85326
REQUEST: A Major Community Master Plan Amendment ("CMP Amendment") and Planned Area Development ("PAD") related to a portion of the Elianto master planned community. The CMP Amendment component of this request is limited to removing the subject property from the existing Elianto CMP. The remainder of the Elianto CMP west of sun valley parkway will remain unchanged and continue under its existing approvals. The proposed PAD (The Cascade) establishes a separate entitlement framework for the Elianto property east of the parkway. The proposed PAD will guide development of the Cascade property as an independent master planned community. The PAD will only apply to lands east of sun valley parkway
GENERAL LOCATION: approx. three (3) miles north of I-10 on the east side of Sun Valley Parkway.
SIZE: Approx. 2,750 acres
Case #: PLZZ-26-0003 & PLZZ-25-0014
APPLICANT/CONTACT: William Lally/ TIFFANY & BOSCO
PHONE: 602-452-2729
Development Services Department
Phone: 623-349-6211
Posting Date: 9/3/26
Maps
Sep 3, 2026 at 10:27:41 AM
N Sun Valley Pkwy
Buckeye AZ 85396
United States

760


City of Buckeye
PUBLIC HEARING
PLANNING & ZONING COMMISSION: TUESDAY, September 22, 2026 at 6:00 p.m.
CITY COUNCIL: TBD
LOCATION OF HEARINGS:
City Council Chambers,
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SIZE: Approx. 2,750 acres
Case #: PLZZ-26-0003 & PLZZ-25-0014
APPLICANT/CONTACT: William Lally/ TIFFANY & BOSCO
PHONE: 602-452-2729
Development Services Department
Phone: 623-349-6211
Posting Date: 9/3/26
PKWY
ELIANTO
N 293RD AVE
Maps
Sep 3, 2026 at 10:42:58 AM
N Sun Valley Pkwy
Buckeye AZ 85396
United States

Exhibit F

BUCKEYE, AZ

CERTIFICATE OF ADEQUATE SCHOOL FACILITIES

An application for The Cascade has been submitted to the City of Buckeye Planning and Zoning Division, for review. This application will increase the projected number of students for the school district/s within the boundaries of the development. The school district/s applicable to this development are:
Saddle Mountain Unified School District (SMUSD)

Case No: PLZZ-26-0003 & PLZZ-25-0014 Planner: Ken Galica
Request: CMP Amendment & PAD Acreage/Parcel Size: 2,75 0 Acres
Current Density Allowed: 2.9+/- du/ac Density Proposed: 4.19
Total number of residential units proposed: 11,600 (approx 3,589

As an authorized representative of the District, please complete the questionnaire below.

Does the District have adequate school facilities existing, or planned to be constructed in time, to accommodate the projected number of students from the proposed development?

Yes ☑ No ☐

If answered no to the previous question, please summarize the needs of the district as they relate to serving the students generated by the proposed development.
We have discussed the future development of schools in the area with the developer. The construction of school facilities will largely depend on the ability to pass bonds to fund the projects.

Is a school site within the proposed development needed? Yes ☑ No ☐
If answered yes, how many acres is needed for the school site? 4 = 100

Is the district currently working with the developer to provide or help meet the needs identified above through an agreement? Yes ☑ No ☐

If answered yes, please explain below:
We have had multiple meetings during the past two years to discuss development, how many homes, and the need for schools, the number of schools, and the type of schools.

If additional writing space is needed, please attach pages to this form

Date Reviewed: 9/23/26
School District: Saddle Mountain Unified School District
District Superintendent: Dr. Mike Winters
Phone #: 623-474-5115
E-mail: michael.winters@smusd90.org
Signature:

Per Section 8.15 of the City of Buckeye Development Code, prior to or within 15 days of application, the applicant must provide a request letter to the superintendents of all applicable school districts to discuss the school district's required certification. This form can be utilized to assist with this requirement.

The Cascade

Elianto Major CMPA (PLZZ-26-0003)

The Cascade PAD and Development Agreement (PLZZ-25-0014)

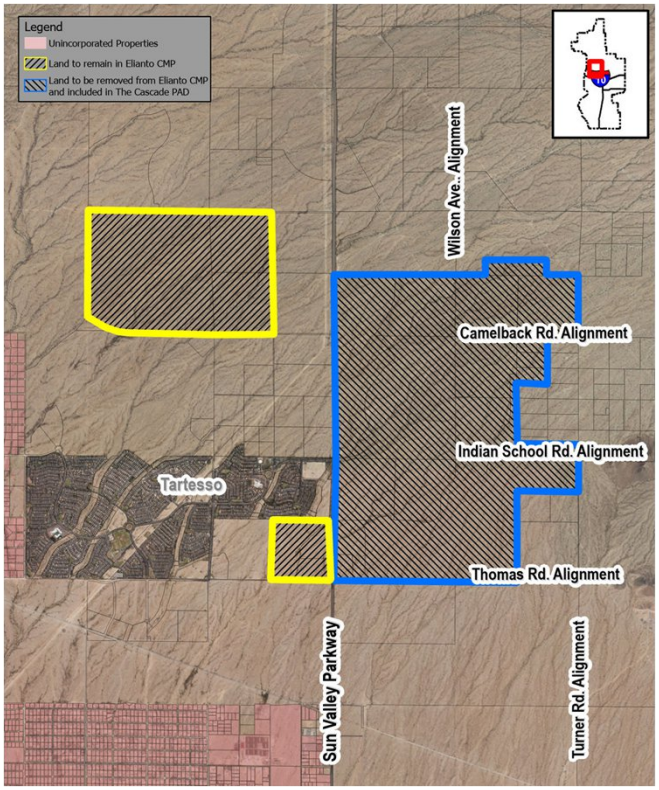
City Council – October 20, 2026

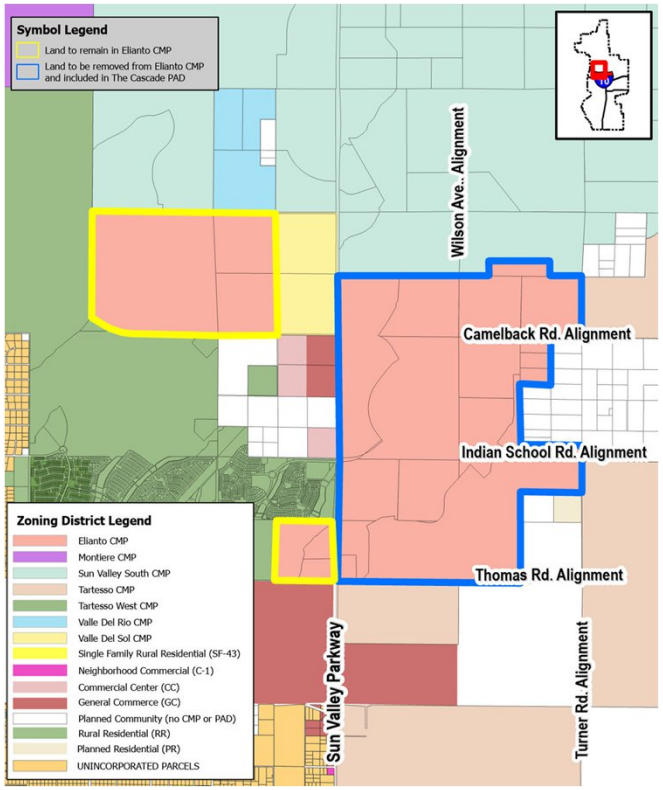


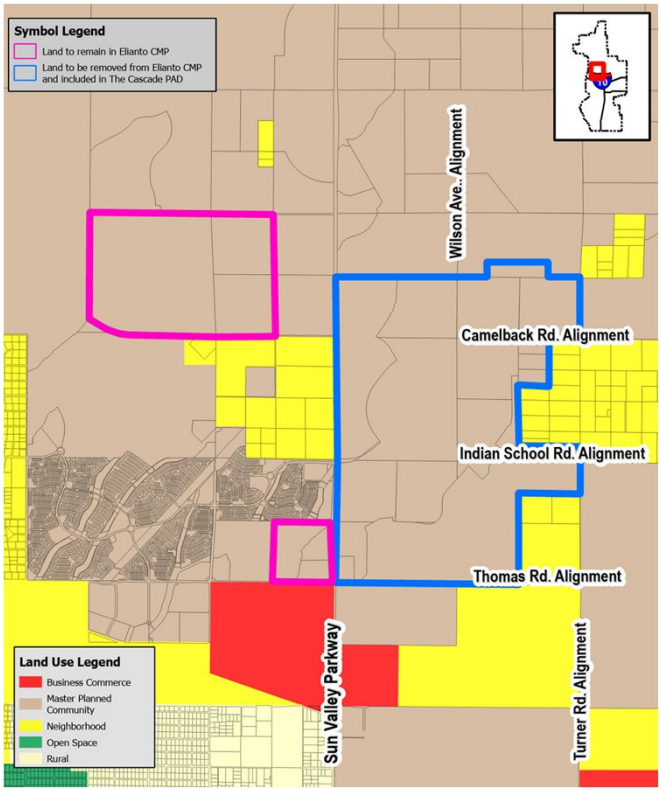
BUCKEYE
ARIZONA
buckeyeaz.gov

Project Snapshot

- **Applicant:** William E. Lally, Tiffany & Bosco, P.A., on behalf of multiple owners
- **Request #1:** Major Community Master Plan (CMP) Amendment for Elianto, removing 2,771 acres to allow that land to be governed by the new The Cascade Planned Area Development (PAD)
- **Request #2:** Rezoning approximately 2,771 acres to The Cascade Planned Area Development (PAD), establishing a new master planned community framework allowing up to 11,600 dwelling units and up to 115 acres of non-residential development, together with associated land use, development, design, open space, circulation, and administrative standards, and approval of an accompanying Development Agreement establishing City and developer obligations associated with development of the property.
- **General Location:** Area generally located north of Thomas Road, south of Bethany Home Road alignment, east of Johnson Road alignment, and west of Turner Road alignment; Request #2 applies only to the land east of Sun Valley Parkway







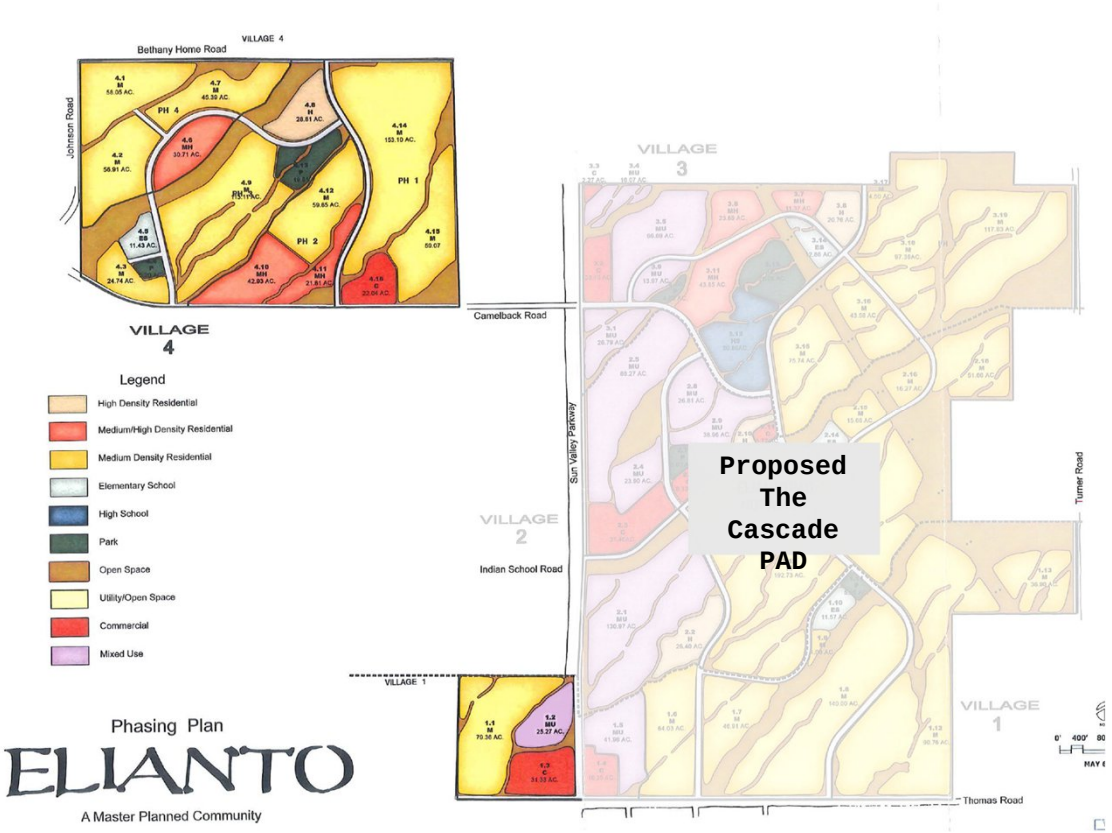
N

Aerial

Zoning Map

General Plan Land Use

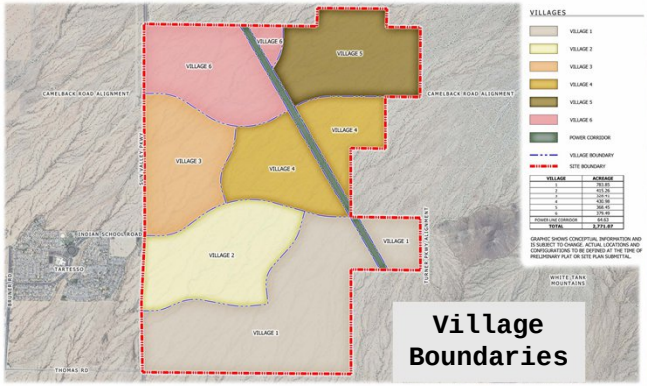
Request #1 – Elianto Major CMPA



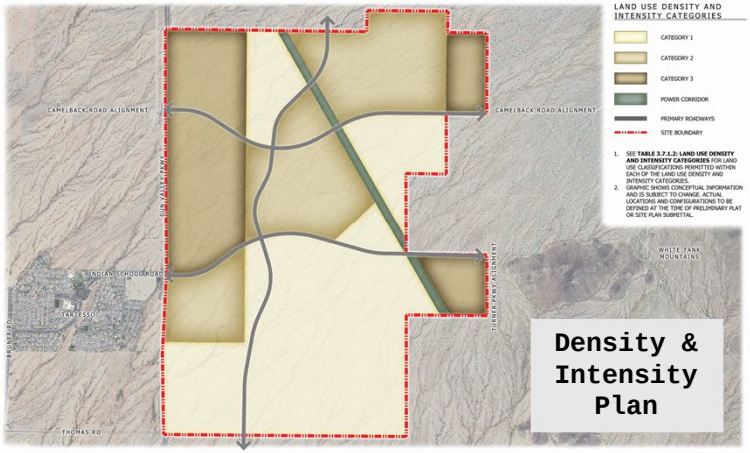
- Removes 2,771 acres from the Elianto CMP, reducing CMP to 1,104.6 acres west of Sun Valley Parkway
- No changes to remaining Elianto CMP land use plan or development standards
- Density allowances and allocations remain based on existing approved

Request #2 – The Cascade PAD

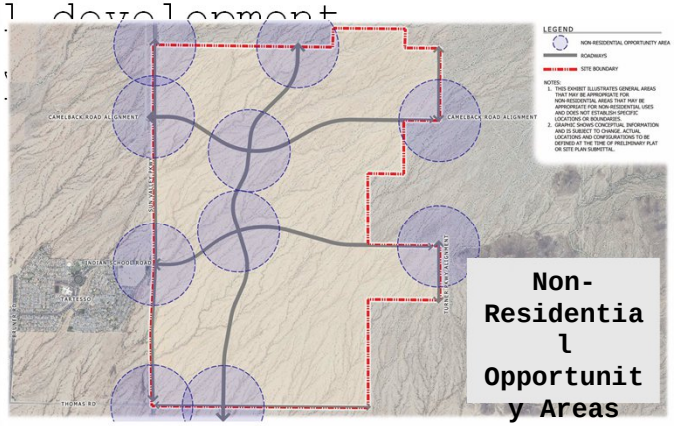
- **Vision:** Predominantly residential master planned community
- Six Villages
- **Land Use Budget** rather than Land Use Plan
  - Maximum 11,600 dwelling units (4.19 du/acre); Minimum 150 lots ≥ 12,000 S.F.
  - Minimum 30 / Maximum [illegible] development



Village Boundaries



Density & Intensity Plan



Non-Residential Opportunity Areas

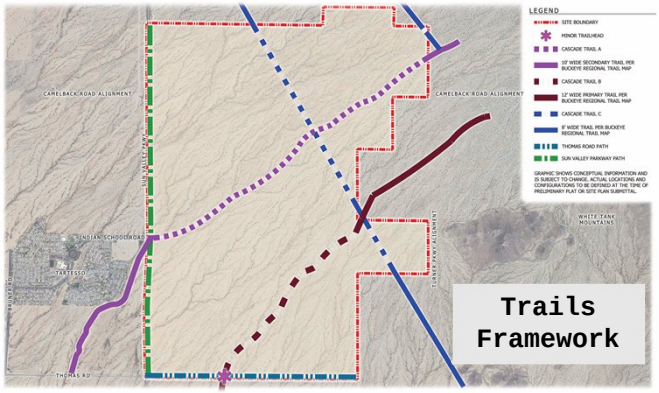
Request #2 – The Cascade PAD

- Residential diversity; broad range of single-family and multi-family product types permitted
- Non-residential uses include a wide range of retail, restaurants, personal services, offices, mixed-use development, and limited business/employment uses; data centers may be allowed in office/commercial districts subject to a Conditional Use Permit
- Tailored development and design standards intended to guide development of a community with a distinguishable character
- 18 percent open space per Village
  - +/- 155 acres of parks
  - Regional and neighborhood trail systems
- Customized village plan, administrative review, and amendment processes and procedures

Request #2 – The Cascade PAD



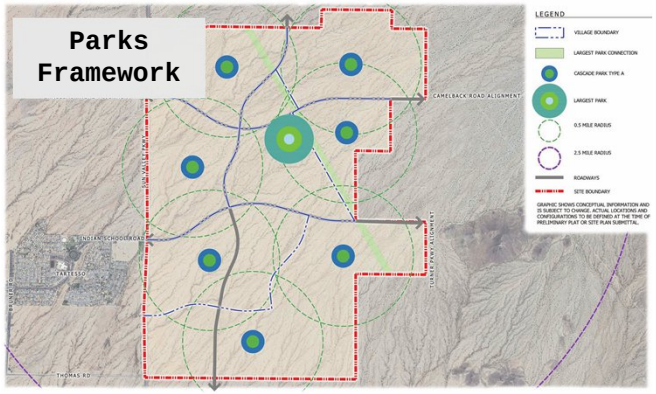
Materials & Character



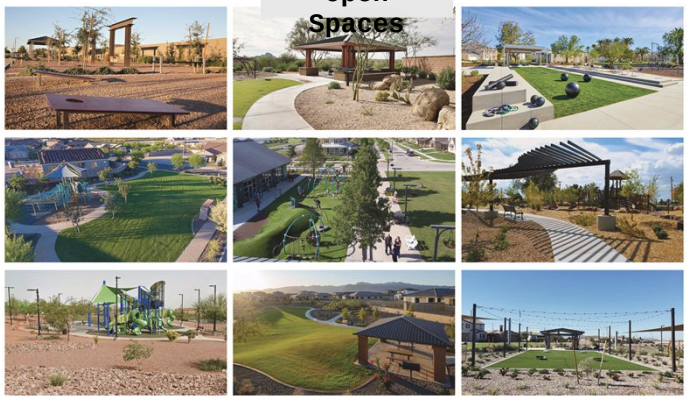
Trails Framework



Parks & Open Spaces

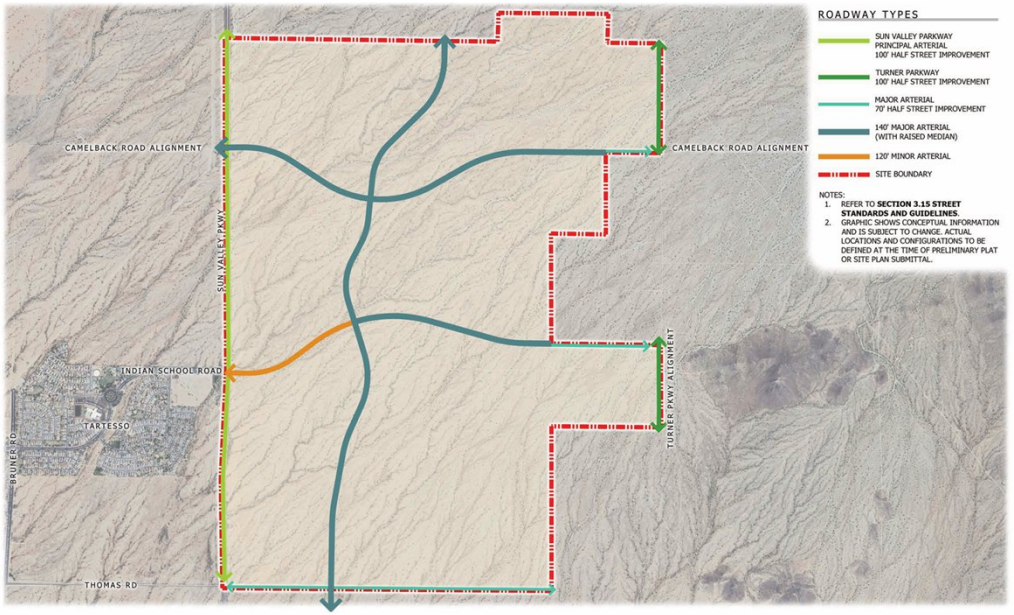


Parks Framework



Infrastructure, Utilities, Public Safety, and Schools

- Developer responsible for required roadway dedication and improvements consistent with Buckeye Transportation Master Plan; Master TIA approved
- Water and wastewater infrastructure phased with development; developer responsible for improvements necessary to serve project
- Police and fire service by City of Buckeye; Development Agreement addresses public safety obligations associated with development
- Saddle Mountain USD identified adequate existing/planned facilities, with future school construction dependent on



Changes Since Planning & Zoning Commission

- PAD administrative structure revised to replace the Master Developer designation with a Property Owner / Village Developer / Parcel Developer framework, with related coordination and implementation provisions updated accordingly.
- Overall development program, Land Use Budget, development standards, and design framework remain materially unchanged.
- Master Traffic Impact Analysis approved; Condition (v) updated.
- Certificate of Adequate School Facilities received from Saddle Mountain Unified School

Development Agreement

- Establishes City and developer obligations associated with development of the property
- Addresses infrastructure and public-service responsibilities
- Addresses coordination among property owners and Village Plan areas as development occurs
- Works in conjunction with the PAD's Property Owner / Village Developer / Parcel Developer structure
- Additional bullets/more specificity may be added when DA is finalized by legal

Public Participation

- Neighborhood meeting held April 20, 2026 at Tartesso Elementary School
  - Required neighborhood meeting notice completed by applicant
  - Two members of the public attended, both expressed support
- Written letter of support from adjacent owner; no opposition received
- Planning and Zoning Commission unanimously recommended approval of both requests on September 22
  - One speaker raised concerns regarding notification process and potential school impacts

Analysis

- Consistent with General Plan land use designation
- Furthers several General Plan goals and policies:
  - Land use patterns that support diverse, active lifestyles
  - Promote development of attractive, high-quality neighborhoods
  - Support coordination with school districts
  - Promote multi-modal transportation including bicycle and pedestrian networks
  - Grow responsibly
- Provides structured flexibility within defined limits
- Provides standards to facilitate development of a high-quality community with character and cohesion
- Developer-funded infrastructure improvements will support growth within and around the project area
- Post P&Z PAD revisions are administrative and do not materially alter the development framework reviewed by Commission

Recommendation

Elianto Major CMPA (PLZZ-26-0003)

Conduct a public hearing and adopt an Ordinance approving the CMPA

The Cascade PAD and Development Agreement (PLZZ-25-0014)

Conduct a public hearing and adopt an Ordinance approving the PAD, subject to conditions (a) through (aa), and accompanying Development Agreement

BUCKEYE ARIZONA

SEPARATE HEARINGS AND ACTIONS REQUIRED

WHEN RECORDED, RETURN TO:

City of Buckeye
ATTN: Summer Stewart, Interim City Clerk
530 East Monroe Avenue
Buckeye, Arizona 85326

ORDINANCE NO. 28-26

AN ORDINANCE OF THE MAYOR AND COUNCIL OF THE CITY OF BUCKEYE, ARIZONA, AMENDING THE ZONING MAP OF THE CITY OF BUCKEYE FOR APPROXIMATELY 2,771 ACRES GENERALLY LOCATED NORTH OF THOMAS ROAD SOUTH OF BETHANY HOME ROAD ALIGNMENT, EAST OF SUN VALLEY PARKWAY, AND WEST OF TURNER ROAD ALIGNMENT FROM PLANNED COMMUNITY (PC) WITH ELIANTO COMMUNITY MASTER PLAN (CMP) OVERLAY TO THE CASCADE PLANNED AREA DEVELOPMENT (PAD).

WHEREAS, by adoption of this Ordinance, the Council desires to amend the Zoning Map of the City of Buckeye by amending the zoning of approximately 2,771 acres of real property located at the generally located north of Thomas Road, south of Bethany Home Road alignment, east of Sun Valley Parkway, and west of Turner Road alignment from Planned Community (PC) with Elianto Community Master Plan (CMP) Overlay to The Cascade Planned Area Development (PAD); and

WHEREAS, all required notices of the public hearings scheduled on this zoning request were provided pursuant to the Development Code of the City of Buckeye and State law; and

WHEREAS, the City of Buckeye Planning & Zoning Commission held a public hearing on September 22, 2026, and recommended approval of this zoning change; and

WHEREAS, in accordance with Article II, Sections 1 and 2 of the Constitution of Arizona, the Council has considered the individual property rights and personal liberties of the residents of the City before adopting this ordinance; and

WHEREAS, the recommended zoning changes are consistent with and conform to the General Plan.

BE IT ORDAINED, by the Mayor and Council of the City of Buckeye, Arizona, as follows:

Section 1. The foregoing recitals are incorporated as if fully set forth herein.

Section 2. The Zoning Map of the City of Buckeye is hereby amended by amending the zoning of approximately 2,771 acres of real property, as legally described and depicted in Exhibit A attached hereto and incorporated herein by reference, (the “Property”) from Planned Community (PC) with Elianto Community Master Plan (CMP) Overlay to Planned Area Development (PAD), subject to conditions (a) through (aa) as provided on the attached Exhibit B, incorporated by this reference.

Section 3. All present and future owners of the Property shall develop the Property in accordance with the requirements of The Cascade Planned Area Development Narrative, a copy

of which is on file in the office of the City Clerk; and in accordance with conditions (a) through (aa), as set forth in Exhibit B attached hereto.

Section 4. The Mayor, City Manager, City Attorney, and City Clerk are hereby authorized and directed to take all steps and execute all documents necessary to carry out the purpose and intent of this Ordinance.

PASSED AND ADOPTED by the Mayor and Council of the City of Buckeye, Arizona, this 20th day of October, 2026.

_____
Eric W. Orsborn, Mayor

ATTEST:

_____
Summer Stewart, Interim City Clerk

APPROVED AS TO FORM:

_____
Tosca Henry, City Attorney

Attachments:
Exhibit A: Legal Description and Depiction of the Land
Exhibit B: Conditions of Approval

EXHIBIT A

Legal Description and Depiction of the Land

(Consisting of the following 6 pages)

THE CASCADE
BOUNDARY
LEGAL DESCRIPTION

A portion of land being within Section 15, Section 16, Section 21, Section 22 Section 27 and Section 28, Township 2 North, Range 4 West of the Gila and Salt River Meridian, Maricopa County, Arizona, being more particularly described as follows:

BEGINNING at a found GLO brass cap dated 1931 accepted as the South Quarter corner of said Section 28 from which a found Maricopa County Highway Department brass cap in hand hole accepted as the Southwest corner thereof bears North 89°29'14" West, 2615.02 feet;

Thence North 89°29'14" West, 2615.02 feet along the south line of the Southwest Quarter of said Section 28 to the Southwest corner of said Section 28;

Thence North 00°50'45" West, 2641.38 feet along the west line of the Southwest Quarter of said Section 28 to the West Quarter corner of said Section 28;

Thence North 02°55'38" East, 2650.09 feet along the west line of the Northwest Quarter of said Section 28 to the Northwest corner of said Section 28, also being the Southwest corner of said Section 21;

Thence North 00°24'07" West, 2648.08 feet along the west line of the Southwest Quarter of said Section 21 to the West Quarter corner of said Section 21;

Thence North 00°24'07" West, 2648.35 feet along the west line of the Northwest Quarter of said Section 21 to the Northwest corner of said Section 21, also being the Southwest corner of said Section 16;

Thence North 00°01'13" East, 2648.88 feet along the west line of the Southwest Quarter of said Section 16 to the West Quarter corner of said Section 16;

Thence South 89°10'22" East, 5221.68 feet along the east-west mid-section line of said Section 16 to the East Quarter corner of said Section 16, also being the West Quarter corner of said Section 15;

Thence South 89°23'26" East, 1347.51 feet along the south line of the Southwest Quarter of the Northwest Quarter of said Section 15 to the southwest corner of the South Half of the Southeast Quarter of the Northwest Quarter of said Section 15;

Thence North 01°51'59" East, 691.79 feet along the west line of the South Half of the Southeast Quarter of the Northwest Quarter of said Section 15 to the northwest corner of the South Half of the Southeast Quarter of the Northwest Quarter of said Section 15;

Thence South 89°27'44" East, 1342.30 feet along the north line of the South Half of the Southeast Quarter of the Northwest Quarter of said Section 15 to the northeast corner of the South Half of the Southeast Quarter of the Northwest Quarter of said Section 15;

Thence South 89°27'52" East, 1303.31 feet along the north line of the South Half of the Southwest Quarter of the Northeast Quarter of said Section 15 to the northeast corner of the South Half of the Southwest Quarter of the Northeast Quarter of said Section 15;

Thence South 02°04'21" West, 695.20 feet along the east line of the South Half of the Southwest Quarter of the Northeast Quarter of said Section 15 to the southeast corner of the South Half of the Southwest Quarter of the Northeast Quarter of said Section 15;

Thence South 89°23'26" East, 1295.52 feet along the south line of the Southeast Quarter of the Northeast Quarter of said Section 15 to the East Quarter corner of said Section 15;

Thence South 00°15'01" West, 2641.39 feet along the east line of the Southeast Quarter of said Section 15 to the Southeast corner of said Section 15, also being the Northeast corner of said Section 22;

Thence North 89°25'01" West, 1322.78 feet along the north line of the Northeast Quarter of the Northeast Quarter of said Section 22 to the northwest corner of the Northeast Quarter of the Northeast Quarter of said Section 22;

Thence South 00°06'06" East, 1968.89 feet along the east line of the West Half of the Northeast Quarter of said Section 22 to the northeast corner of the South Half of the Southwest Quarter of the Northeast Quarter of said Section 22;

Thence North 89°01'07" West, 1321.27 feet along the north line of the South Half of the Southwest Quarter of the Northeast Quarter of said Section 22 to the northwest corner of the South Half of the Southwest Quarter of the Northeast Quarter of said Section 22;

Thence South 00°09'00" East, 2647.72 feet along the north-south mid-section line of said Section 22 to the northwest corner of the South Half of the Southwest Quarter of the Southeast Quarter of said Section 22;

Thence South 89°15'59" East, 2638.89 feet along the north line of the South Half of the South Half of the Southeast Quarter of said Section 22 to the northeast corner of the South Half of the South Half of the Southeast Quarter of said Section 22;

Thence South 00°04'58" East, 658.96 feet along the east line of the South Half of the South Half of the Southeast Quarter of said Section 22 to the Southeast corner of said Section 22, also being the Northeast corner of said Section 27;

Thence South 00°16'27" East, 1318.69 feet along the east line of the Northeast Quarter of said Section 27 to the southeast corner of the North Half of the Northeast Quarter of said Section 27;

Thence North 89°27'00" West, 2643.32 feet along the south line of the North Half of the Northeast Quarter of said Section 27 to the southwest corner of the North Half of the Northeast Quarter of said Section 27;

Thence South 00°02'36" East, 3960.27 feet along the north-south mid-section line of said Section 27 to the South Quarter corner of said Section 27;

Thence North 89°34'35" West, 2661.01 feet along the south line of the Southwest Quarter of said Section 27 to the Southwest corner of said Section 27;

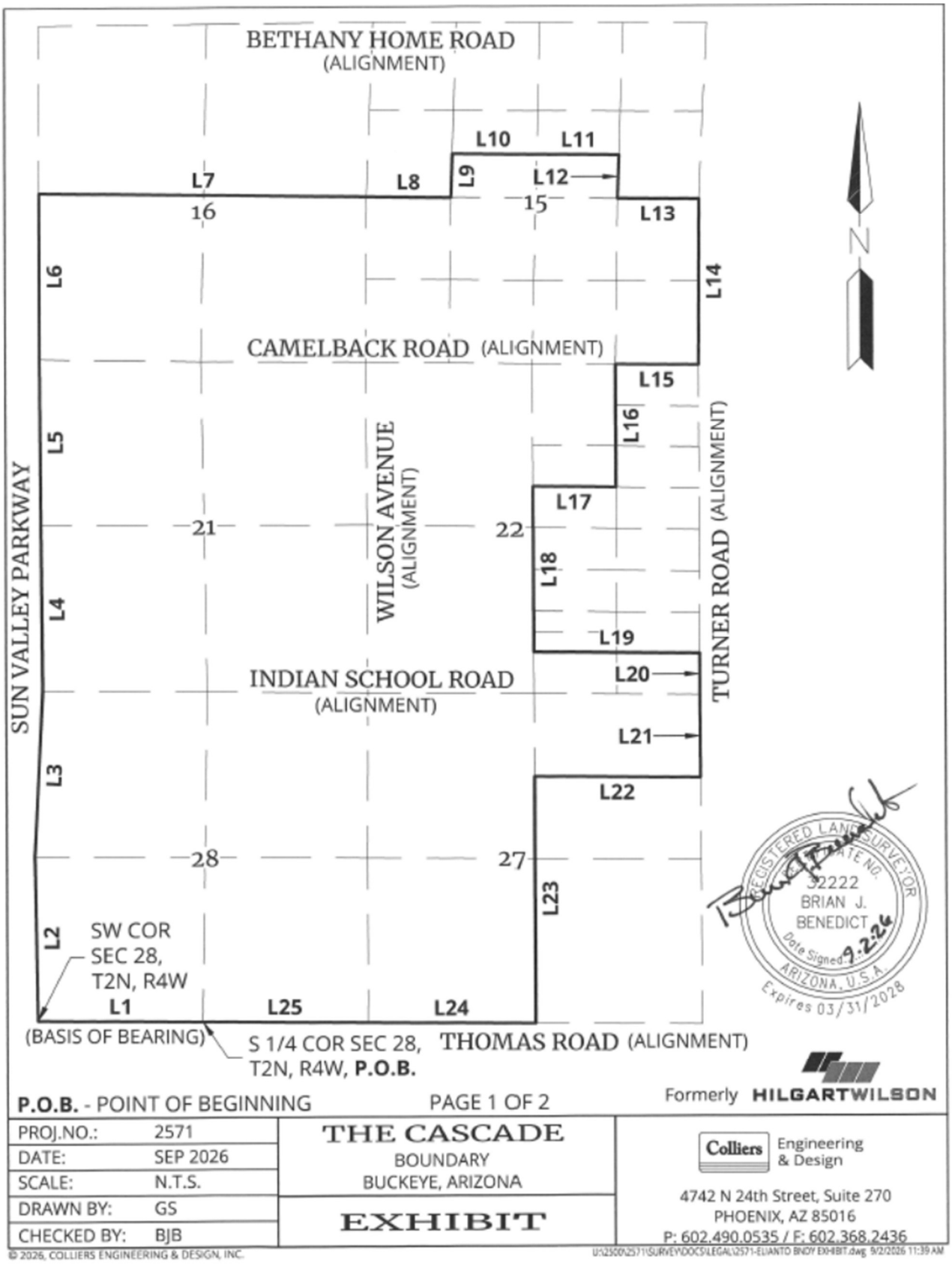
Thence North 89°29'08" West, 2652.13 feet along the south line of the Southeast Quarter of said Section 28 to the **POINT OF BEGINNING**.

The above described parcel contains a computed area of 120,707,906 sq. ft. (2,771.0722 acres) more or less and being subject to any easements, restrictions, rights-of-way of record or otherwise.

The description shown hereon is not to be used to violate any subdivision regulation of the state, county and/or municipality or any land division restrictions.

Prepared by: COLLIERS ENGINEERING & DESIGN
4742 North 24th Street, Suite 270
Phoenix, AZ 85016
Project No.: 2571
Date: September 2026





P.O.B. - POINT OF BEGINNING

PAGE 1 OF 2

Formerly HILGARTWILSON

PROJ.NO.:	2571
DATE:	SEP 2026
SCALE:	N.T.S.
DRAWN BY:	GS
CHECKED BY:	BJB

THE CASCADE

BOUNDARY

BUCKEYE, ARIZONA

EXHIBIT

Colliers Engineering & Design

4742 N 24th Street, Suite 270

PHOENIX, AZ 85016

P: 602.490.0535 / F: 602.368.2436

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LINE TABLE		
LINE NO.	DIRECTION	LENGTH
L1	N89°29'14"W	2615.02'
L2	N00°50'45"W	2641.38'
L3	N02°55'38"E	2650.09'
L4	N00°24'07"W	2648.08'
L5	N00°24'07"W	2648.35'
L6	N00°01'13"E	2648.88'
L7	S89°10'22"E	5221.68'
L8	S89°23'26"E	1347.51'
L9	N01°51'59"E	691.79'
L10	S89°27'44"E	1342.30'
L11	S89°27'52"E	1303.31'
L12	S02°04'21"W	695.20'
L13	S89°23'26"E	1295.52'

LINE TABLE		
LINE NO.	DIRECTION	LENGTH
L14	S00°15'01"W	2641.39'
L15	N89°25'01"W	1322.78'
L16	S00°06'06"E	1968.89'
L17	N89°01'07"W	1321.27'
L18	S00°09'00"E	2647.72'
L19	S89°15'59"E	2638.89'
L20	S00°04'58"E	658.96'
L21	S00°16'27"E	1318.69'
L22	N89°27'00"W	2643.32'
L23	S00°02'36"E	3960.27'
L24	N89°34'35"W	2661.01'
L25	N89°29'08"W	2652.13'

REGISTERED LAND SURVEYOR
CERTIFICATE NO.
32222
BRIAN J.
BENEDICT
Date Signed 9.2.26
ARIZONA, U.S.A.
Expires 03/31/2028

Formerly HILGARTWILSON

PROJ.NO.:	2571
DATE:	SEP 2026
SCALE:	NONE
DRAWN BY:	GS
CHECKED BY:	BJB

THE CASCADE
BOUNDARY
BUCKEYE, ARIZONA

EXHIBIT

Colliers Engineering & Design
4742 N 24th Street, Suite 270
PHOENIX, AZ 85016
P: 602.490.0535 / F: 602.368.2436

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EXHIBIT B

Conditions of Approval

(Consisting of the following 3 pages)

Planning/Standard

a. Development of the property shall be in general conformance to the project narrative entitled "The Cascade – Planned Area Development", consisting of 599 pages, dated September 2026, and stamped received on October 2, 2026, except as modified by these conditions of approval.
b. The Property Owner/s and their successor waive any and all claims for diminution in value of the property with regard to any action taken by City of Buckeye as result of the PAD approval.

Planning/Project Specific

c. Design and construction of regional trails and trailheads identified in the Parks and Recreation Master Plan (PRMP), or as amended if less restrictive, including, but not limited to, size, width, surface material, lighting, landscaping, and seating, shall adhere to the applicable standards within the PRMP. Trail alignments through the project may meander, provided that the points where regional trails enter or exit the property coincide with the locations shown in the PRMP. All other private trails within the project may be designed and constructed in accordance with the applicable standards of the Cascade PAD, or as approved by the Zoning Administrator if special circumstances are found to warrant a deviation.
d. No more than eighty percent (80%) of the single-family detached lots within a Village shall have the same lot width, with the remaining lots incorporating one or more lot widths differing by at least five (5) feet. Compliance may be demonstrated cumulatively through the Preliminary Plats approved within the Village.
e. Prior to issuance of a Certificate of Occupancy for the first non-model residential dwelling unit within a Final Plat, all common-area open space, parks, landscaping, tracts, and public rights-of-way located within the boundaries of that Final Plat shall be completed and approved by the City in accordance with the applicable approved plans, unless an alternative phasing plan is submitted with a Preliminary Plat or Final Plat and approved by the City Engineer and Zoning Administrator.
f. Sun Valley Parkway will be annexed adjacent to the development. Any improvements to The Cascade project, including landscaping within the right-of-way, shall be completed to City of Buckeye standards.

Fire Department/Standard

g. Any RWC communication tower that the City determines is necessary for public safety purposes shall be exempt from any PAD restriction with the design location or height requirements. However, the property owner of the intended location shall receive notice of tower location and design, and shall have ability to provide comments to the City. Prior to any Final Plat submittals, the developer will need to work with the Fire Chief and City Attorney to agree upon emergency response times, staffing, fire equipment and housing for each phase of development.

Engineering/Standard General

h. This project is subject to a Maintenance Improvement District (MID) formed pursuant to Arizona Revised Statue § 48-574 and in accordance with City of Buckeye Ordinance 42-06. This will include a legal and exhibit of the ownership parcel.
i. This project is subject to Street Light Improvement District (SLID) in accordance with City of Buckeye Ordinance 43-05. This shall be established prior to the recordation of the first Final Plat, Minor Subdivision, MOD, or any other related land division. This will include a gross boundary legal and exhibit of the ownership parcels for the following APN's _504-05-002R, 504-05-002S, 504-05-002T, 504-05-003C, 504-05-003D, 504-05-009B , 504-05-009E, 504-05-009F, 504-06-004A, 504-06-014A, 504-26-014B, 504-06-015C, 504-06-015E, 504-06-016A, 504-06-016C, 504-06-016D, 504-06-019C, 504-06-019D, 504-06-019E, 504-06-019F, 504-06-020E .
j. All existing overhead power lines less than 69 kV capacity, or any other overhead utilities within the project area or along its boundaries, shall be installed underground.
k. All trash and construction debris shall be collected through a trash hauler that has a City of Buckeye business license. Trash enclosures shall be in accordance with City of Buckeye Standards.

Engineering/Standard Grading & Drainage

l. Prior to Final Plat approval, the CLOMR must be approved by the Flood Control District that is affecting this project.
m. Prior to any construction plan approval, a Floodplain Clearance Letter or a Floodplain Use Permit (FUP) from the Flood Control District of Maricopa County (FCDMC), including the improvements on the parcel, shall be submitted to the City.
n. A Floodplain Use Permit (FUP) must be approved by the Flood Control District (FCDMC) prior to the issuance of a building permit for lots located within an effective floodplain or floodway.
o. Individual single family home Certificates of Occupancies (CofO) are allowed on lots which obtained a Floodplain Use Permit (FUP), if owner / developer obtains an Elevation Certificate for each home.

Engineering/Standard Streets

p. The Property Owner/Developer shall be responsible for the dedication and construction of all adjacent half-street right-of-way and improvements, at no cost to the City, for Sun Valley Parkway, Turner Parkway and Thomas Road. The Property Owner/ Developer shall be responsible for dedicating and constructing Wilson Ave, Indian School Rd, Camelback Rd, and internal to the project.
q. The Property Owner/Developer shall submit a Master Plat or other appropriate subdivision type to the City of Buckeye dedicating right-of-way outlined in the City approved Village Traffic Impact Analysis. Such right-of-way may be requested by the City to be dedicated in advance of development to permit the construction of needed City infrastructure to adjacent sites.
r. It has been determined that a portion of the required improvements may not be constructed as part of this Development. The Developer shall be responsible to design all of the required improvements, including landscaped medians and/or gateway signage in

accordance with the Buckeye Arterial Gateway Guide, if applicable (see condition s below), and then coordinate with the City to define the portion of improvements that will not be constructed as part of the development. A fee-in-lieu agreement may need to be completed to cover the omitted improvements, and the Property Owner/Developer will be required to enter into such agreement with each phase of improvements and provide payment to the City to cover the costs prior to Certificate of Occupancy being issued by the City. This condition applies to Sun Valley Parkway, Thomas Road, and Turner Parkway for median improvements that cannot be constructed until other half of street is improved.

s. The City of Buckeye Arterial Gateway Guide shall apply to medians in Sun Valley Parkway and Turner Road adjacent to this project. The developer shall have the ability to dictate the landscape and hardscape theming of all other street medians internal to or on the perimeter of the PAD, provided: 1) Theming and materials shall be consistent for the full extent of the median that lies within or adjacent to the project boundary and 2) the level of design, plant densities, and hardscape treatments shall be of comparable quality to the Tier 2 median concepts within the Arterial Gateway Guide.

Engineering/Standard Water & Wastewater

t. The Property Owner/Developer shall allocate any existing surface water rights at the time of this approval to the City prior to the issuance of any building permits.

u. Property Owner/Developer shall provide a Certificate of Assured Water Supply based on the Arizona State subdivision requirements and/or Arizona Department of Water Resources (ADWR rules and regulations).

Transportation/Traffic

v. Any Village-level or subsequent project-specific TIA shall be consistent with the approved Master TIA and may be submitted following approval of the Master TIA. If the findings and recommendations of the approved Master TIA require modifications to the roadway cross-sections, intersection configurations, roadway classifications, or other transportation improvements depicted or contemplated in the approved PAD, a minor amendment to the PAD shall be required.

w. All traffic signals required by this project in each phase shall be constructed per the approved Village Traffic Impact Analysis.

x. All medians required for controlling site access (right-in/right-out or ¾ (RI-RO-Left in) shall be constructed with this development.

y. Half-street improvements, including Rights-of-Way dedication shall be required along the entire parcel frontage as part of this development for each phase, including the installation of ITS conduit per the City standards. ITS conduits (2 7-way micro-ducts) must be installed along all arterial streets and collectors, if necessary, per City standards, including any necessary splice boxes.

z. Driveway spacing and storage requirements shall be per Table 1 of the COB Engineering Design Standards (EDS) Section 6-3, unless agreed upon by the City Engineer or outlined in an approved Traffic Impact Analysis.

aa. All major intersections will require right turn slip lanes and dual left turn lanes per City Detail 63300 unless deemed to need more infrastructure per the Master TIA or Village TIA, unless agreed upon by the City Engineer or outlined in an approved Traffic Impact Analysis.

CITY OF BUCKEYE
Regular Council Meeting
COUNCIL ACTION REPORT

MEETING DATE: 10/20/26	**AGENDA ITEM:** 5.B. DS - PH - Elianto Major CMP Amendment
DATE PREPARED: 10/15/26	**DISTRICT NO.:** No. 4
STAFF LIAISON: Ken Galica, Planning Manager, kgalica@buckeyeaz.gov, (623) 349-6214	
DEPARTMENT: Development Services	**AGENDA ITEM TYPE:** Public Hearing and Non Consent - New Business Items

ACTION/MOTION: (This language identifies the formal motion to be made by the Council)
No action will be taken on this item. The item and the accompanying public hearing is continued to the November 3, 2026 Regular Council Meeting. Council to hold a public hearing and take action on Ordinance No. 29-26 approving a Major Amendment to the Elianto Community Master Plan ("CMP") as described in Case No. PLZZ26-0003 to reduce the size of the CMP from approximately 3,931 acres to approximately 1,104.6 acres by removing approximately 2,771 acres located north of Thomas Road, south of Bethany Home Road alignment, east of Sun Valley Parkway, and west of Turner Road alignment, removed acreage is proposed to be rezoned separately through The Cascade Planned Area Development (PAD); and, providing for repeal of conflicting ordinances and severability.

GOALS AND OBJECTIVES FOR THE STRATEGIC PLAN FOCUS AREAS:
A Safe and Sustainable Quality of Life

SUMMARY

PROJECT DESCRIPTION:
William E. Lally, Tiffany & Bosco, P.A., on behalf of the affected property owners, is requesting approval of a Major Amendment to the Elianto Community Master Plan (CMP). The amendment would remove approximately 2,771 acres from the existing Elianto CMP, reducing the CMP from approximately 3,931 acres to approximately 1,104.6 acres located west of Sun Valley Parkway. No changes are proposed to the land use plan, development standards, or development allowances applicable to the property remaining within the Elianto CMP. The removed acreage is proposed to be rezoned separately through The Cascade Planned Area Development (PAD).

The Planning and Zoning Commission held a public hearing on September 22, 2026, and unanimously voted to recommend approval of the Major CMP Amendment to the City Council. Please review the attached staff report and exhibits for additional information and analysis.

BENEFITS:

The proposed amendment allows a substantial, contiguous portion of the undeveloped Elianto CMP to be replanned under a contemporary master planned community framework while preserving the existing entitlements applicable to the approximately 1,104.6 acres remaining within Elianto. The amendment also establishes a clearer separation between the two planning areas, with Sun Valley Parkway providing a logical boundary, and allows the removed acreage to be comprehensively planned through The Cascade PAD without altering the previously approved development rights of the retained Elianto property.

FINANCIAL IMPACT STATEMENT:
See Planning Items Financial Impact Statement, below.

FINANCIAL IMPACT STATEMENT:
Although a fiscal impact analysis has not been conducted on this specific project, all new development will have an ongoing fiscal impact on the city. The development is responsible for construction of all infrastructure necessary to serve the site and will generate one-time revenue for the city such as permit fees, construction sales tax and development impact fees. Longer term fiscal impacts include increased demands for municipal services, the costs of which may or may not be offset by increased property values/tax levies, city sales tax, state shared revenues and the increased demand for commercial and retail development. Any areas that will be maintained by the city are constructed by the developer and then conveyed to the city two years after construction.

Items related to a project or facility location must include an attached vicinity map for Council Review.
ATTACHMENTS:
PLZZ-26-0003 Elianto Major CMPA -Council Staff Report - 10-20-26.docx
Exhibit A - Vicinity Map.pdf
Exhibit B - Zoning Map.pdf
Exhibit C - General Plan Map.pdf
Exhibit D - Proposed Amended Elianto CMP Narrative.pdf
Exhibit E - Citizen Participation Plan.pdf
Elianto CMPA and The Cascade PAD & DA (10-20-26 Council).pptx
Ordinance No. 29-26 Elianto Major Amendmentwith Exhibits.pdf
2026.10.13 Continuance Request.pdf

MAJOR CMP AMENDMENT

Report to the Mayor and City Council

CASE NUMBER:	**PLZZ-26-0003**
TITLE:	**Elianto Major Community Master Plan (CMP) Amendment**
MEETING DATE:	**October 20, 2026**

Applicant:	William E. Lally, Tiffany & Bosco, P.A
Owner(s):	Elianto LandValorem LP, CRG Thomas Road Partners LLC, and Ben-Horin Family Trust/SVP 360 LLLP (owners of the property proposed for removal from the Elianto CMP)
Request:	Major Amendment to the approximately 3,931-acre Elianto Community Master Plan (CMP), removing approximately 2,771 acres owned by Elianto LandValorem LP, CRG Thomas Road Partners LLC, and Ben-Horin Family Trust/SVP 360 LLLP from the CMP to facilitate development of those properties under the concurrently proposed The Cascade Planned Area Development (PAD), while maintaining the previously approved land uses, densities, development standards, and design requirements applicable to the approximately 1,104.6 acres remaining within the Elianto CMP.
District(s):	4
Location:	Area generally located north of Thomas Road, south of the Bethany Home Road alignment, east of the Johnson Road alignment, and west of the Turner Road alignment, on both sides of Sun Valley Parkway (Exhibits A, B, and C).
Site size:	Approximately 3,931 acres
Public input:	An advertised neighborhood meeting was held on April 20, 2026 at Tartesso Elementary School. Two members of the public attended and expressed support for the proposal, and a written letter of support was subsequently received from an adjacent property owner. One member of the public spoke during the September 22, 2026 Planning and Zoning Commission public hearing and expressed concern regarding the public notification process and the potential effect of the amendment on area schools. No other substantive concerns with the proposal were

identified. No opposition to the proposal has been received. All required notices of this public hearing are scheduled to be completed.

Recommendation: **Conduct a public hearing and adopt an Ordinance approving the proposed CMP Amendment**

PROJECT DESCRIPTION

1. William E. Lally, Tiffany & Bosco, P.A., on behalf of the owners of the property proposed for removal from the Elianto Community Master Plan ("CMP"), is requesting approval (Exhibit D) of a Major Community Master Plan Amendment ("CMPA") to the Elianto CMP. The approximately 3,931-acre CMP area is generally located north of Thomas Road, south of the Bethany Home Road alignment, east of the Johnson Road alignment, and west of the Turner Road alignment, on both sides of Sun Valley Parkway (Exhibits A, B, and C). The amendment would remove approximately 2,771 acres from the existing CMP in coordination with the separately proposed The Cascade Planned Area Development ("PAD").
2. The Elianto CMP was approved in 2004 and established a large-scale master planned community consisting primarily of residential neighborhoods with supporting commercial, mixed-use, educational, recreational, and open space uses. The approved CMP encompasses approximately 3,931 acres and is organized into four villages.
3. The proposed CMPA would remove approximately 2,771 acres located east of Sun Valley Parkway from the Elianto CMP boundary. Those properties are proposed to be entitled and developed under the concurrently proposed The Cascade PAD. Following the amendment, approximately 1,104.6 acres would remain within the Elianto CMP, consisting of all of existing Village 4 and the retained portion of existing Village 1. The amendment therefore reduces the CMP from four villages to two.
4. The approximately 1,104.6 acres remaining within the Elianto CMP would continue to be governed by the land use designations, density allowances, development standards, and design requirements previously established by the CMP. The retained area is allocated a maximum of 5,649 dwelling units, including 4,294 dwelling units within existing Village 4 and 1,355 dwelling units within the retained portion of existing Village 1. These allocations are based on the land use designations and density allowances contained in the approved CMP rather than the creation of new residential entitlements through this amendment.
5. Other than modifications necessary to remove the approximately 2,771 acres from the CMP boundary and related revisions to the narrative, exhibits, tables, and graphics for

internal consistency, no substantive changes to the development framework applicable to the remaining Elianto CMP are proposed. The amended CMP updates acreage references and other related information to reflect the revised CMP boundary.

AREA CONTEXT:

	LAND USE	GENERAL PLAN	ZONING
Subject Property	**Unimproved desert**	**Master Planned Community (MPC)**	**Planned Community (PC) with Elianto Community Master Plan (CMP) Overlay**
North	Unimproved desert	Master Planned Community	Primarily Planned Community (PC) with Sun Valley South CMP overlay; smaller pockets of PC with Valle del Rio CMP overlay and PC without overlay
East	Unimproved desert	Master Planned Community and Neighborhood	Primarily Planned Community (PC) without overlay; smaller pockets of PC with Tartesso CMP overlay and PC with Valle del Sol CMP overlay
South	Unimproved desert	Master Planned Community, Neighborhood, and Business Commerce	Primarily Planned Community (PC) with Tartesso CMP overlay; smaller pockets of PC without overlay, Planned Residential (PR), and General Commerce (GC)
West	Primarily unimproved desert, with a portion adjacent to developed residential neighborhoods in Tartesso	Master Planned Community and Neighborhood	Primarily Planned Community (PC) with Tartesso West CMP overlay; smaller pockets of PC without overlay, General Commerce (GC), and Commercial Center (CC)

PUBLIC PARTICIPATION SUMMARY:

6. A neighborhood meeting providing an opportunity for interested parties to learn more about the proposed Elianto Major CMP Amendment and The Cascade PAD was held on April 20, 2026 at 5:30 P.M. at Tartesso Elementary School. Written notices were provided to property owners within 500 feet of the subject property prior to the meeting. In addition to the applicant team and City staff, two members of the public attended, both

expressing support for the proposal. One attendee represented property within the remaining Elianto CMP and stated that additional residential development would benefit surrounding properties. Following the meeting, an adjacent property owner submitted a written letter supporting the proposed PAD and removal of the eastern portion of Elianto from the existing CMP framework. The applicant also reported receiving general questions regarding access from a representative of an adjacent property, but no opposition to the request has been received.

7. One member of the public spoke during the September 22, 2026 Planning and Zoning Commission public hearing. The speaker expressed concern regarding the public notification process and requested that the proposal not negatively affect area schools. No other substantive concerns with the proposal were identified. The Commission unanimously recommended approval of the proposed CMP Amendment.

8. All required notifications of this public hearing are scheduled for completion at least fifteen (15) days in advance of the meeting date, as follows:

Notification Element	Date
Published in the Arizona Business Gazette Republic Edition	To be completed by October 5, 2026
Site Posted	To be completed by October 5, 2026
Mailing Notice to Property Owners Within 500 Feet of Site	To be completed by October 5, 2026

BACKGROUND:

9. In 2004, the City Council adopted Ordinance No. 66-04, approving a Major Amendment to the Tartesso North Community Master Plan. The amendment replaced the previously approved Tartesso North CMP and renamed the master planned community as Elianto. The resulting Elianto CMP encompassed approximately 3,931 acres, reorganizing the project into four villages and establishing a predominantly residential land use pattern supported by commercial and mixed-use areas, schools, parks, recreational amenities, and open space. Commercial and mixed-use areas were generally concentrated along Sun Valley Parkway, with residential neighborhoods comprising the majority of the planned community.

10. No subsequent amendments to the Elianto CMP have been approved since adoption of Ordinance No. 66-04, and no portion of the Elianto CMP has developed to date. The

current request therefore represents the first modification to the CMP since its 2004 approval.

11. The proposed amendment would remove approximately 2,771 acres from the Elianto CMP in conjunction with the separately proposed The Cascade PAD, leaving approximately 1,104.6 acres to continue under the Elianto CMP framework.
12. The Planning and Zoning Commission conducted a public hearing and recommended approval of this item on September 22, 2026.

ANALYSIS:

13. The proposed CMPA does not modify the land use plan, permitted uses, residential densities, development standards, or design requirements applicable to the approximately 1,104.6 acres that will remain within the Elianto CMP. Rather, the amendment primarily consists of revisions necessary to remove approximately 2,771 acres from the CMP boundary and to update related narrative, exhibits, tables, and graphics to reflect the reduced planning area.
14. The approximately 1,104.6 acres remaining within the Elianto CMP would retain a maximum of 5,649 dwelling units, including 4,294 dwelling units within existing Village 4 and 1,355 dwelling units within the retained portion of existing Village 1. These allocations are based on the land use designations and density allowances established by the approved Elianto CMP; accordingly, the proposed amendment does not increase residential density or create additional dwelling unit entitlements within the remaining CMP area.
15. The approximately 2,771 acres proposed for removal from the Elianto CMP are intended to be governed by the separately proposed The Cascade PAD. Staff believes that establishing a separate planning framework for this portion of the property is appropriate given that the entire Elianto CMP remains undeveloped and the acreage proposed for removal represents a substantial, contiguous area capable of being comprehensively replanned, with Sun Valley Parkway providing a logical break between the areas proposed for removal and the acreage that will remain within the Elianto CMP. Removal of the eastern acreage from the 2004 Elianto framework will allow that property to be planned under a more contemporary master planned community vision, while allowing the approximately 1,104.6 acres remaining within Elianto to retain the land use and development framework previously approved by City Council.

RECOMMENDATION:

16. Staff recommends the City Council conduct a public hearing and adopt an Ordinance approving the proposed Elianto Major CMP Amendment, Application PLZZ-26-0003, for the reasons outlined within the analysis section of this staff report.

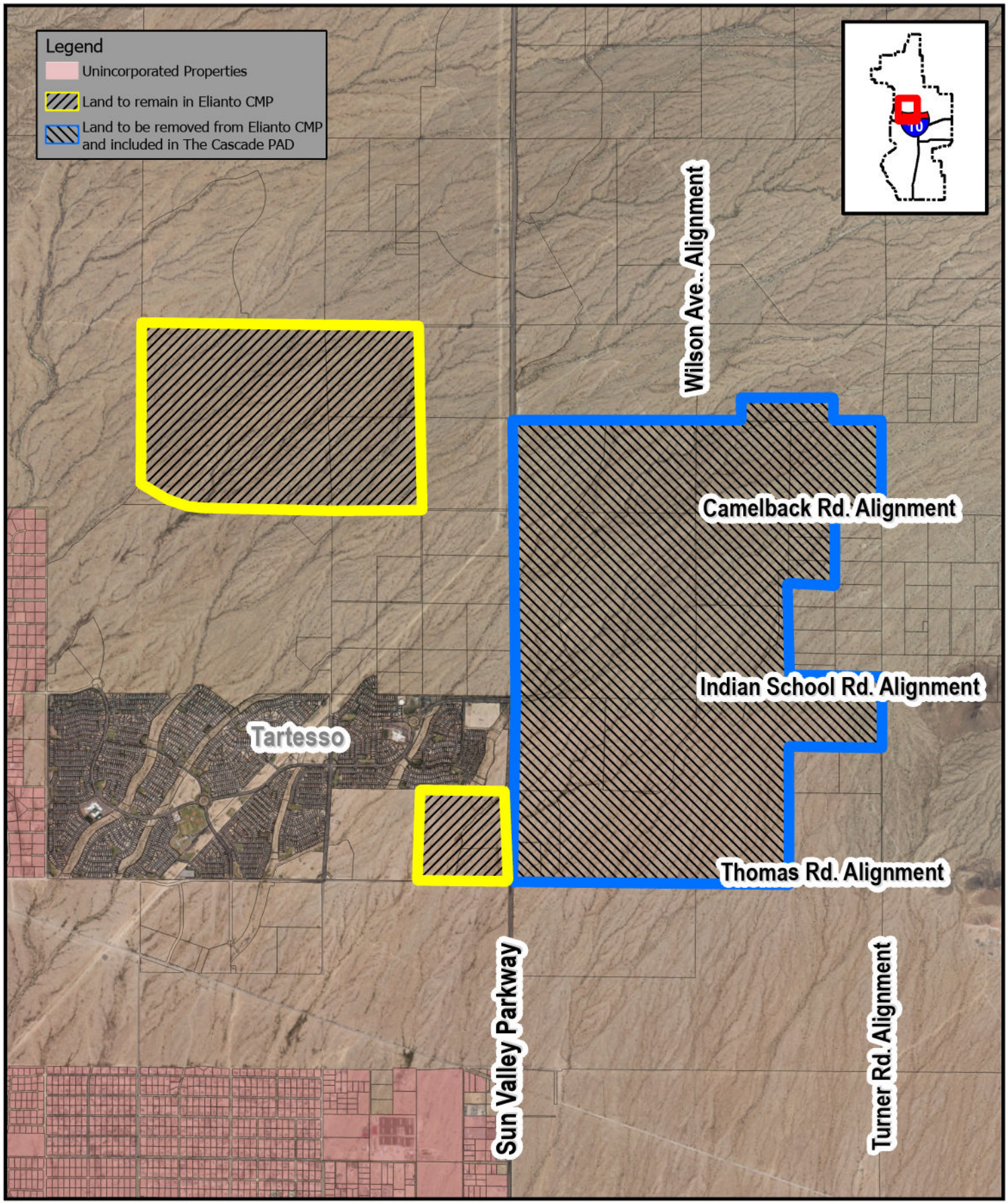
ATTACHMENTS:

- Exhibit A – Aerial Vicinity Map
- Exhibit B – Zoning Vicinity Map
- Exhibit C – General Plan Land Use Map
- Exhibit D – Elianto CMP Amendment Narrative
- Exhibit E – Citizen Participation Plan

Prepared By:
Ken Galica, Planning Manager

Reviewed By:
Adam Copeland, Deputy Planning Director

Exhibit A

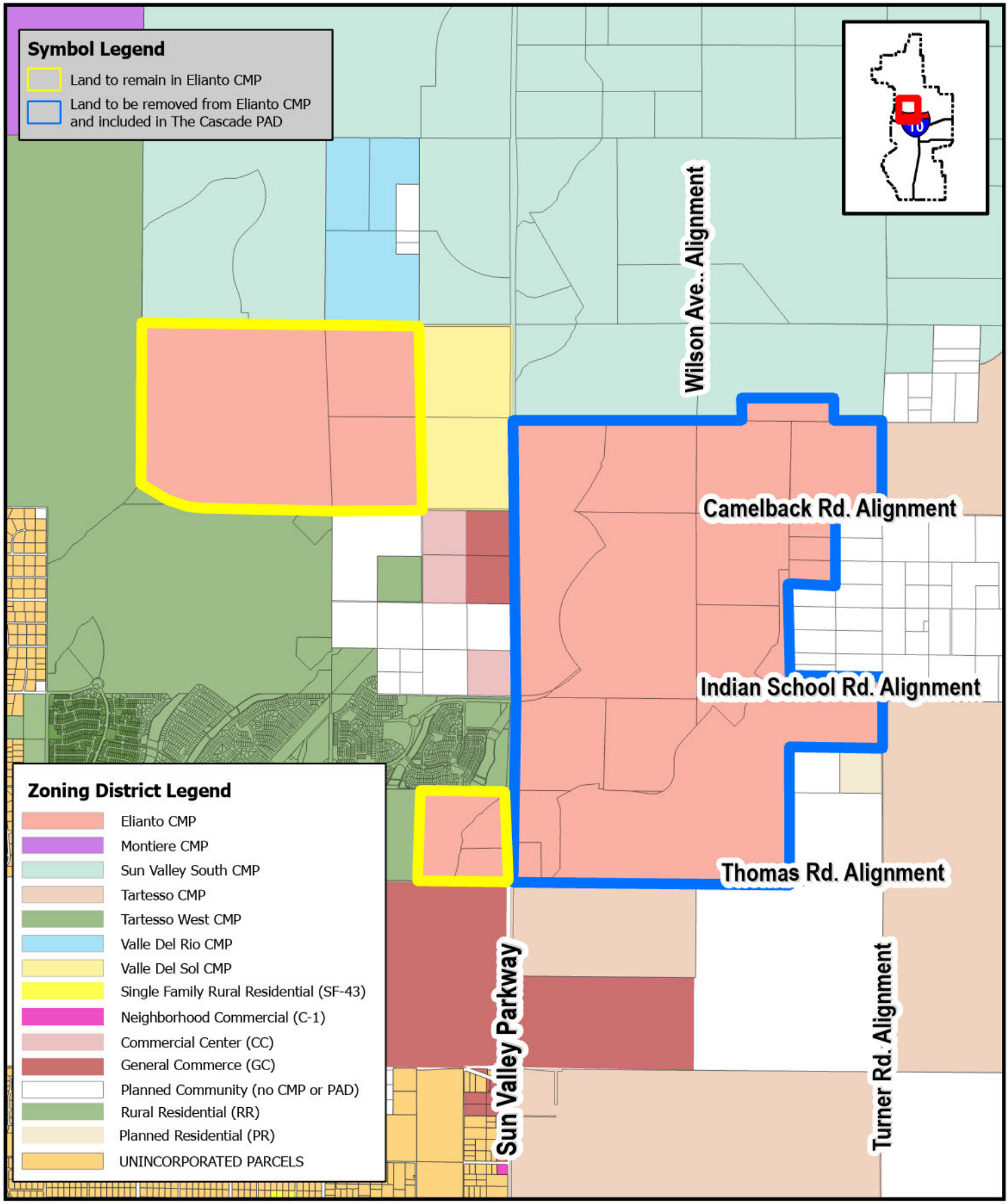


VICINITY MAP

PLZZ-25-0014 and PLZZ-26-0003
Elianto Major CMP Amendment and The Cascade PAD
Council District #4

BUCKEYE ARIZONA

N W E S



ZONING MAP

PLZZ-25-0014 and PLZZ-26-0003

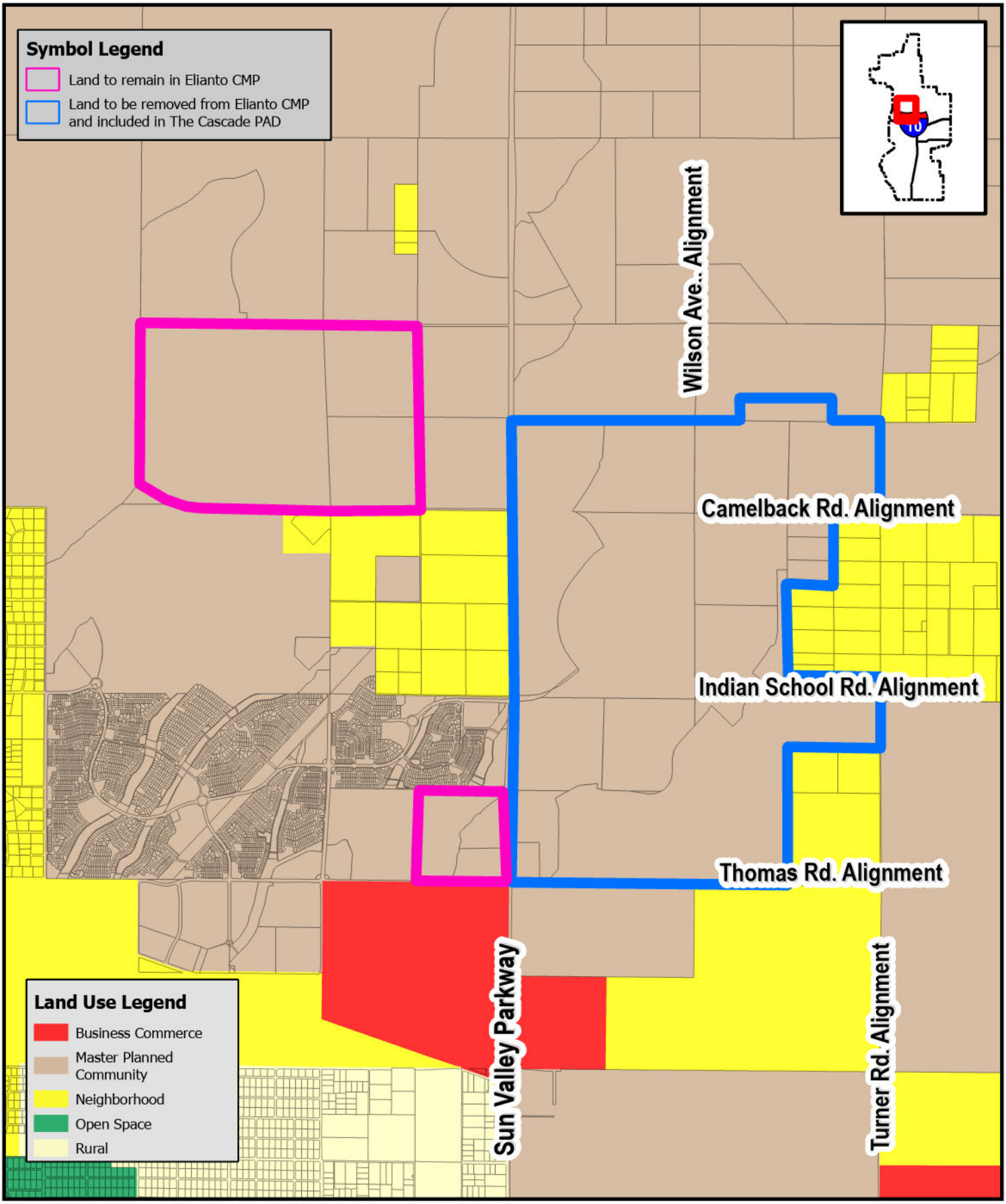
Elianto Major CMP Amendment and The Cascade PAD

Council District #4

BUCKEYE ARIZONA

N W E S

Exhibit C



GENERAL PLAN LAND USE MAP

PLZZ-25-0014 and PLZZ-26-0003

Elianto Major CMP Amendment and The Cascade PAD

Council District #4

Exhibit D

August 27, 2026

Ken Galica
Buckeye Planning and Zoning Department
845 N. 215th Ave. Suite 137
Buckeye, AZ 85326

Elianto CMP Amendment
PLZZ-26-0003
1,104.6 Acre Remainder Property
ABLA

Mr. Galica,

This letter serves to describe the request and proposed amendments to the approved Elianto Community Master Plan ("CMP"). The Elianto CMP was approved in 2004 and applies to approximately 3,931 acres of land, which includes a mix of residential, commercial, educational, and open space uses.

At the direction of the City of Buckeye Planning and Zoning Department, as communicated on March 11, 2026, this request is being processed as a Major CMP Amendment ("CMPA") to facilitate the removal of a portion of the property from the existing CMP in coordination with a separate Planned Area Development ("PAD").

A portion of the Elianto CMP, under the ownership of Elianto LandValorem LP, CRG Thomas Road Partners LLC, and Ben-Horin Family Trust/SVPO 360 LLLP, has been delineated for removal from the CMP. Mattamy Homes, acting as the Master Developer for the proposed The Cascade PAD, has delineated approximately 2,757.22 acres to be entitled and developed under the proposed The Cascade PAD framework.

The remaining approximately 1,104.6 acres (the "Remainder Elianto Property") will remain as originally approved under the Elianto CMP. The approximately 55.33-acre difference between the approximate 3,931-acre area stated in the approved CMP, the 2,771.07-acre proposed The Cascade PAD area, and the 1,104.6-acre Remainder Elianto Property results from inconsistencies among the acreage figures contained in the approved CMP. The stated CMP acreage does not reconcile with the Village totals, the individual land use acreages described in the narrative, or the parcel acreages depicted on the approved Master Plan. The proposed PAD and Remainder Elianto Property acreages are based on the current delineation of the respective boundaries and together account for the property subject to this amendment.

The purpose of the following document is to remove the 2,771.07-acre portion from the approved Elianto CMP through edits to the original Elianto CMP that revise the boundary, text, tables, and graphics which include this area, leaving only those provisions applicable to the Remainder Elianto Property.

310 E Rio Salado Parkway
Tempe, AZ 85281
480.530.0077
info@ablastudio.com
ABLASTUDIO.COM

PLZZ-26-0003 RECEIVED AUG 27 2026 WD

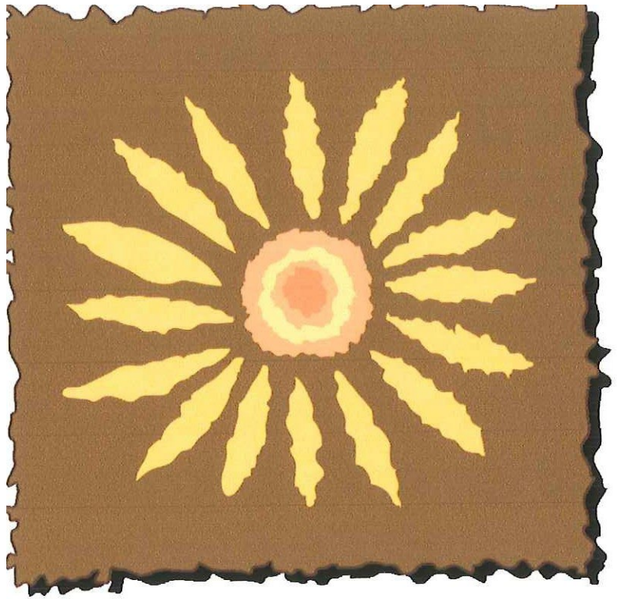
An allocation table summarizing acreage and dwelling unit distribution for the Remainder Elianto Property is included with this submittal. The Remainder Elianto Property is allocated a maximum of 5,649 dwelling units, resulting in an overall density of approximately 5.11 dwelling units per acre across the 1,104.6-acre area. This allocation is based on the land use designations, density allowances, and dwelling unit allocations established by the approved Elianto CMP. Of the total 5,649 dwelling units, 4,294 dwelling units are allocated to the area currently identified as Village 4, which is located entirely within the Remainder Elianto Property and retains the dwelling unit allocation expressly identified for that Village in the approved CMP.

The remaining 1,355 dwelling units included within the 5,649-unit maximum are allocated to the portion of existing Village 1 located within the Remainder Elianto Property. The 1,355 dwelling units were calculated by applying the CMP density allowances to the retained residential and Mixed-Use parcels within that area, including ten (10) dwelling units per acre for the Medium Density Residential parcel and up to twenty-five (25) dwelling units per acre for the Mixed-Use parcel. The retained Commercial parcel was not assigned residential dwelling units. As part of this amendment, the CMP is being reduced from four (4) Villages to two (2) Villages, consisting of the retained portion of existing Village 1 and all of existing Village 4. The allocation table identifies the acreage, land use designation, applicable density, and resulting dwelling unit allocation by Parcel.

Three (3) exhibits are included with this submittal to illustrate the amendment area and resulting CMPA boundaries. The Existing Elianto CMP exhibit depicts the currently approved CMP boundary. The Elianto CMP and Elianto PAD exhibit illustrates the delineation of land being removed from the CMP to establish the Elianto PAD. The Remainder Elianto CMP exhibit depicts the portion of the property that will remain governed by the CMPA following approval of this amendment

Additions to the text are shown in **bold and highlighted green**, and text highlighted yellow and shown with ~~strikethrough~~ represents content being removed from the CMP. Other than the removal of the 2,757.22-acre portion and associated updates for internal consistency, no additional revisions to the Elianto CMP are proposed.

COMMUNITY MASTER PLAN AMENDMENTS



ELIANTO

A MASTER PLANNED COMMUNITY
(formerly Tartesso North)

LENNAR COMMUNITIES DEVELOPMENT

Identity

As described above, the Property was originally planned and themed in conjunction with the Tartesso master planned community. As such, the Tartesso North CMP reflects a consistency in design, development and integration of land uses. In order to reflect the new vision and identity of this community, Lennar proposes to change the name to Elianto. Elianto means "sunflower" in Italian. Lennar wants to establish Elianto as a separate community with its own identity and character. Along with the change in identity, Lennar proposed to change the look of Elianto with new design themes, entry monumentation, plant palette, and wall theme and community entrances to reflect the identity of a new community.

Community Design

Community design and theming reflect the increased focus on the natural desert that makes up and surrounds the site. Large portions of the property will be dedicated to preservation of existing washes and wildlife habitat. ~~Approximately 800 acres will be developed as natural open space as a part of flood control efforts.~~ The open space is a significant amenity to this community. ~~With 26.8% of the site devoted to community open spaces, schools, parks, trails and wildlife habitats,~~ Elianto residents and visitors will be able to enjoy the outdoors and natural environment.

The community theme is based on simple materials that reflect the casual and natural atmosphere. Rustic rubble stonework with filled grout joints are made to appear as constructed from rock collected on site. The stonework is combined with subtle use of split-face masonry. The masonry is combined to provide texture and interesting shadow patterns that change throughout the day. The understated walls provide a neutral background to highlight the desert plantings. The blocks are angled to create a deep shadow pattern at signage locations that accentuate and contrast bold, pinned on lettering that is lighted for visibility. Trellis and stone columns are repeated throughout the project, to provide unity between entry monuments, signage and major drainage structures.

A distinctive sunflower logo will be repeated as an outline within specialty paving and pedestrian node areas. A metal outline logo will be used and applied to the stone columns to reinforce the sunflower as a project icon. The logo will also be used as the basis for signage and other community identification.

Trails and outdoor community spaces will be enhanced over the original design, to increase the emphasis on interaction with the natural surrounding and active lifestyles. A hierarchy of trail types and experiences is designed to provide a variety of challenging experience for diverse users. Trail loops are routed to provide loops of varying lengths, that will allow residents to have a variety of trail experiences and lengths without crossing major roadways. Longer routes are also possible through the use of lighted crossings, or using traffic lights activated by the user. The trail system contains several different trail types and surfaces, as well as grades varying from fully ADA accessible

routes to more challenging routes. Interpretive signage will be utilized to help residents better understand and appreciate the Sonoran desert ecosystem; signage will be concentrated along the major trails. One of the trail areas will be devoted to a barrier free interpretive garden tentatively located near the high school site.

The trail system has been enhanced with a series of major and minor trail node / rest areas that will provide places for rest and quiet contemplation. Major trail nodes will have seating for groups up to 20 people allowing for a variety of uses. Enhanced paving utilizing tree grates, patterned concrete and a kiosk, containing a community bulletin board, will also be provided. Minor trail nodes will also contain shaded seating and enhanced paving.

Planting will further enhance the desert theme and will be comprised of plants that are low water use and desert adapted. The majority of species used will be Sonoran Desert natives; selected accents of plants native to other desert areas will be used in limited areas. Trees salvaged from the site will be used at entry areas, focal points, medians and streetscape areas to provide strong desert character and a link to the surrounding desert. Nursery grown native trees will be utilized for the majority of streetscape plantings, nursery grown trees will be planted in regular groves to shade meandering sidewalks and trails. Strong architectural groupings of bold accent plants will be featured at entry monuments and other focal points.

Open spaces will be treated in a variety of ways based on intended use of the space. Larger retention areas within neighborhoods will be provided with turf areas limited to areas and sizes that can be used for active or passive play by residents. In addition, tot lot areas with shade ramadas and other amenities such as grills and picnic tables will be provided. Other retention and open space areas will be planted in a variety of native plantings that will provide transition between streetscapes, neighborhoods, other developed areas and natural surroundings. The remainder of open space areas will be focused on enhancing wildlife habitat; areas devoted to wildlife will be maintained in a manner that maximizes habitat value. Wildlife areas will be planted with native species in ratios and associations typical of the area.

All planting areas will feature a natural looking desert pavement treatment. The final grade soil surface will be raked and washed to bring the gravel and sand in the site soil to the surface creating a realistic desert surface. The desert pavement will provide a nearly seamless transition from maintained areas to the wild areas and the surrounding dese1t. Rocks larger than 3" in diameter will be partially buried by hand to provide the most natural appearing surface possible. Use of pre-emergent herbicides will be restricted to intensively landscaped areas. This will allow for natural seeding and recruitment of native plants throughout the landscape, further blending the line between natural areas and landscape.

Land Use

Elianto will retain the Village concept established by Tartesso North. However, as part of this CMP amendment, we propose to decrease the number for Villages from **4 to 2** ~~6 to 4~~. Densities of individual residential projects/subdivisions will still vary from 2 dwelling units per acre up to 25 dwelling units per acre. The overall density of Elianto is proposed to be ~~3.47~~ **5.11** du/acre with a maximum of ~~13,661.8~~ **5,649 dwelling** units. ~~This density is specifically permitted by the Tartesso North CMP.~~

Attached to this narrative are land use charts that show target densities for individual parcels in the medium and high density residential category. The density for each parcel will be determined at the time of preliminary plat stage. Individual lot layouts, street patterns, amenities and drainage solutions will also be reflected on the preliminary plat.

The target densities for the medium high and high density residential parcels range from a low of 4.6 units per acre, up to 25 dwelling units per acre. These are typical densities of attached units in cluster, condominium and apartment developments in Maricopa County. The development will bring a mix of land uses and price ranges that will be essential to the development and growth of Elianto and the ~~Town~~ **City** of Buckeye.

As previously mentioned, Tartesso North is primarily a residential community with supporting non-residential, mixed use and commercial uses and an extensive recreational and open space system. ~~Five (5) schools sites are provided throughout the community. Each Village has a designated school site. The High School site is located in Village 3. We have discussed these proposed sites~~ **Coordination** with representatives of ~~the Ruth Fisher Elementary School District and~~ the Saddle Mountain Unified School District **will occur during future planning stages if enrollment impacts are anticipated**. A copy of the letter from the Saddle Mountain Unified School District is attached. The circulation system is integrated with the land use plan through the arterial and collector street pattern described in the Task Traffic Study.

Village Character

Elianto will be planned as a series of ~~four~~ **two (2)** Villages. Development within each Village will be phased. Primary access will remain Sun Valley Parkway. Residents will be dispersed to the Villages using the system of arterial and collector streets.

Elianto Village One

Elianto Village One is located in southern portion of the community on ~~either~~ **the west** side of the Sun Valley Parkway. The general boundaries of Elianto Village One are Thomas Road on the south, Sun Valley Parkway on the ~~west~~ **east** and ~~Turner~~ **Bruner** Road on the ~~east~~ **west**. ~~Al Gardner, the original owner of Tartesso North,~~ **Buckeye Tartesso LLC** will retain the ownership rights to the **approximately 150.26** ~~116~~ acre parcel located west of Sun Valley Parkway and north of Thomas Road ~~(the "Gardner Parcel"). However, the Gardner Parcel will be planned~~ and **shall be** developed as part of the Elianto master plan.

~~Elianto Village One consists of all of Tartesso North Village 1 and a portion of Tartesso North Village 3. In addition, Elianto Village One includes a 160 acre out parcel located at the northeast corner of Thomas Road and the proposed Wilson Avenue alignment (the "160 acre parcel") and a 20 acre parcel located at the northeast corner of Indian School Road and Turner Road (the "20 acre parcel"). Neither the 160 acre parcel nor the 20 acre parcel were included as part of the Tartesso North CMP. With the addition of the 160 acre parcel and the 20 acre parcel, the approximate size of Elianto Village One is 914.7 acres.~~

The ~~Tartesso North~~ **Elianto** CMP classifies ~~Tartesso North~~ **Elianto** Village 1 as a mixed use parcel primarily designed for **medium density residential and some** commercial uses ~~and some medium density residential~~.
~~As part of a previously approved minor amendment, dated September 3, 2003, the Tartesso North CMP land plan was revised to reflect the relocation of certain medium density residential and mixed use parcels. The purpose of the minor amendment was to move medium density residential parcels to the southern portion of the community to allow for the efficient build out of the residential segment of the community prior to the development of the mixed use or commercial portion of the Property.~~

Elianto Village One consists of approximately **75.5** ~~562.1~~ acres of medium density residential, ~~an 11.6 acre elementary school site, a 5.3 acre park site, 168.2 acres of~~ combined open space, approximately **29.8** ~~47.6~~ acres of commercial and approximately **24.0** ~~67.3~~ acres of mixed use ~~and 52.8 acres for rights of way~~. Elianto Village One ~~will have approximately~~ **permits up to 1,355 dwelling** ~~2,785 residential~~ units.

Elianto Village One **may** ~~will~~ be developed in ~~three~~ phases. **Phasing may occur between residential, mixed-use, and commercial land uses, and development of these uses is not required to follow a specific sequence.** ~~We anticipate that the first phase will include the medium density residential located in the center of Elianto Village 1.~~
~~The second phase will include the medium density residential, located east of the first phase and west of the Wilson alignment. Third phase will include the mixed use and commercial corner that is located at the northeast corner of Sun Valley Parkway and Thomas Road alignment. A phasing exhibit is attached as part of the amendment.~~

~~Elianto Village Two~~

~~Elianto Village Two is located north of Elianto Village One and contains several uses, including residential, mixed use and commercial. The Sun Valley Parkway continues to be the primary access to Elianto Village Two and a large influence on the land design. Camelback Road serves as the northern boundary to Elianto Village Two and a demarcation line between Elianto Village Two and Elianto Village Three. Elianto Village Two incorporates portions of Tartesso North Village 1, Tartesso North Village 2, Tartesso North Village 3 and Tartesso North Village 4.~~

~~Similar to the Tartesso North land plan, a large portion of Elianto Village Two is devoted to mixed use and commercial. The Mixed Use and Commercial parcels are planned adjacent to Sun Valley Parkway, with Indian School Road as the southern boundary and Camelback Road as the northern boundary. The land to the east of the~~

~~Commercial/Mixed Use parcels transitions from high density residential to medium density residential.~~

~~The approximate size of Elianto Village 2 is 1,094.2 acres with approximately 3,437 residential units. Elianto Village Two consists of approximately 309 acres of mixed use, 49.5 acres of commercial, 231.7 acres of open space, 399.8 acres of medium density residential, 35.8 acres of high density residential, an 11.4 acre elementary school site, two neighborhoods park sites, approximately 6.6 acres and 5.2 acres in size, respectively, and 60.1 acres of rights of way.~~

~~Elianto Village Two will be developed in three phases. The residential portion will be developed in the first phase.~~

~~Elianto Village Three~~

~~Elianto Village Three is located in the northern portion of the community. This Village provides a mix of medium density, medium high and high density residential neighborhoods as well as mixed use and commercial users. In addition, Elianto Village Three will contain a 50.8 acre high school site, a 12.9 elementary school site and a two park sites, approximately 4.9 acres and 28.8 acres in size. Similar to Elianto Village Two, the commercial and mixed uses are located adjacent to Sun Valley Parkway. All Commercial and Mixed Use parcels were specifically planned adjacent to Sun Valley Parkway in an attempt to further the Town of Buckeye's vision of developing Sun Valley Parkway as a major commercial corridor.~~

~~The approximate size of Elianto Village Three is 918.3. Elianto Village Three contains 339 acres of medium density residential, 79 acres of medium/high density residential and 20.8 acres of high density residential. In addition, Elianto Village Three includes a 50.8 acre high school site. The high school site will serve as the high school for the community. Because of its adjacency to Sun Valley Parkway, commercial and mixed use are also major land uses in Elianto Village Three, with approximately 22.7 acres of commercial and 123.6 acres of mixed use. In addition, there will be a 12.9 acre elementary school site, two community parks which will be 4.9 acres and 28.8 acres in size, 185.5 acres of open space and 50.6 acres for rights of way.~~

~~Elianto Village Three will be developed in several phases. The first phase will be the medium density residential located in the northeastern section of the community.~~

Elianto Village Four

Elianto Village Four is located west of Sun Valley Parkway. Camelback Road, which is designated as an internal arterial, provides access to Sun Valley Parkway. Elianto Village Four is approximately the same size and scope as Tartesso North Village 6. This Village is a little removed from the Parkway, but will continue the theme and design of Elianto. Elianto Village Four is primarily a residential community with associated parks and recreational amenities. There is a commercial parcel located north of Camelback

Road. We envision that this commercial parcel will serve the surrounding neighborhoods.

Elianto Village Four is approximately 954.4 acres and will have approximately 4,294 **dwelling** ~~residential~~ units. The land use mix consists of ~~570.1~~ **548.5** acres of medium density residential, ~~95.2~~ **91.7** acres of medium/high density residential and 28.8 acres of high density residential. In addition, Elianto Village Four ~~will~~ ~~have 22~~ **includes approximately 21.2 acres** of commercial, an 11**.0** ~~.4~~ acre elementary school site, two community park sites, that are ~~5.2~~ **approximately 5.0** acres in size and ~~19.8~~ **approximately 19.1** acres in size, 151.7 acres of open space and 50.2 acres for rights of way.

In summary, Elianto continues the residential theme and character of Tartesso North. Higher intensity commercial and mixed uses remain adjacent to Sun Valley Parkway. Medium Density Residential is still the major land use category comprising **approximately 56.4%** ~~46%~~ of the land use. ~~The commercial and mixed use percentages are almost identical to the land use mix proposed in Tartesso North.~~ Moreover, by restructuring Villages and realigning roadways, we have been able to develop an efficient land use and development plan for this community.

~~While the total number of villages has decreased, the overall mix of land uses has not changed.~~ Land use percentages may change slightly due to the incorporation of additional parcels, realignment of roadway and redefining wash categories. Through the realignment of roadways and the refinement of the jurisdictional washes, we were able to add developable land that we reallocated to the adjacent parcel. Attached for your review is a land use table which compares the Tartesso North land use percentages with the proposed Elianto land use percentage. ~~By way of an example, you can see that the even with the addition of 180 acres, the medium density land use percentage only increases 1.9%.~~

~~Incorporation of Out Parcels~~

~~In order to promote the efficient development of Elianto, Lennar proposes to incorporate two out parcels into the Elianto master planned community. The first parcel that Lennar would like to rezone and incorporate is a 160 acre out parcel located at the northeast corner of Thomas Road and the proposed Wilson Avenue alignment (the "160 acre parcel"). The 160 acre parcel is located in the southern portion of the Elianto community. The second parcel is a 20 acre parcel located at the northeast corner of Indian School Road and Turner Road (the "20 acre parcel"). With the addition of these two parcels, Elianto will be approximately 3,931 acres.~~

~~The Town's Land Use Map currently designates the 160 acre parcel as General Commerce. As part of this application we are filing a minor land use amendment to change the land use designation from General Commerce to Planned Community. In addition, we are including a rezoning narrative to rezone the 160 acres to Planned Community. The 160 acre parcel will be incorporated into the Elianto Master Plan Community as medium density residential. The 20 acre parcel is currently designated as~~

~~Planned Community. We intend to keep the Planned Community designation on the 20 acre parcel and develop the parcel as open space.~~

~~Both parcels will become part of Elianto Village One. The 160 acre parcel will be designated medium density residential, similar to the surrounding parcels. The 160 acre parcel is subject to the same design guidelines, criteria and open space requirements established by the Tartesso North CMP. The 20 acre parcel will be designated as open space and allow Lennar to develop additional recreational/open spaces opportunities for residents of Village One.~~

Development Standards

Attached please find new development standard charts for low and medium density parcels and commercial/mixed use parcels. Charts have been amended to reflect revised development standards for our cluster product. Development standards for medium-high and high-density parcels will be submitted with individual site plans.

Cluster Products

Elianto will have several types of cluster products. These products will allow us to provide for a variety of housing products within the master plan. The cluster subdivisions may be either single family detached and single family attached dwelling units, townhouse and multi-family residential developments utilizing reduced lot sizes, unique siting and shared access to provide a variety of streetscape options. The cluster product will be located in the medium density, high density and mixed use land use categories. Overall density with not exceed maximum density as specified in land use table. A table outlining cluster product development standards is attached.

Circulation Plan

A revised traffic study has been prepared by Task Engineering and was submitted under a separate cover to the ~~Town~~ City of Buckeye for review and approval. This revised report incorporates the latest Elianto roadway layout. The report indicates the current background traffic volumes and estimates future traffic volumes. The report also makes recommendations for design of proposed infrastructure improvements for this project.

As reflected in the revised land use map and updated traffic study, street alignments have been revised and realigned to accommodate the new land use plan. Specifically, commercial and mixed use parcels have been relocated to closer to Sun Valley Parkway, with direct access from either Camelback Road or Indian School Road. This change will allow Sun Valley Parkway to develop into a regional commercial corridor, while limiting the amount of commercial traffic that will need to access the interior of community. A circulation map is attached to this submittal.

The traffic roundabouts that were so prevalent in the Tartesso North CMP have been eliminated. While attractive, traffic roundabouts often pose challenges in terms of traffic, pedestrian access, and commercial viability. The revised traffic plan and land use plan addressed these issues by removing the roundabouts and pedestrian tunnels and providing for direct pedestrian access via a collector or local street. However the new land use plan retains the intent, look and functionality of the traffic roundabouts, without the challenges.

Additionally, street alignments have been revised to mitigate the impact of washes and wash crossings. Specifically, "T" intersections are eliminated by realigning streets in a more perpendicular alignment.

Ground Water Study

A ground water study has been completed for the project. The study was prepared by Enol Montgomery & Associates and has been submitted to Arizona Department of Water Resources. This project is located with the Hassayampa Sub-basin. The ground water study outlines the project demands and determines project 100-year impacts as required by the ADWR. The report also outlines that the project meets all the requirements of the Phoenix AMA Third Management Plan.

Water Master Plan

A revised water master plan has been prepared by Coe & Van Loo Consultants, Inc. and was submitted under a separate cover to the ~~Town~~ **City** of Buckeye for review and approval. This revised report incorporates the latest Elianto roadway layout, preliminary well locations, preliminary water campus locations, and water line alignments. This report follows all guidelines in the ground water study and the ~~Town~~ **City** of Buckeye.

Sewer Master Plan

An updated sewer master plan has been prepared by Coe & Van Loo Consultants, Inc. and was submitted under a separate cover to the ~~Town~~ **City** of Buckeye for review and approval. This revised report incorporates the latest Elianto roadway layout, preliminary sewer main sizes and alignments. The report also includes information of how the Elianto project and Tartesso West project sewers interconnect and ultimately flow west to the waste water treatment plant being constructed as part of the Tartesso West project.

Conceptual Drainage Plan

A revised conceptual drainage report has been prepared by Coe & Van Loo Consultants, Inc and is attached to this submittal for review and approval by the ~~Town~~ **City** of Buckeye.
The conceptual drainage report will also be submitted for review and approval by the Maricopa County Flood Control District. The drainage report reflects the current Elianto project layout and densities. In general the drainage outlines how offsite flows will be conveyed through the project by constructing onsite detention basins. The basins will capture offsite flows and direct a lower flow south through a proposed natural open space conveyance corridor. The conceptual drainage design takes into consideration the existing onsite 404 corridors, of which approximately 80% will remain in their natural condition.

Prohibited Uses

All mining operations are a prohibited use within the Elianto Community.

ELIANTO
COMMUNITY MASTER PLAN

Development Standards

DENSITY CATEGORY	CLUSTER		MEDIUM							LOW	~~Town~~ City of Buckeye Development Code Standards Planned Community
LOT SIZE	Cluster Type	Zero Lots Z-Lots	48' X 115'	53' X 115'	58' X 115'	63' X 115'	68' X 115'	75' X 115'	85' X 120'	Varies	
RESIDENTIAL											
Minimum Subdivision Size	1 ac	N/a	N/a	N/a	N/a	N/a	N/a	N/a	N/a	N/a	
Minimum Lot Area (1)	1,000 sf	2,730 sf	5,520 sf	6,095 sf	6,670 sf	7,245 sf	7,820 sf	8,625 sf	10,200 sf	15,000 Min.	C
Minimum Lot Width-Interior Lot (2)	20'	35'	48'	53'	58'	63'	68'	75'	85'	Varies	B-45'
plat Minimum Lot Width-Corner Lot (2)	20'	35'	58'	63'	68'	73'	78'	85'	95'	Varies	B
Minimum Lot Depth	60'	70'	N/a	N/a	N/a	N/a	N/a	N/a	N/a	N/a	N/a
Maximum Building Height	40'	30'	30'	30'	30'	30'	30'	30'	30'	35'	E-30'
Front Yard Setback (Public Street) (9)	15'	10'	18' 21', 24'	18' 21', 24'	18' 21', 24'	18' 21', 24'	18' 21', 24'	18' 21', 24'	18' 21', 24'	25	A
Front Yard Setback Private Street	8'	N/a	N/a	N/a	N/a	N/a	N/a	N/a	N/a	N/a	A
Front Yard Setback-Stagger	N/a	N/a	3' Min.	3' Min.	3' Min.	3' Min.	3' Min.	3' Min.	3' Min.	n/a	A
Front/Rear to Face of Garage Door - Public Street	18'	18'	N/a	N/a	N/a	N/a	N/a	N/a	N/a	N/a	A
Front/Rear to Face of Garage Door - Private Street	4'	N/a	N/a	N/a	N/a	N/a	N/a	N/a	N/a	N/a	A
Front Yard Setback-Front of House/Garage Recessed	12' Min.	12' Min.	12' Min.	12' Min.	12' Min.	12' Min.	12' Min.	12' Min.	12' Min.	25' Min.	A
Front Yard Setback-Side Entry Garages	12' Min.	12' Min.	12' Min.	12' Min.	12' Min.	12' Min.	12' Min.	12' Min.	12' Min.	25' Min.	A
Property Line to Vertical Garage Door	N/a	N/a	18' Min.	18' Min.	18' Min.	18' Min.	18' Min.	18' Min.	18' Min.	25' Min.	A
Driveway Length	N/a	N/a	20' Min.	20' Min.	20' Min.	20' Min.	20' Min.	20' Min.	20' Min.	25' Min.	
Side Yard Setback (10)											
Interior Lot-Minimum	0'	0'/5'	5'	5'	5'	5'	5'	5'	10'	10'	A - 5'
Interior Lot-Aggregate	5'	5'	13'	13'	13'	13'	13'	13'	20'	20'	A-13'
Corner Lot- Minimum	0'	0'/5'	5'	5'	5'	5'	5'	5'	10'	10'	A,D
Corner Lot-Street Side	10'	10'	13'	13'	13'	13'	13'	15'	15'	20'	A,D
Corner Lot-Aggregate	10'	10'	18'	18'	18'	18'	18'	20'	25'	30'	A - 18'
Rear Yard Setback (4)(5)(6)	3'	5'	22', 19', 16'	22', 19', 16'	22', 19', 16'	22', 19', 16'	22', 19', 16'	22', 19', 16'	22', 19', 16'	25'	A-20'
Rear Yard Setback - Stagger			3' Min.	3' Min.	3' Min.	3' Min.	3' Min.	3' Min.	3' Min.	n/a	A
Minimum Distance Between Buildings (11) (12)	10'	10'	10'	10'	10'	10'	10'	10'	20'	20'	A-10'
Maximum Lot Coverage-Primary Structure	N/a	N/a	50%	50%	50%	50%	50%	50%	50%	40%	B
Maximum Lot Coverage-Primary Structure with Patios/Shade Structures	N/a	N/a	55%	55%	55%	55%	55%	55%	55%	45%	B
Maximum House Width	N/a	N/a	35'	40'	45'	50'	55'	60'	65'	Varies	B
Landscape Tracts-Collector Street	10'	10'	10'	10'	10'	10'	10'	10'	10'	10'	0'
Landscape Tracts-Arterial Street	20'/10'	20'/10'	20'/10'	20'/10'	20'/10'	20'/10'	20'/10'	20'/10'	20'/10'	20'/10'	0'
Landscape Tracts-Adiacent to Lots Siding Collector	25'	25'	25'	25'	25'	25'	25'	25'	25'	25'	0'

NOTES:
1. Not more than 10% of the lots within a Lot Category may be smaller than the Minimum Lot Size of that Lot Category.
2. Minimum lot widths will be measured at the front setback line.
3. In certain cases, flag lots may be designed. Flag lots shall be addressed during the preliminary plat process.
4. For Local, Collector and Arterial Streets (same due to landscape tracts).
5. Patio covers may encroach up to 10' from the rear property line, 3' in Cluster and Z-Lots. The maximum width for the patio encroachment is 50%.
6. The aggregate front and rear setback shall equal 40' except for the Low density category.
7. Non-structural architectural features such as fireplace, bay windows and pop-outs may encroach not more than 2' into sideyard setback.
8. Local to Collector and Local to Local shall have minimum of 125' offset.
9. May be reduced for Auto-courts and Landscaped tracts/easements
10. Where a side yard setback is provided, it must be a minimum of 5'.
11. Minimum separation of bldgs on same lot for Cluster Type is 10'.
12. Min. separation of bldgs for Cluster Tvpe on Adiacent Lots 0', 10' if setback is provided on at least on lot.

NOTES:
A - Setbacks shall be as required by the Rural Residential District or as determined by an approved
B - Lot coverage and lot width will be as allowed in the Rural Residential District or as determined by the Community Master Plan
C - Lot size shall be as required in the Rural Residential district unless part of an approved Community Master Plan, in which case there shall be no minimum lot size
D - Corner sideyard setbacks that are adjacent to local streets shall be a minimum of thirteen (13) feet from the property line: twenty (20) feet adjacent to collector and arterial streets.

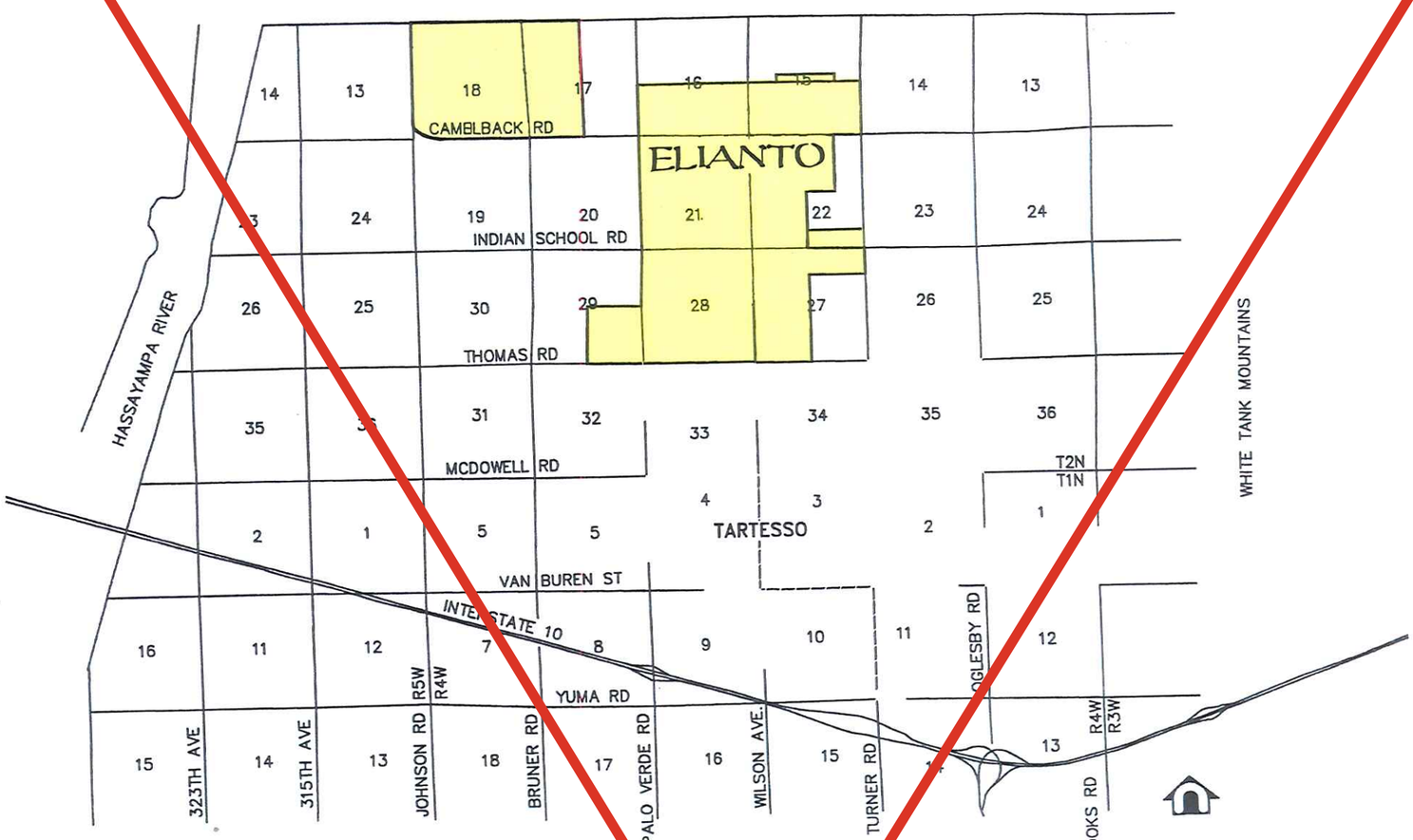
E - Building heights and separation will be as allowed in the Rural Residential District or if approved, as determined by the Community Master Plan.

The CMP prohibits mining uses within the project

ELIANTO
COMMUNITY MASTER PLAN

COMMERCIAL/MIXED USE	Elianto	~~Town~~ ~~City~~ of Buckeye Development Code Standards Commercial Center
Minimum Lot Width-Corner Lot	150'	100'
Maximum Building Height	35'	45'
Front Building Setback	35'	0'
Rear Building Setback	15'	15'
Interior Side Building Setback	15'	0'
Corner Side Building Setback	25'	0'
Residential Zone Boundary	45'	10'
Front Parking Lot Setback	4'	**N/A**
Rear Parking Lot Setback	3'	N/A
Interior Side Parking Lot Setback	3'	**N/A**
Corner Side Parking Lot Setback	4'	**N/A**
Residential Zone Boundary-Parking Lot	3'	10'

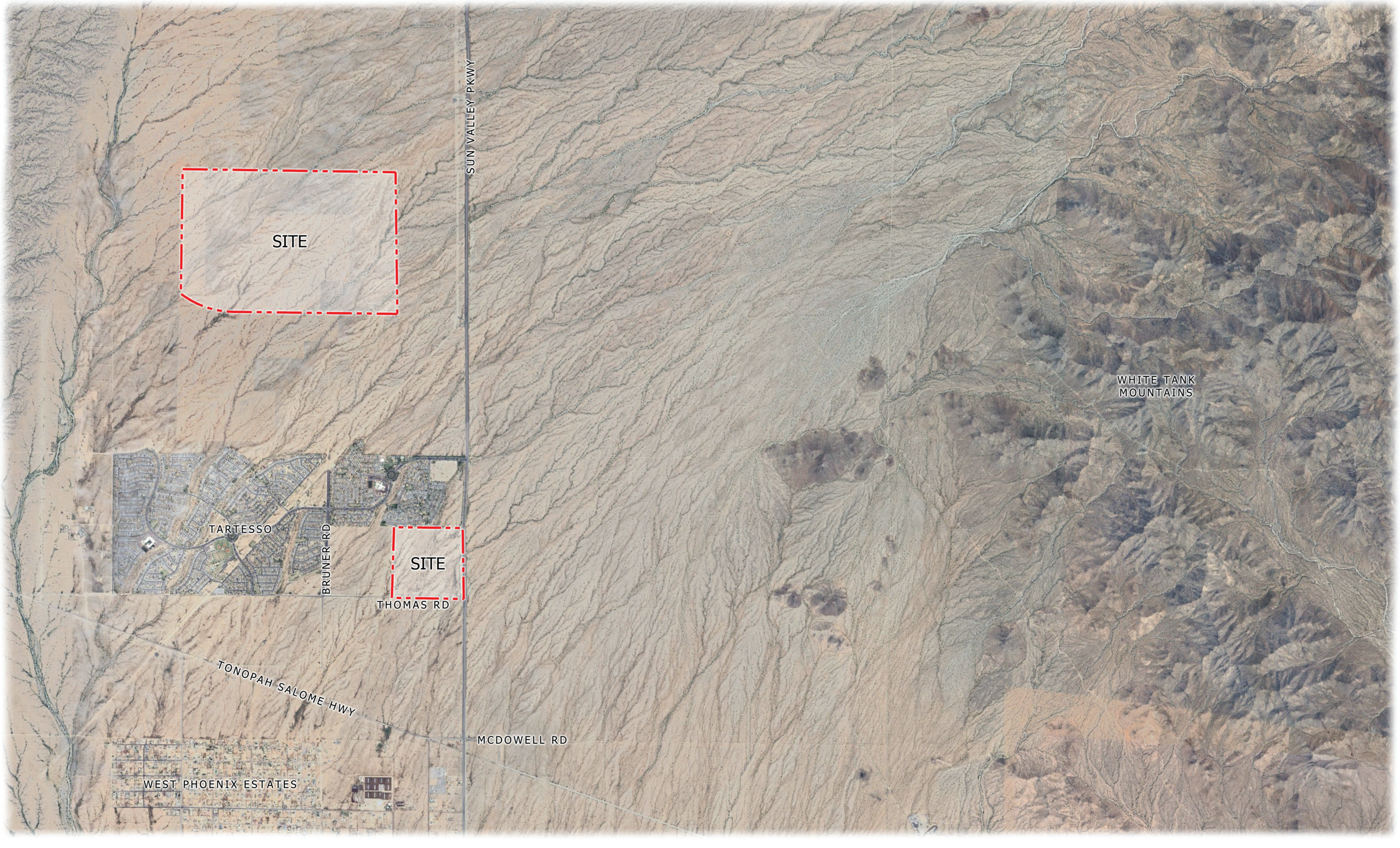
NOTES:
1. The information provided in this chart if for information only. Actual development standards will be determined at Site Plan approval. 1



ELIANTO

A Master Planned Community

VICINITY MAP



ELIANTO CMPA

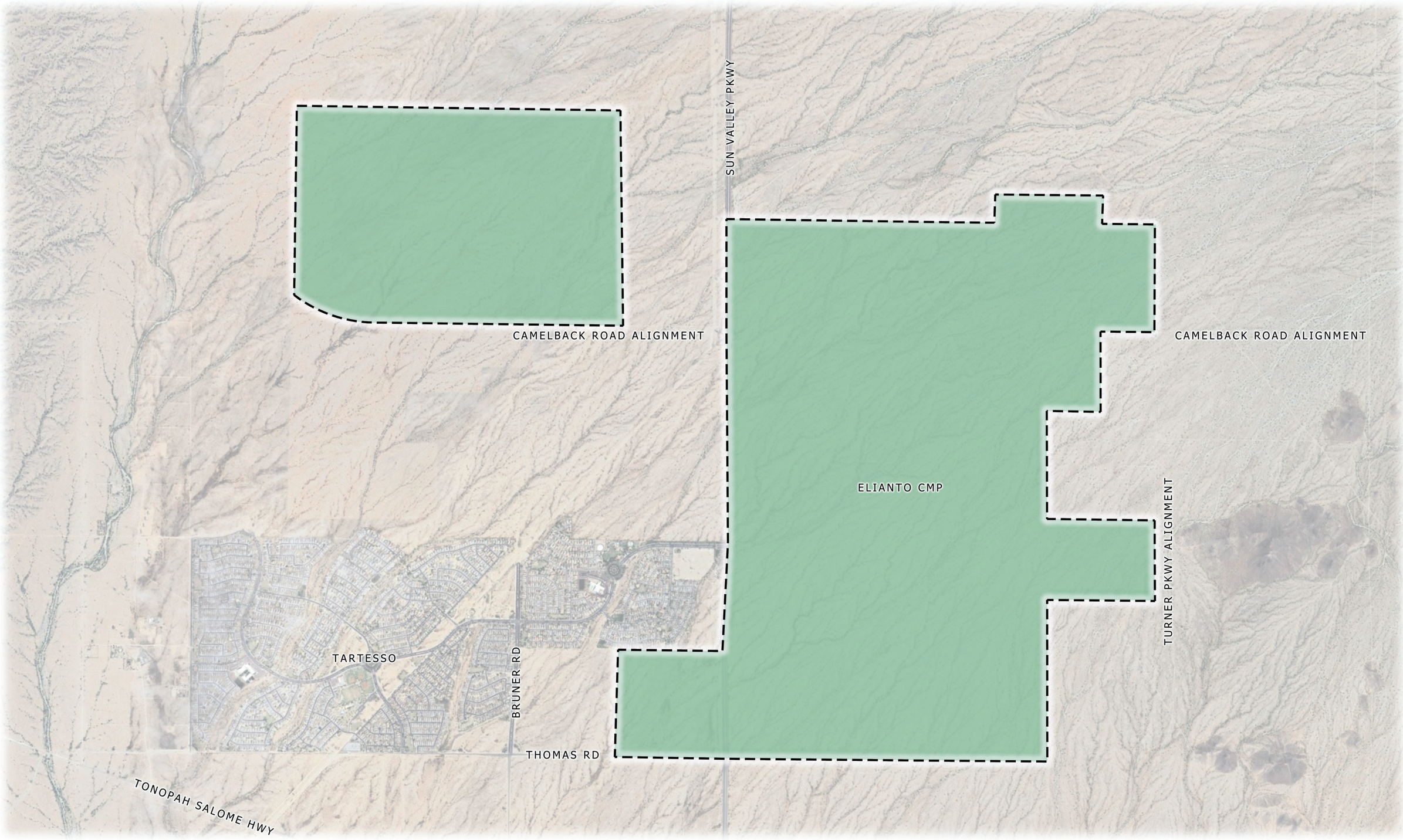
Vicinity Map

1,500' 3,000' 4,500'

Plan Scale 1:1,500 Date: 04-14-2025

ABLASTUDIO.COM

AB LA



ELIANTO CMPA

EXISTING ELIANTO CMP

Plan Scale 1:1,500 Date: 04-14-2026

1,500' 3,000' 4,500'

ABLASTUDIO.COM

ABLA

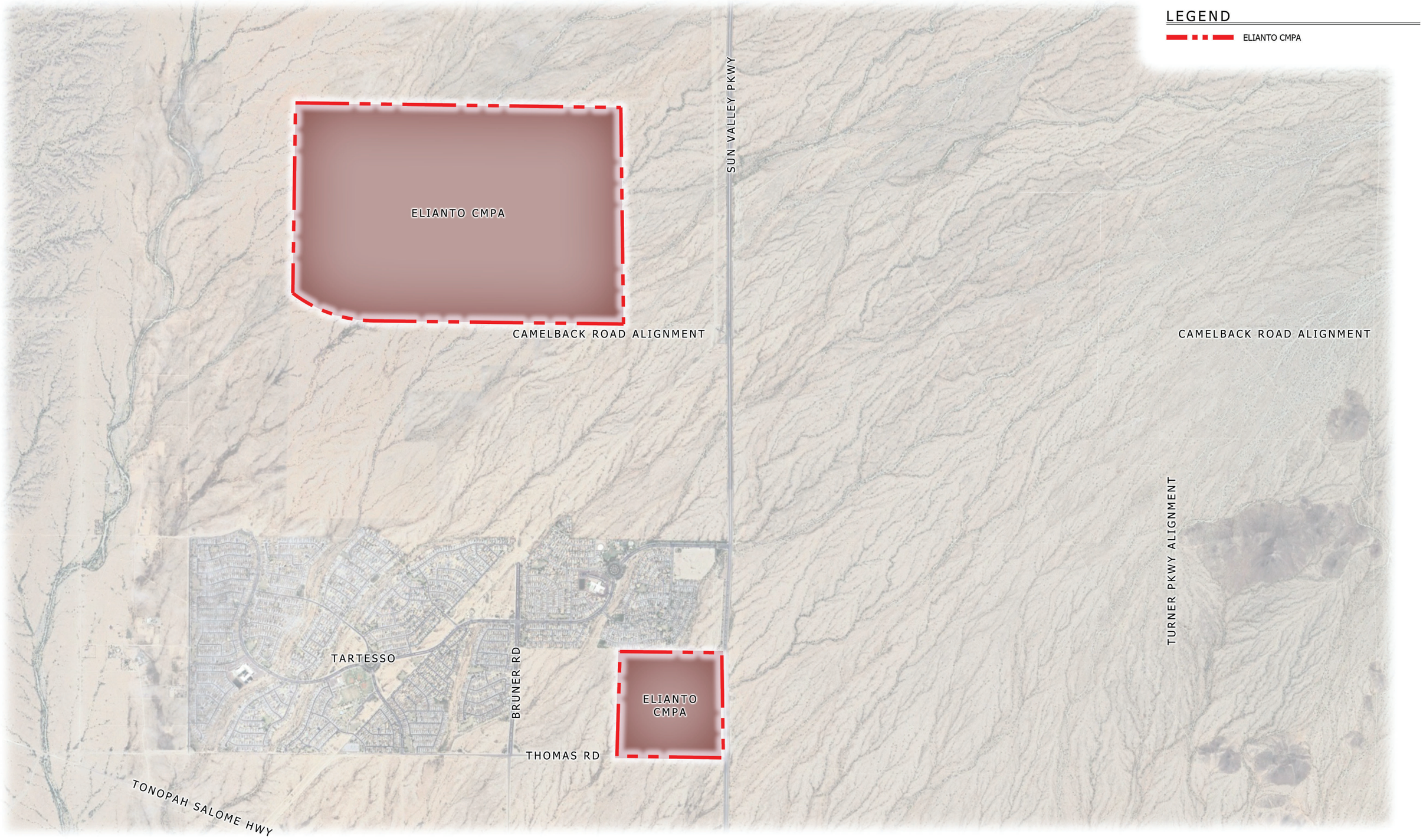


ELIANTO CMPA

Elianto CMP and Elianto PAD

Plan Scale 1:1,000 Date:04-14-2026

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ELIANTO CMPA

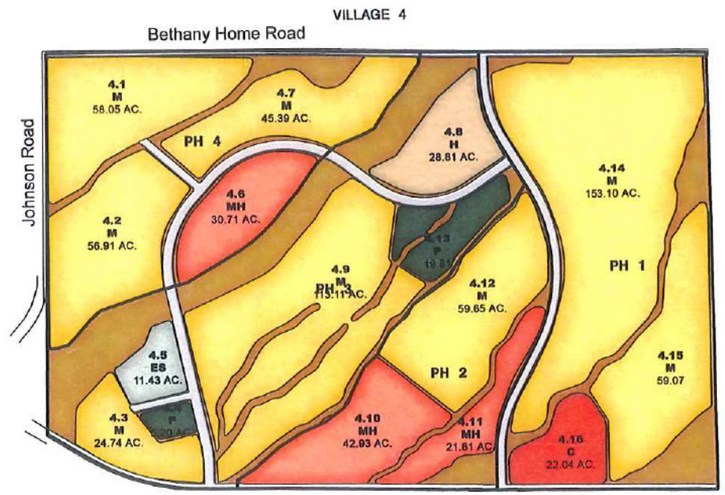
Remainder Elianto CMP

Plan Scale 1:1,000 Date:04-14-2026

1,000 2,000 3,000

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ABLA



VILLAGE 4

Legend

- High Density Residential
- Medium/High Density Residential
- Medium Density Residential
- Elementary School
- High School
- Park
- Open Space
- Utility/Open Space
- Commercial
- Mixed Use

Camelback Road

VILLAGE 3

Sun Valley Parkway

ELIANTO PAD NOT A PART

Turner Road

VILLAGE 2

Indian School Road

VILLAGE 1

Thomas Road

NORTH

0' 400' 800' 1600'

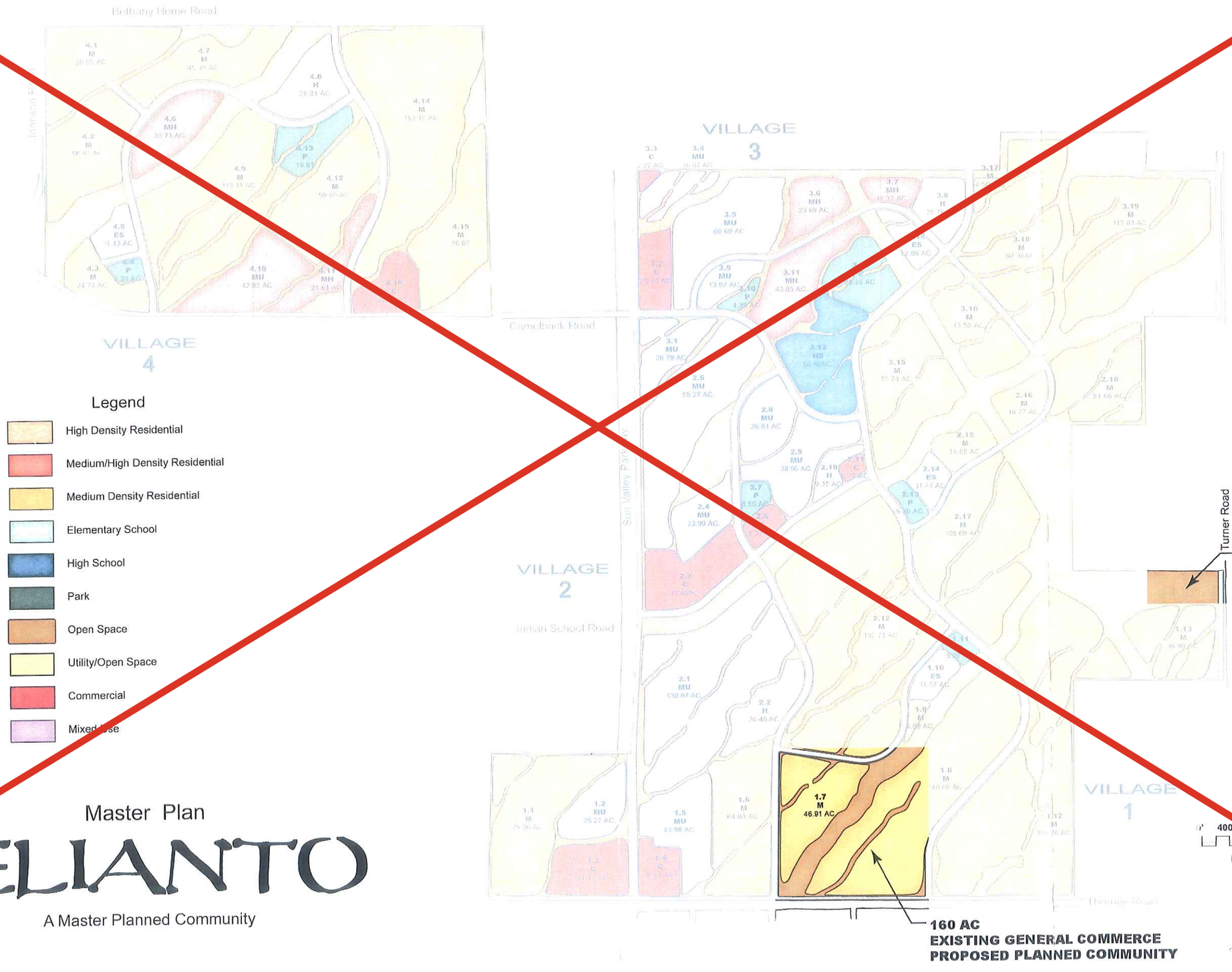
MAY 6, 2004

Phasing Plan

ELIANTO

A Master Planned Community

N:\720001\LAND\PLEC-PHASING.DGN



Legend

- High Density Residential
- Medium/High Density Residential
- Medium Density Residential
- Elementary School
- High School
- Park
- Open Space
- Utility/Open Space
- Commercial
- Mixed Use

Master Plan

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A Master Planned Community



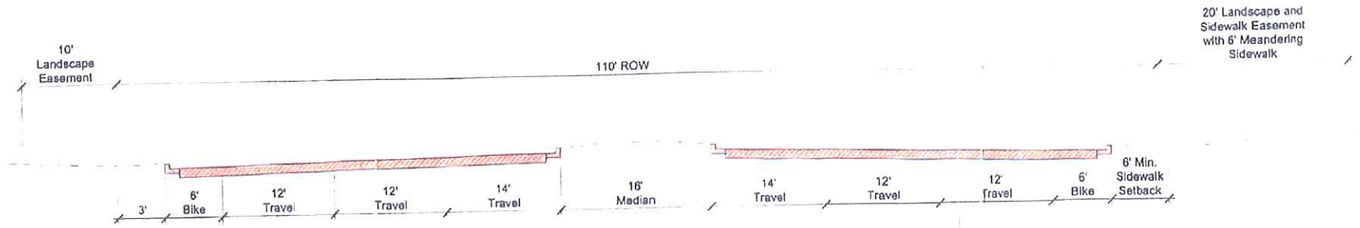
Master Circulation Plan

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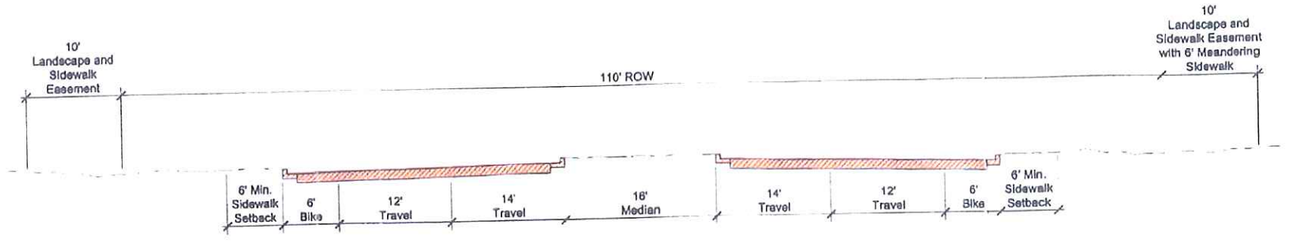
(A)

Internal Arterial with Median and Expanded Landscape Parkway.



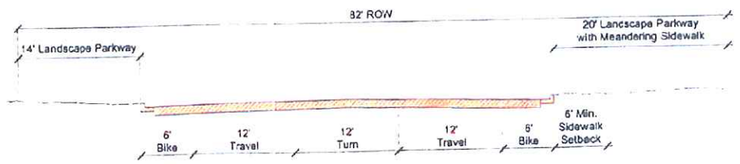
(B)

Project Entry Collector with Median and Expanded Landscape Parkways.

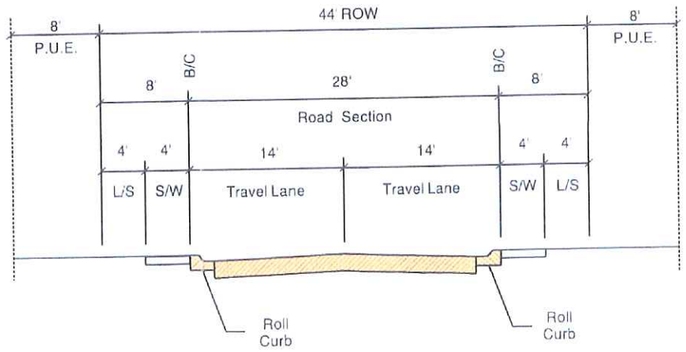


(C)

Neighborhood Residential Collector with Turning Lane and Expanded Landscape Parkway.



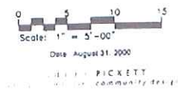
Local Residential

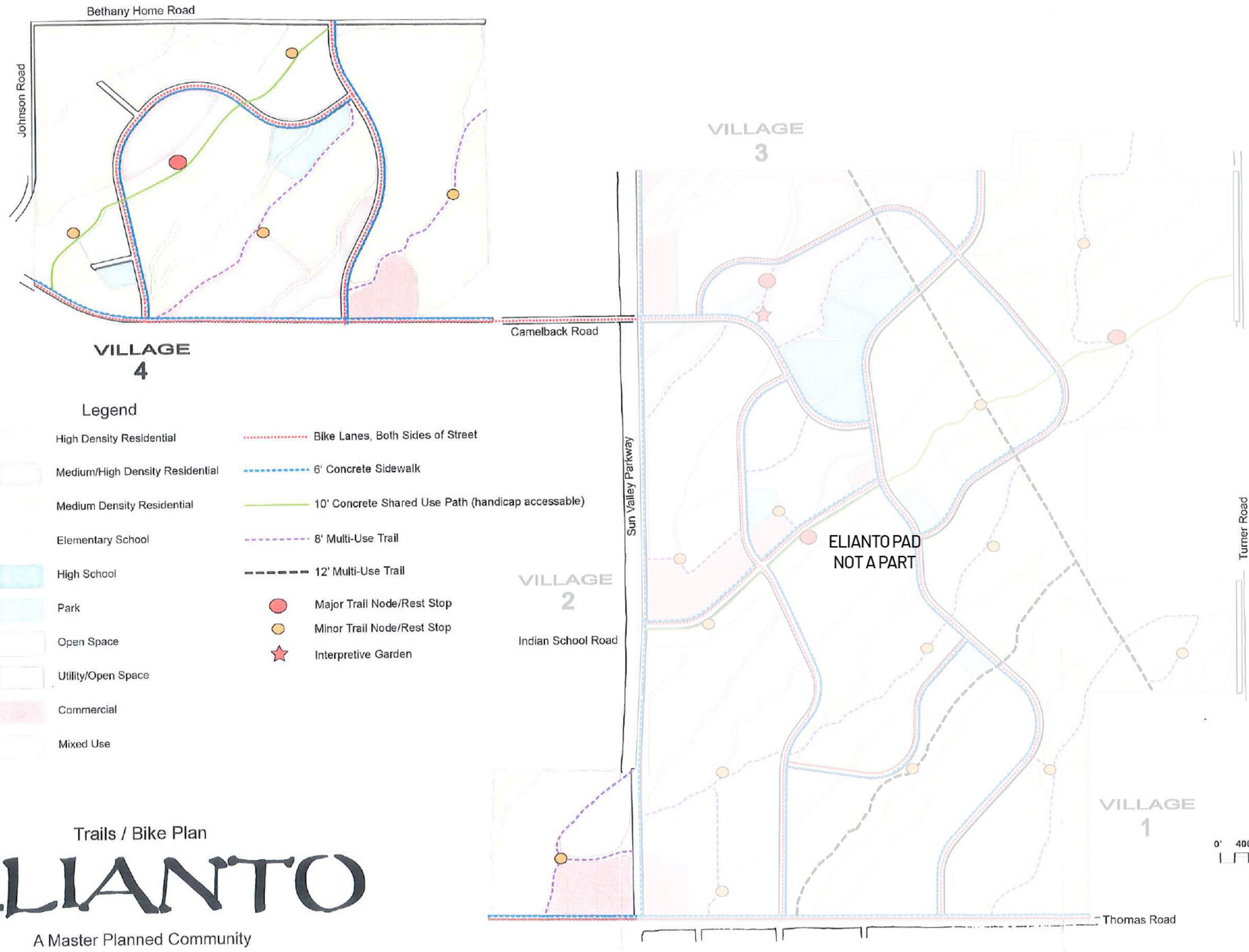


Community Roadway Sections

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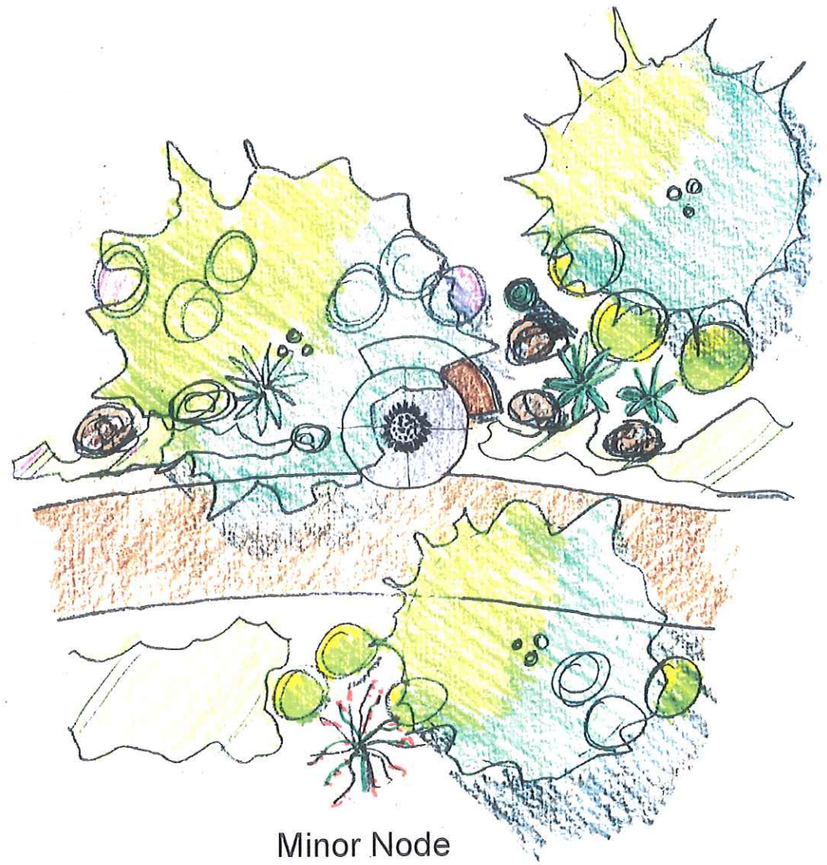




Trails / Bike Plan

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Minor Node

"Minor Nodes"

Intended as short term resting and conversation areas, minor nodes will be located throughout the trail system. Built in benches and larger shade trees are provided. A sunflower pattern similar to the major node will be sandblasted into the concrete surface.

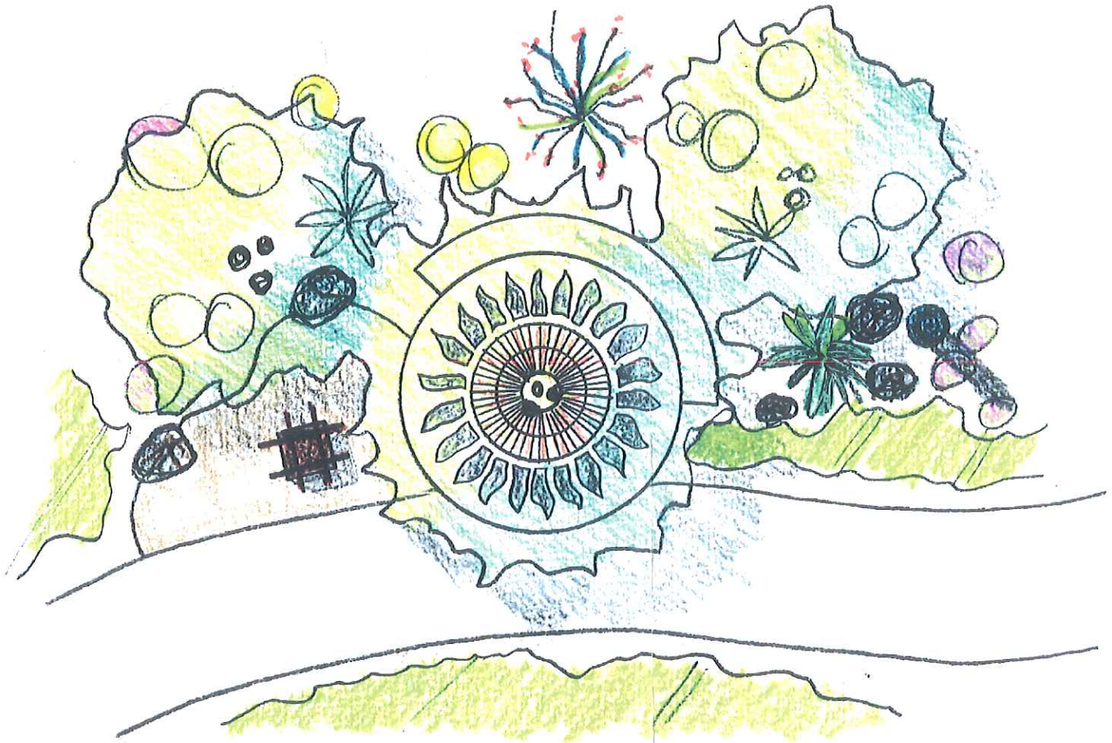
Trail Nodes

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"Major Nodes"

Major nodes are strategically placed to be utilized for a number of neighborhood recreational opportunities. Built in place seating and and information kiosk element that follows the detailing from the corner icon provide for informal small group meeting and posting of notices for residents. Large native trees provide shade for the specialty seating area which also includes boulders selected for use as seating. A large diameter icon tree grate and a sand blasted sunflower pattern in the pavement provide extra community identification.



Major Node

Coe & Van Loo Consultants, Inc.



Trail Node Perspective

Perspective

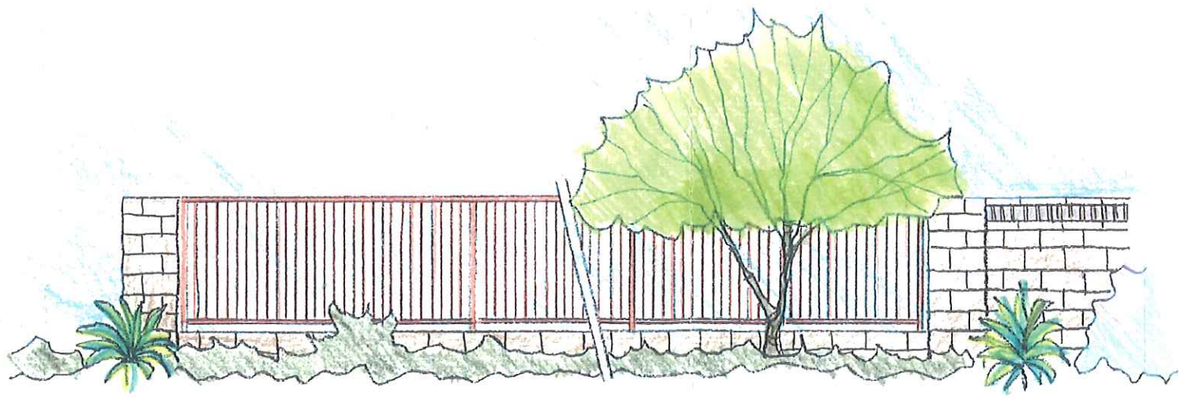
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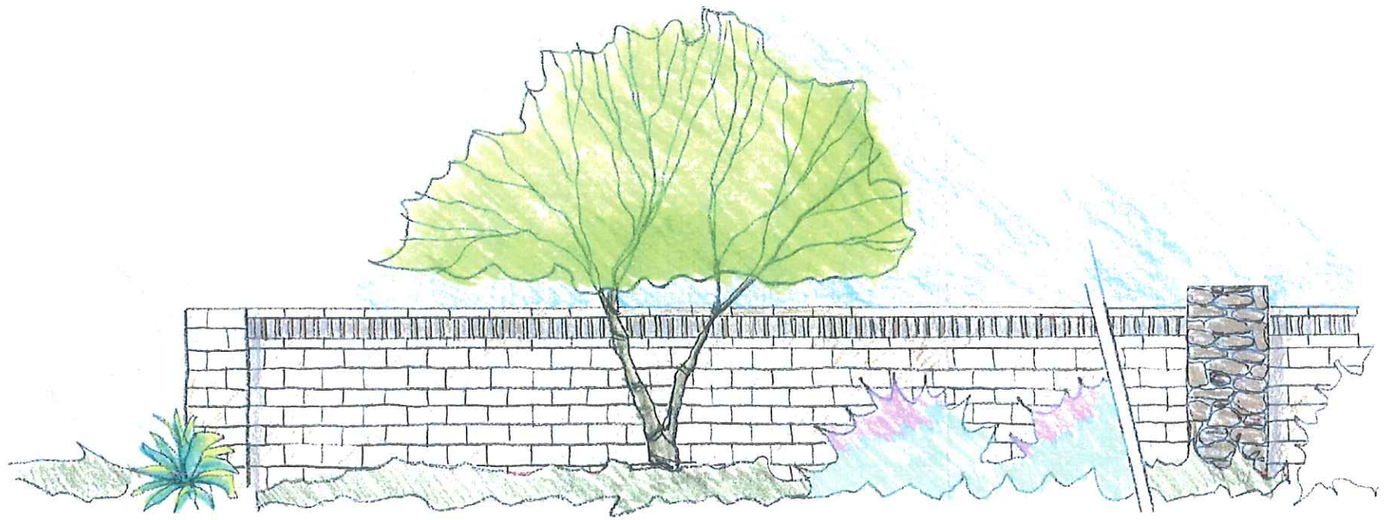
Coe & Van Loo
Consultants, Inc.

"View Fencing"

View fencing will be provided along the rear of all lots adjacent to retention areas, washes and other community openspaces. The iron work will be a minimum of fifty two inches (52") between horizontal members to provide for use as pool enclosure fencing.



View Fence



Theme Wall

"Theme Wall"

Simple rubblestone columns and understated splitface block create walls that are a subtle background to the diverse naturalistic plantings. The block work will be painted a single color at each subdivision. Subdivisions will be assigned complementary colors so that each subdivision is different from but complements its neighbors.

"Perimeter View Wall"

A simple full height iron fence with double posts and an intermediate rail will be used to seperate community openspaces from arterial streets and commercial areas to provide safety and access control for residents. This wall will not be used for pool enclosure fencing.



Perimeter View Wall

Wall Concepts

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"Subdivision Entry Monument"

The Subdivision Entry Monuments will be located at all primary access points into the individual neighborhoods. The monumentation and signage will utilize the angled block walls, rubblestone and steel trellis, and icons as the other monumentation. The final form of these elements will vary based on area available and lot orientation, producing two or three variations.



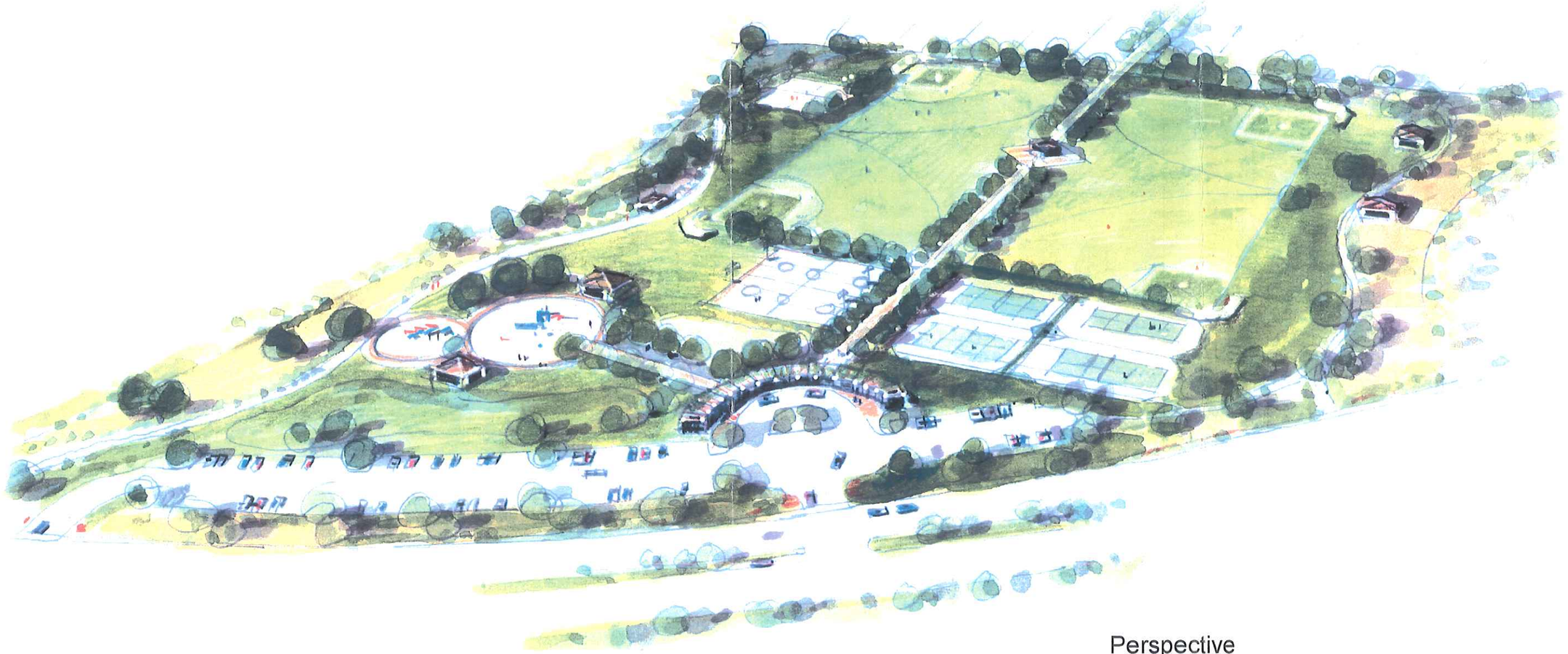
Elevation

Subdivision Entry Monument

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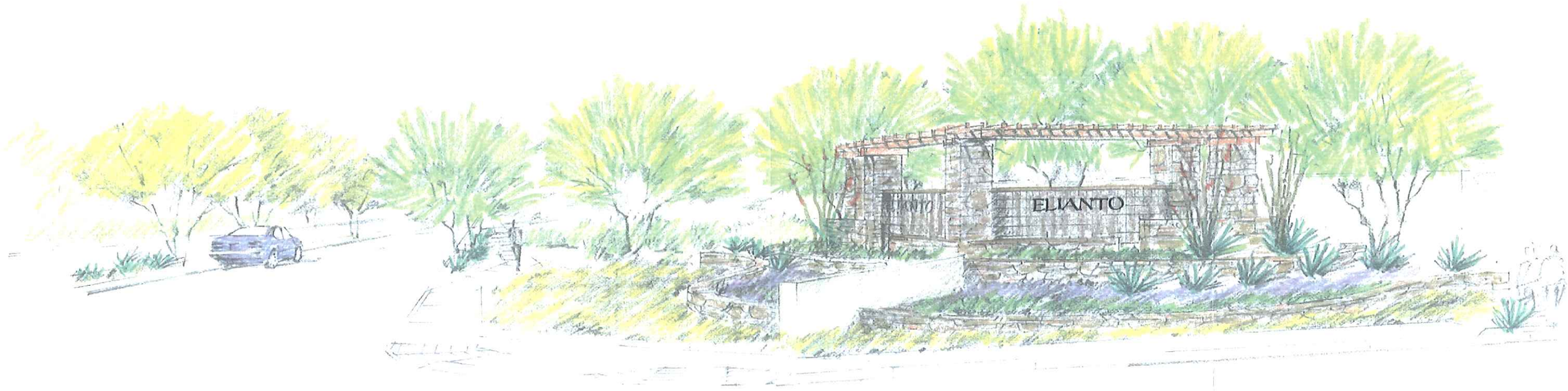
Perspective
Original By Greey Pickett

Sports Park

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Perspective

Project Entry Monument

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Plan

"Project Entry Monument"

The project entry monument is the basis for all thematic elements within the project. The monument is elevated by a series of retaining walls to alert passing motorists that they are entering Elianto. A series of rubble stone walls and columns will support a steel trellis. The signage areas consist of two walls, one parallel to each Thomas Road and Sun Valley Parkway for maximum visibility. The pinned on lettering will be attached to a split-face block wall with the blocks angled back and forth to provide contrast and relief. Lights in the trellis will wash the wall from above for maximum legibility and minimal glare. Salvaged trees will be planted behind and flanking the monument. Salvaged accent plants and a mixture of shrubs and groundcovers will complete the planting.



Elevation

Project Entry Monument

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Plant Palette

Trees
Blue Palo Verde
Foothills Palo Verde
Hybrid Palo Verde
Palo Brea
Sisso Tree
Chilean Hybrid Mesquite
Arizona Native Mesquite
Honey Mesquite
Desert Ironwood
Texas Ebony
Mexican Ebony
Palo Blanco
Mulga
Texas Mountain Laurel
Cascolote
Mexican Bird of Paradisebush
Sweet Acacia

Shrubs
Creosotebush
Brittlebush
Jojoba
Chuparosa
Desert Lavender
Hopbush
Pink Fairy Duster
Wolfberry
Saltbush
Arizona Yellowbells
Desert Hackberry
Lynn's Legacy Sage
Deergrass
Desert Globemallow
Indian Mallow
Sierra Negra Dalea
Valentine Emu Bush
Texas Rangers

Groundcovers
Bursage
Desert Marigold
Dyssodia
Paperflower
Desert Verbena
Purple Three Awn
Desert Carpet Acacia
Blue Elf Aloe
Trailing Indigiobush
California Buckwheat
Giant Sacaton

Accents / Cactus / Vines
Yellow Orchidvine
Merphey's Agave
Weber's Agave
Octopus Agave
Ocotillo
Saguaro
Barrel Cactus
Hedgehog Cactus
Buckhorn Cholla
Teddybear Cholla
Prickly Pear
Desert Spoon
Mexican Grass Tree
Slipper Plant
Aloe Species
Agave Species
Golden Barrel Cactus
Monstrose Cereus Peruvianus

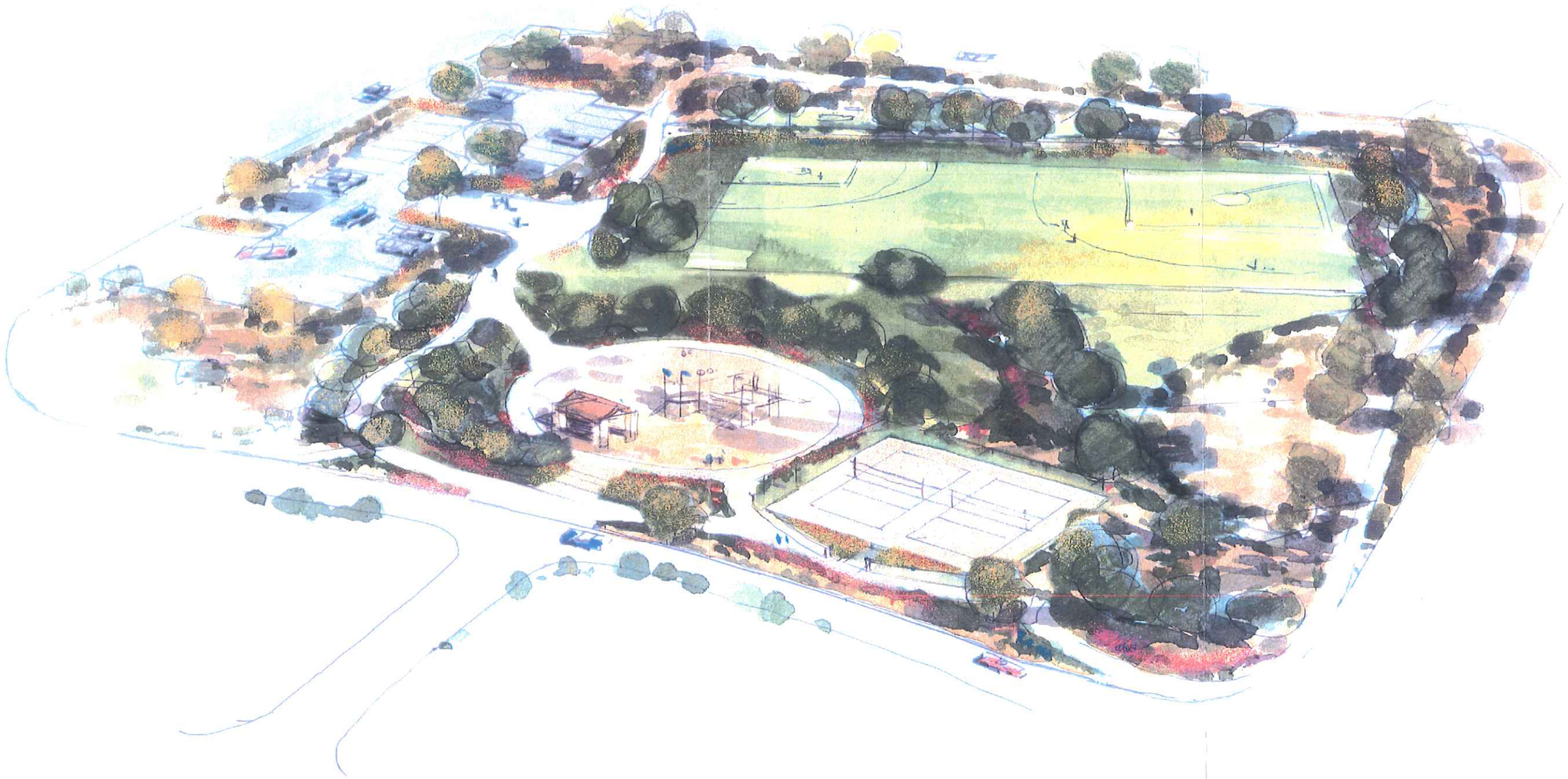
Annuals
Desert Wild Flowers
Mexican Gold Poppy
Arroyo Lupine
Desert Bluebells
Giant Blue Dicks

Master Plant Palette

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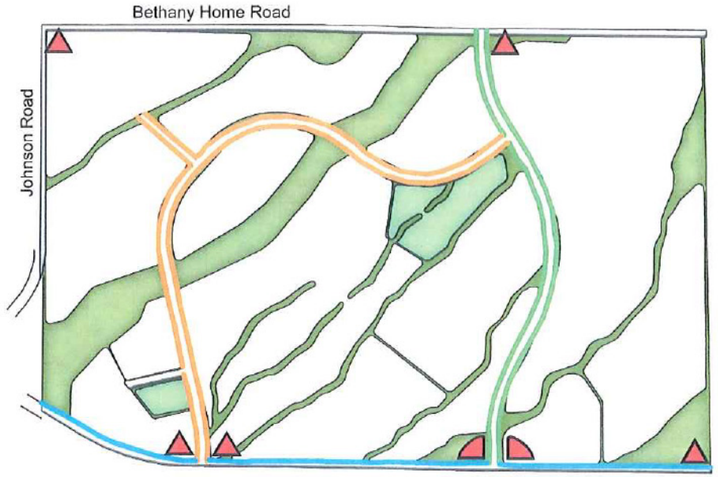
Perspective
Original By Greey Pickett

Neighborhood Park

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Consultants, Inc.



VILLAGE
4

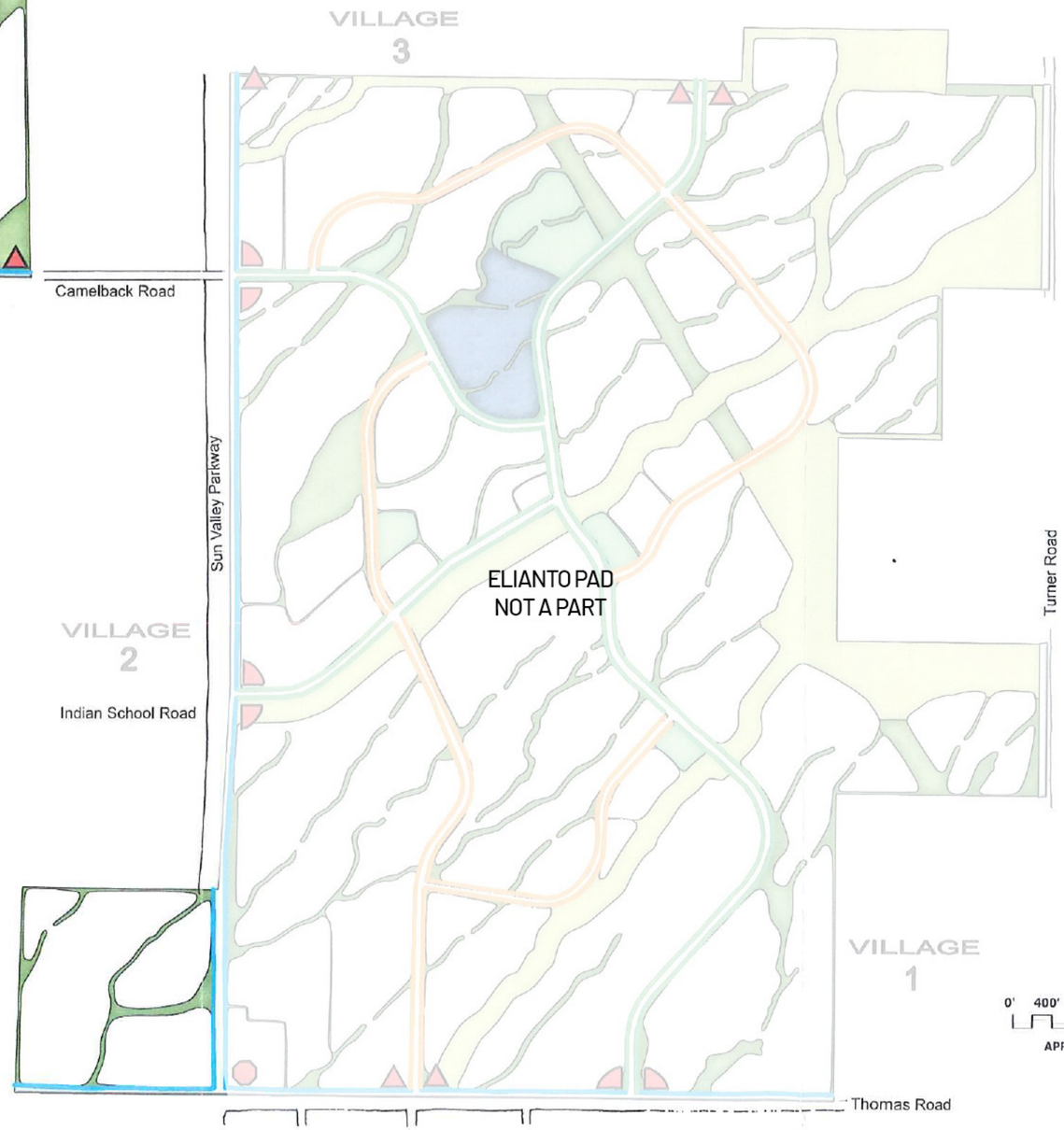
Legend

- Project Entry Monument
- Major Entry Monument
- Corner Icon
- Perimeter Arterial Landscape
- Internal Arterial Landscape
- Internal Collector Landscape
- School
- Park
- Existing/Natural To Remain
- Revegetation

Landscape Master Plan

ELIANTO

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Perspective

Major Entry Monument

ELIANTO

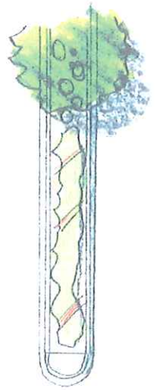
A Master Planned Community

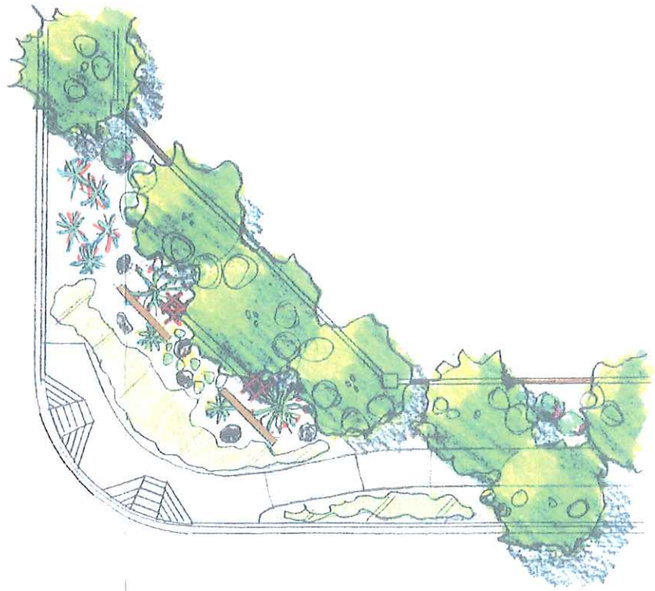
Coe & Van Loo
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Elevation







Plan

Major Entry Monument

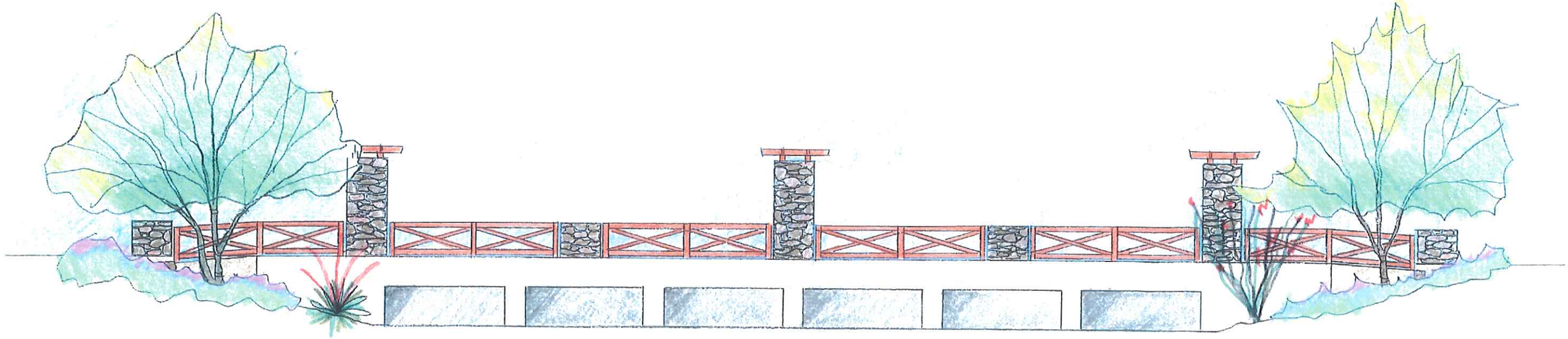
ELIANTO

A Master Planned Community

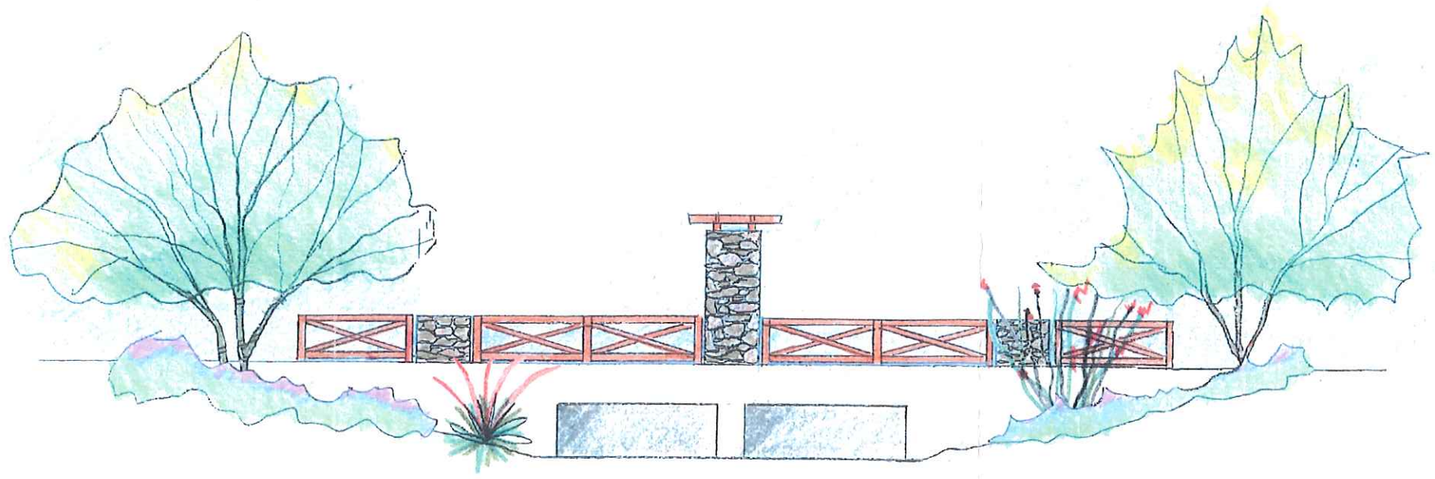
"Major Entry Monument"

The Major Entry Monuments repeat the theme of the project entry utilizing the same rubble stone columns and steel trellis. The signage area uses the same angledblock with pinned lettering. All elements are scaled down to allow for a more person friendly community feeling. Planting will consist of salvaged native plants with trees in architectural groups and shrubs and accent plants placed in a more natural pattern.

CVL
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Consultants, Inc.



Major Structure Elevation



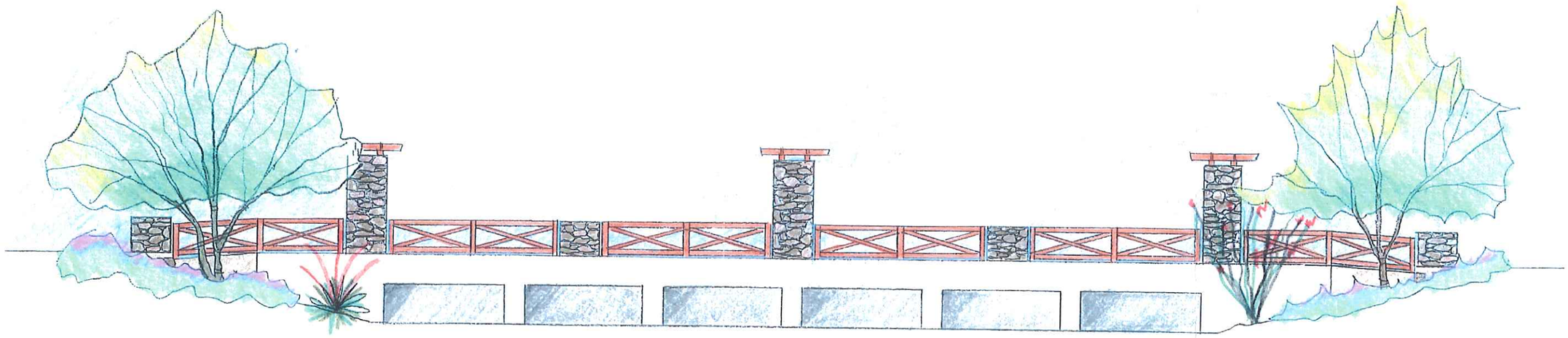
Minor Structure Elevation

Drainage Structures

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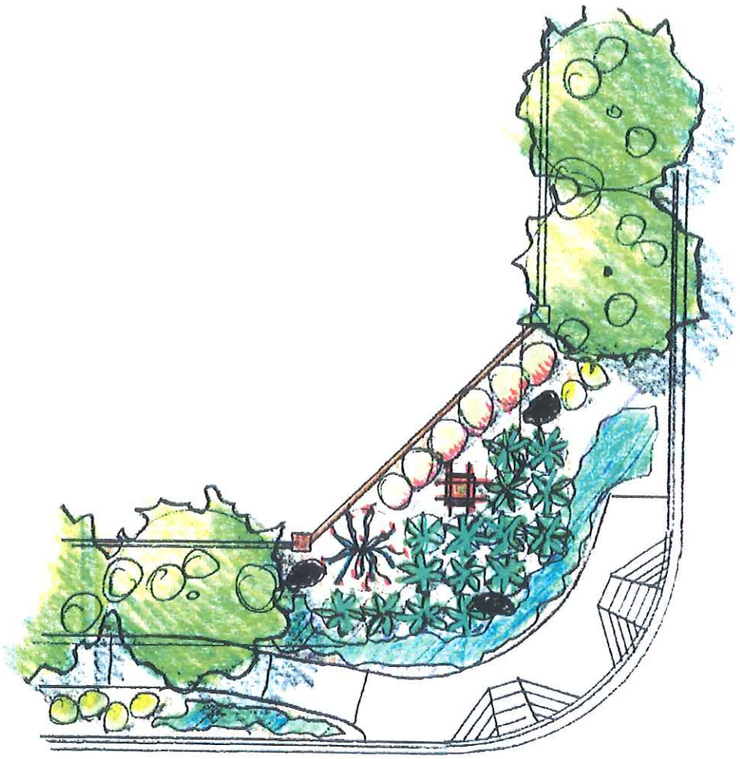
Major Structure Elevation

Drainage Structure

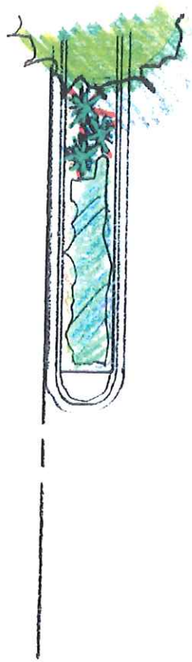
ELIANTO

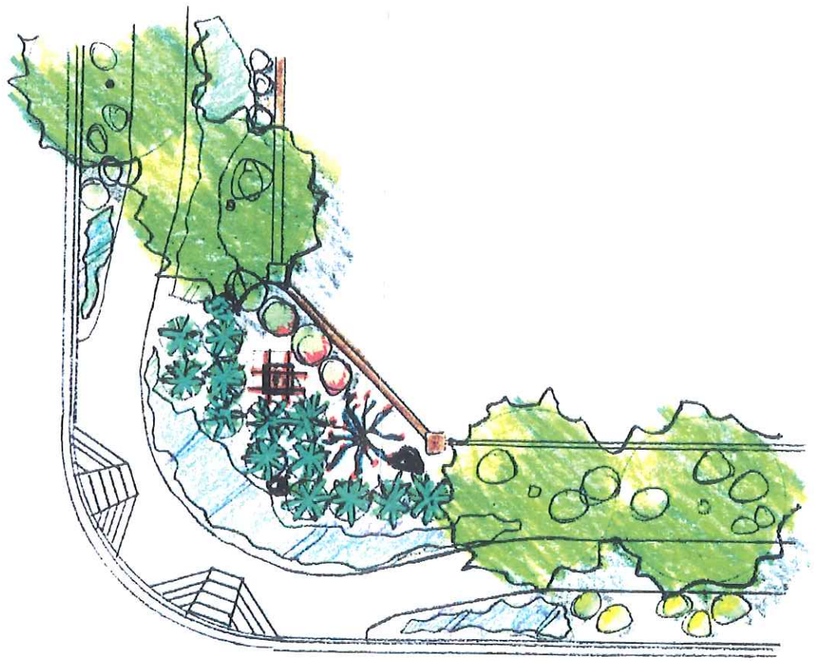
A Master Planned Community

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Plan

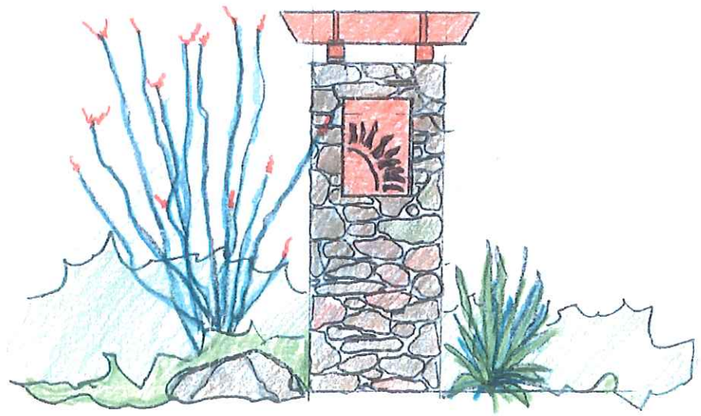




Corner Icon

ELIANTO

A Master Planned Community



Elevation

"Corner Icon"

The Corner Icon will be a primary method of identifying Elianto along the edges of the property. A project icon will be attached to columns with small trellises that repeat the project and entry monument elements. A strong architectural planting at the base will emphasize the strong form and draw motorists' eyes to assist in way finding.

CVL
Coe & Van Loo
Consultants, Inc.

Exhibit E

The Cascade

Citizen Participation Plan

Planned Area Development (PAD)

Application Case #TBD
1st Submittal: 12/4/2025
Updated 4/17/2026
Updated 4/22/2026
Updated 8/10/2026
Updated 9/16/2026

Applicant/Representative:

William E. Lally
2525 E. Camelback Road
Phoenix, AZ 85016

Project Description

Elianto is a master-planned community located in the northwestern portion of the City of Buckeye (the "City") and included within the Tartesso North Community Master Plan ("Tartesso North CMP"). As part of a strategic refinement of the original 2004 master plan, Mattamy Homes ("Master Developer") is proposing to establish the Cascade Planned Area Development ("PAD"), to create a distinct, modernized entitlement framework tailored to the portion of Elianto, east of the Sun Valley Parkway. The remainder of Tartesso North, approximately 1,104 acres, continues to operate under its existing entitlements and development agreements.

The PAD introduces a Village-based planning structure that organizes The Cascade anto into a series of smaller, identifiable planning areas connected through coordinated mobility, open space, and design systems. This structure allows the community to evolve with clarity and flexibility while maintaining a cohesive overall vision. It also transitions the Site from the City's former CMP approach to the current PAD model, which now serves as the City's primary entitlement mechanism for large-scale master-planned communities.

The Cascade is located north of Thomas Road and east of Sun Valley Parkway, between the White Tank and Belmont Mountains (the "Site"). The PAD establishes a consolidated set of Development Standards and Design Guidelines tailored specifically to this Site. These provisions reflect the desert setting, align with the long-range vision of the Imagine Buckeye 2040 General Plan, and provide the regulatory foundation for future subdivision, infrastructure planning, and community design within Elianto.

Which residents of the City, adjacent property owners, interested parties who have submitted a request to the City to be notified of any rezoning pursuant to ARS 9-462.03, adjacent political jurisdictions, and public agencies with jurisdiction over the property may be affected by the application.

At least 15 days prior to the neighborhood meeting and again at least 15 days prior to the Planning & Zoning Commission public hearing, individual letters will be sent to all property owners within 500' of the Property and interested parties/stakeholders in the surrounding area subject to this entitlement request. The letter will adhere to all City of Buckeye notification requirements and will adequately notify the surrounding property owners of the proposal. We intend to update this initial citizen participation plan with more details of our expanded outreach efforts once identified.

How those interested in and potentially affected by an applicant will be notified that an application has been made.

In accordance with Section 8.2.6 of the 2010 Development Code, we will provide notice using the following procedures which will specify (1) the date, time, and place of the

neighborhood meeting/public hearing, (2) describe the Property with the street address, legal description, or general description and nearest cross streets, (3) the nature, scope, and purpose of the proposed action, (4) indicate that the interested parties may appear at the hearing and speak on the matter, and (5) indicate where additional information on the matter may be obtained.

Mailed Notice

In accordance with Section 8.2.6 and Table 8.2-1 of the 2010 Development Code, we will mail individual letters via first class mail to all property owners within 500' of the Property at least 15 days prior to the scheduled date of the neighborhood meeting and public hearings. Interested parties and stakeholders in the surrounding area subject to this entitlement request will also be notified. The letter will adhere to all City notification requirements and will adequately notify the surrounding property owners of the proposal. The City will also provide notice in accordance with ARS 9-462.04. We will provide the Development Services Department with an Affidavit of Mailing certifying that all required notices were timely mailed. As stated, Master Developer intends to create a more robust outreach plan than the City minimum requirements. We intend to update this initial citizen participation plan with more details of our expanded outreach efforts once identified.

Published Notice

We will publish notice in a newspaper of general circulation at least 15, but no more than 45 days before the scheduled hearing dates. We will provide the Development Services Department with an Affidavit of Publication.

Posted Notice

We will need to discuss with City staff appropriate locations for site posting the Property in a prominent place, clearly visible from a major arterial street (locations to be approved by City) which will remain on the Property for a period of at least 15 days prior to the neighborhood meeting. The closest major roadways are Sun Valley Parkway and Thomas Road. We will post the signs on the Property once the location of the signs are determined and approved by City Staff. We will maintain the sign in good condition and, when hearing dates are identified but at least 15 days prior to the first public hearing, update the signs to include the date, time, and location of future P&Z and Council meeting. The signs will be removed within 10 days after the public hearing.

How those interested and potentially affected parties will be informed of the substance of the change, amendment or development proposed by the application.

We will respond to all input and comments as they are received. Our responses will be provided to City Staff for their records. Our office will follow-up with interested individuals and City Staff as necessary to ensure their concerns are heard and all relevant procedures are followed. Further, we will ensure all necessary information is shared continuously regarding the status of the request. The City will be provided with copies of our correspondence, letters, and information shared with stakeholders. In addition, maps and lists of the notified stakeholders and property owners will be included in our final Citizen Participation Results Report. Master Developer intends to expand its outreach to other stakeholder groups in the community. Updates to this plan will reflect this expanded outreach effort.

The applicant's schedule for the completion of the citizen participation plan.

Mailed notices will be completed and sent at least 15 days prior to neighborhood meeting and public hearings and the proper affidavits will be provided to the City. Additionally, the Property will be posted once the posting locations are determined by City Staff prior to the hearings as well as any required legal notices within the newspaper of general circulation within the City, most likely the Arizona Republic.

If requested, we will meet with any interested individual or stakeholder after the notification letters have been sent and the Property has been properly posted. At least 21 days prior to the Planning & Zoning Commission public hearing we will provide City Staff with a completed Citizen Participation Results Report, which will include the details and techniques, used to involve the public and provide a summary of concerns, issues, and resolutions to these issues. Our public outreach will be continuous and will occur throughout the PAD rezone process.

How the applicant will keep the Planning Department informed on the status of their citizen participation efforts.

We will provide the Development Services Departments with a written affidavit regarding the procedures and timing for mailing and publishing. We will also provide an affidavit with the site posting.

The final Citizen Participation Results Report will be completed at least 15 days prior to the Planning Commission hearing date and will include the following:

(i) Dates and locations of all meetings where citizens were invited to discuss the applicant's proposal;
(ii) Content, dates mailed, and numbers of mailings including letters, meeting notices, newsletters and other publications;

(iii) Where residents property owners, and interested parties receiving notices, newsletters or other written material are located; and
(iv) The number of people that participated in the process
(v) A summary of concerns, issues and problems expressed during the process, including:
    a. The substance of the concerns, issues, and problems
    b. How we addressed or will address the concerns expressed during the process; and
    c. Concerns, issues and problems the applicant is unwilling or unable to address and why.

We will update Development Services via email of all important issues that may arise during our public outreach. If additional public outreach occurs after the submittal of the Citizen Participation Results Report, we will provide updates to inform Development Services and City Council. Master Developer looks forward to providing the City with a comprehensive outreach effort during and towards the end of the entitlement process.

Citizen Review Report

Since the initial citizen review plan submittal, we have submitted an additional case, the Elianto Major CMP Amendment. After our initial submittal, we have contacted and provided information to the other owners within the application of the PAD's, DA's and CMP amendments progress. We have had several discussions and correspondence with representatives of Tartesso. We have had one phone call from an adjacent property owners realtor regarding access issues.

We communicated with City staff on coordinating the neighborhood open house required for the PAD and CMP amendment submittals. It was agreed upon that Monday evening of April 20, 2026, was an acceptable date for our open house meeting. The meeting began at 5:30 P.M. at Tartesso Elementary School, 29677 W. Indianola Ave. within the Tartesso community to the west of Elianto.

Attached to this report at *Tab 1* is the notification letter, the map of the property owners within 500 feet of the property (*Tab 2*) and the list of property owners (*Tab 3*).

Neighborhood Open House Report

On April 20th, we held a neighborhood open house in Tartesso, which is directly west of the PAD and CMP amendment proposal. We held the meeting at Tartesso Elementary School in the media room. There were two (2) total attendees. One attendee, Mr. Thomas Bertalon, was given a minor presentation on all of the graphics present at the open house.

He asked very poignant questions and we responded to all of his questions. He was very impressed with our proposal and stated that he was in favor of the proposal. He took a comment card on his way out and indicated that he may send it to City staff.

The second attendee, Mr. Joe Schramm from Quantum Capital, was also given a brief individual presentation as he walked through the boards placed throughout the media room and asked questions and took photos of the boards. Mr. Schramm's firm represents the larger Elianto property located north of the developed neighborhoods of Tartesso and remaining within the original Elianto CMP. He stated that the proposal was a good thing for this area of Buckeye and that more rooftops will benefit all properties in the area.

Mr. Ken Galica was present and heard the positive statements from both attendees. The sign in sheet is also attached to this report at *Tab 4*.

In working with City staff, we have decided that the cases are ready for public hearings. In preparation for hearings, we have conducted the public hearing notice requirements.

Please refer to *Tab 5* for the required public hearing notification letter and affidavit. This letter was sent to the same list of stakeholders and adjacent property owners within 500 feet that was sent for the neighborhood open house.

Please refer to *Tab 6* for required legal ad in the newspaper and affidavit.

Finally, please refer to *Tab 7* for required site posting and affidavit that updated the signs indicating the public hearing date.

If there is any follow up questions from any interested neighbors or stakeholders, we will provide the City with an update to the citizen participation plan. Other than a realtor asking general questions on an adjacent property and access, there has been no further comments from the public on this case.

TAB 1 - Notification Letter

Mattamy Homes USA • Phoenix
9200 E. Pima Center Parkway, Suite 160
Scottsdale, AZ 85258
T 480-302-6080

April 3, 2026

RE: PLZM-25-0005 – Elianto Major Community Master Plan Amendment and Planned Area Development Proposal

Dear neighbors and stakeholders:

Mattamy Arizona, LLC ("Mattamy Homes") would like to invite you to attend a neighborhood meeting regarding their proposed Major Community Master Plan Amendment ("CMP Amendment") and Planned Area Development ("PAD") request related to a portion of the Elianto master planned community within the City of Buckeye ("City"). The Mattamy Homes portion of the Elianto community is located approx. three (3) miles north of I-10 on the east side of Sun Valley Parkway and encompasses approximately 2,750 acres of land. Please refer to the attached aerial and location map for Elianto's location within the City. The CMP Amendment component of this request is limited to removing the subject property from the existing Elianto CMP. The remainder of the Elianto CMP will remain unchanged and continue under its existing approvals. The proposed PAD establishes a separate entitlement framework for the Elianto property east of the parkway. The proposed PAD will guide development of the Elianto property as an independent master planned community. We invite you to join us for an open house neighborhood meeting to discuss and learn more about the proposed CMP Amendment and PAD proposal.

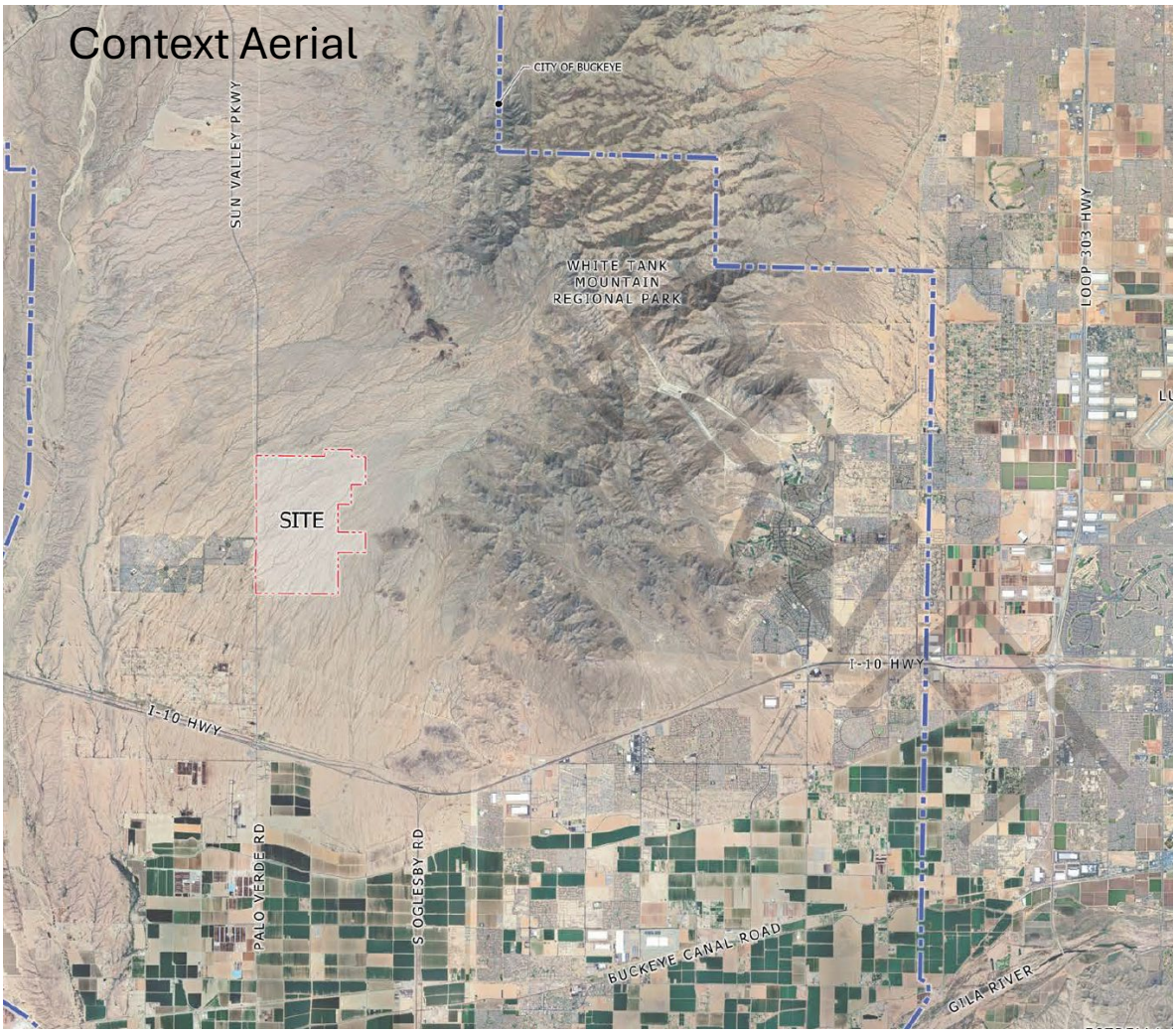
Neighborhood Meeting:
Date: Monday, April 20, 2026
Time: Meeting starts at 5:30 P.M.
Location: Tartesso Elementary School
29677 W. Indianola Ave, Buckeye, AZ 85396
Meeting will be held in the media room. Signage will be provided. See school location map on the back of this letter.

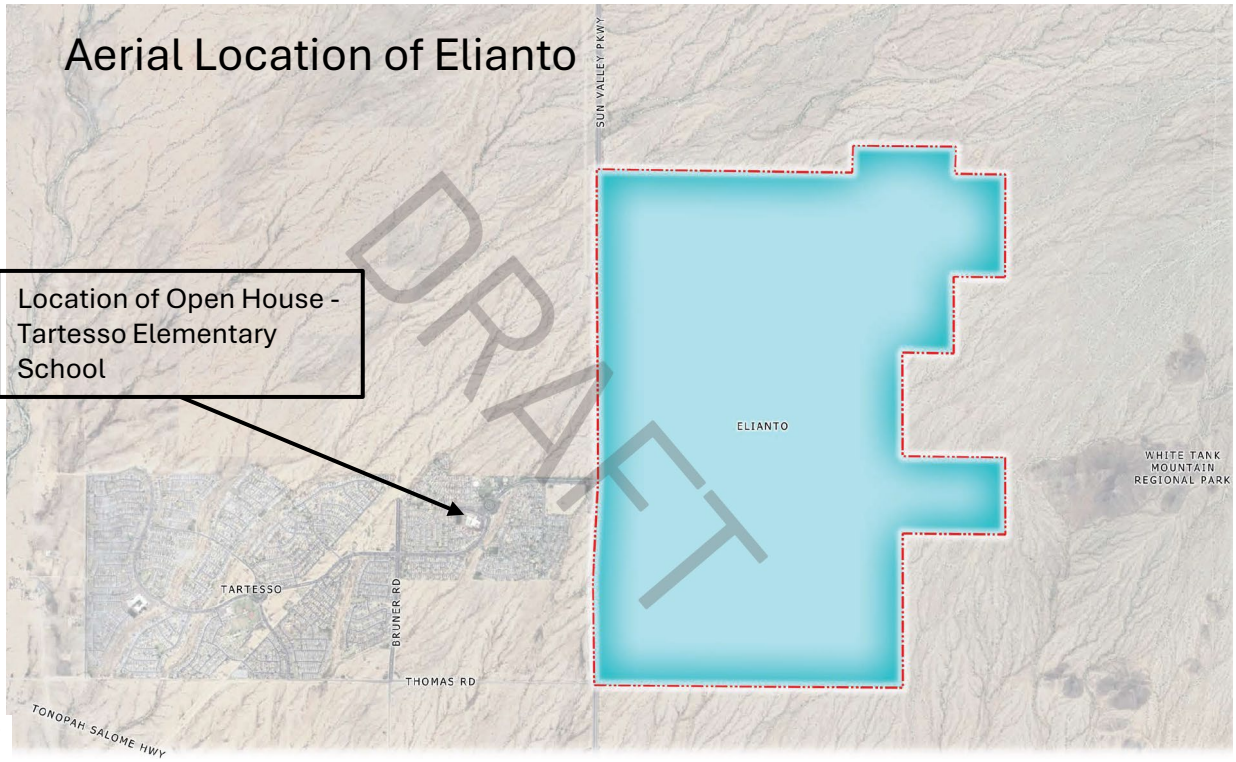
The process for major CMP Amendments and PAD's require Planning and Zoning Commission and City Council hearings. At this time, public hearings are not scheduled. As this application proceeds, the City's Planning and Zoning Department will make a determination as to the date and time of the City public hearings. Another notification letter will be mailed to you at least fifteen (15) days prior to the first public hearing date.

If you wish to provide input on this matter, you may attend neighborhood meeting on Monday, April 20, 2026 or at the Planning and Zoning Commission or City Council public hearings which will be set in the future. Alternatively, you can provide input, comments or questions directly to the applicant, Kurt Jones of Tiffany & Bosco, P.A. at kajones@tblaw.com or 602-452-2729. You may also contact City of Buckeye assigned Planning Manager, Ken Galica, at 623-349-6214 or by email at kgalica@buckeyeaz.com subject "PLZM-25-0005" for the PAD portion of the case. The case # for the major CMP amendment has not yet been assigned. Thank you.

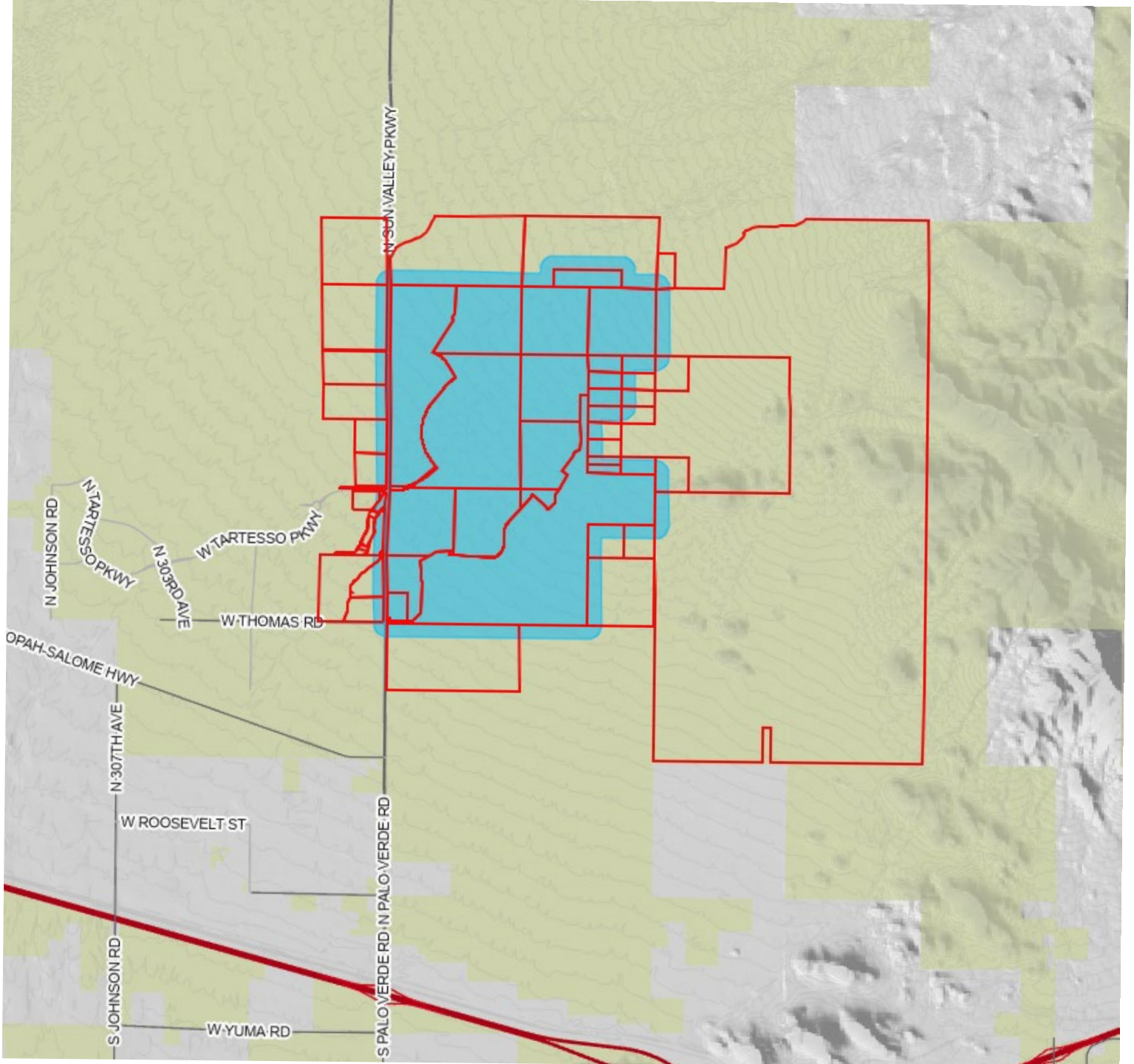
Sincerely,

Matthew Arneson


Context Aerial
CITY OF BUCKEYE
SUN VALLEY PKWY
WHITE TANK MOUNTAIN REGIONAL PARK
LOOP 303 HWY
SITE
I-10 HWY
I-10 HWY
PALO VERDE RD
S OGLESBY RD
BUCKEYE CANAL ROAD
GILA RIVER


Aerial Location of Elianto
Location of Open House - Tartesso Elementary School
SUN VALLEY PKWY
ELIANTO
WHITE TANK MOUNTAIN REGIONAL PARK
TARTESSO
BRUNER RD
THOMAS RD
TONOPAH SALOME HWY
DRAFT

TAB 2 - Map of Property Owners


N SUN VALLEY PKWY
N TARTESSO PKWY
W TARTESSO PKWY
N JOHNSON RD
N 303RD AVE
W THOMAS RD
OPAH-SALOME HWY
N 307TH AVE
W ROOSEVELT ST
S JOHNSON RD
W YUMA RD
S PALO VERDE RD
N PALO VERDE RD

TAB 3 - Notification List

Owner	MAIL_ADDR1	MAIL_CITY	MAIL_STATI	MAIL_ZIP
BUCKEYE TARTESSO II LLC	18818 TELLER AVE STE 200	IRVINE	CA	92612
BUCKEYE SUN VALLEY PKY 77 LLC	3718 E ADOBE DR	PHOENIX	AZ	85050
BUCKEYE SUN VALLEY AND CAMELBACK 77 LLC	3718 E ADOBE DR	PHOENIX	AZ	85050
NELSON BRUCE RYDEN/KATHERINE JO AIELLO/ETAL	4334 E BOULDER RDG	PHOENIX	AZ	85044
SVP/TARTESSO 37 ACRES LLC	7014 E CAMELBACK RD STE B100A	SCOTTSDALE	AZ	85251
LOBA LLC	23860 W HWY 85	BUCKEYE	AZ	85326
GARDNER WESTSIDE LLC	2812 N NORWALK STE 105	MESA	AZ	85215
HENDERSON DENNIS C	1512 PAVILLON DR	HOOVER	AL	35226
REV LIV TRUST OF KENNETH AND LAI KOON JUE	701 TENDERLAND	FOSTER CITY	CA	94404
NEWSOME ROGER D SR & SHIRLEY J	5435 S MITCHELL DR	TEMPE	AZ	85283
SIKORA EDWARD J/RUTH C TR	14008 N LAKE FOREST DR	SUN CITY	AZ	85351
ELIANTO LANDVALOREM LP	215-620 WILSON AVE	NORTH YORK	ON	M3K 1Z3
T AND M BERTOLON TRUST	8610 W GREENBRIAN DR	PEORIA	AZ	85382
A O E LLC	10624 S EASTERN AVE STE A-262	HENDERSON	NV	89052
AOE LLC	10624 S EASTERN AVE STE A-262	HENDERSON	NV	89052
CARABEZ JAIMEN R	5213 S 20TH AVE	PHOENIX	AZ	85041
BUCKEYE 120 LLC	1450 E INDIAN SCHOOL RD 104	PHOENIX	AZ	85014
JANICE M HAMILTON SURVIVORS TRUST/MEREDITH TOMMY L	7055 WINDY HILL WAY	RENO	NV	89511
SUN VALLEY SOUTH 1000 LLC	6325 N 75TH ST	SCOTTSDALE	AZ	85250
SUN VALLEY 237 LLC	6325 N 75TH ST	SCOTTSDALE	AZ	85250
BUCKEYE TARTESSO LLC	18818 TELLER AVE STE 200	IRVINE	CA	92612
CRG THOMAS ROAD PARTNERS LLC	450 N MCCLINTOCK DR STE 102	CHANDLER	AZ	85226
BEN-HORIN FAMILY TRUST/SVP 360 LLLP	6991 E CAMELBACK RD STE D-100	SCOTTSDALE	AZ	85251
MARC SUN VALLEY LLC	55 E JACKSON BLVD STE 500	CHICAGO	IL	60604
TARTESSO WEST MULTI FAMILY LLC	18061 N 99TH ST	SCOTTSDALE	AZ	85255
BUCKEYE TARTESSO LLC	4455 E CAMELBACK RD C24	PHOENIX	AZ	85018
TARTESSO COMMUNITY ASSOCIATION	6303 S RURAL RD STE 3	TEMPE	AZ	85283

TAB 4 - Sign-In Sheet

NEIGHBORHOOD MEETING SIGN-IN SHEET

Elianto Major CMP Amendment/PAD

Date : April 20, 2026 Time: 5:30 PM

NAME	ADDRESS	EMAIL	PHONE #
Joe Schramm	1920 E. South Mountain Ave 85042	jse@quantum-capital.com	602-385-1546
Thomas BERTOLON	8610 W. GREENBRIAR DR 85382	mviewdude@gmail.com	623-512-2828

TAB 5 - P&Z
Notification Letter Affidavit

Affidavit of Mailing Notice

Case Number: PLZZ-26-0003 & PLZZ-25-0014

Project Name: Elianto CMPA & The Cascade PAD

Applicant Name: Tiffany & Bosco, P.A.

Location: 3 miles north of I-10 on the east side of Sun Valley Parkway

In order to assist in providing adequate notice to interested parties and to meet Arizona State Statue, the applicant for public hearings in the City of Buckeye shall secure the names and addresses of all property owners within 300 feet / 500 feet *(circle one)* of all property lines of the subject application property through a title company or the Maricopa County Assessor's web site and shall send the notice of public hearing / neighborhood meeting *(circle one)* to each said owner no less than fifteen (15) days prior to the date of the public hearing / neighborhood meeting *(circle one)*.

I confirm that I secured the names and addresses of all property owners within 300 feet / 500 feet *(circle one)* of all property lines of the subject application property either through a title company or the Maricopa County Assessor's web site and did send the required notice to each said owner no less than fifteen (15) days prior to the public hearing / neighborhood meeting *(circle one)*.

See attached copies of all sent letters and address lists.

Applicant's / Representative's signature: _____

SUBSCRIBED AND SWORN before me this 4th day of September, 20 26, by:

_____
Notary Public

SIENNA MYERS
Notary Public - State of Arizona
Maricopa County
Commission # 646296
My Commission Expires on Apr 5, 2027

My Commission Expires:

April 5th, 2027

Owner	MAIL_ADDR1	MAIL_CITY	MAIL_STATE	MAIL_ZIP
BUCKEYE TARTESSO II LLC	18818 TELLER AVE STE 200	IRVINE	CA	92612
BUCKEYE SUN VALLEY PKY 77 LLC	3718 E ADOBE DR	PHOENIX	AZ	85050
BUCKEYE SUN VALLEY AND CAMELBACK 77 LLC	3718 E ADOBE DR	PHOENIX	AZ	85050
NELSON BRUCE RYDEN/KATHERINE JO AIELLO/ETAL	4334 E BOULDER RDG	PHOENIX	AZ	85044
SVP/TARTESSO 37 ACRES LLC	7014 E CAMELBACK RD STE B100A	SCOTTSDALE	AZ	85251
LOBA LLC	23860 W HWY 85	BUCKEYE	AZ	85326
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HENDERSON DENNIS C	1512 PAVILLON DR	HOOVER	AL	35226
REV LIV TRUST OF KENNETH AND LAI KOON JUE	701 TENDERLAND	FOSTER CITY	CA	94404
NEWSOME ROGER D SR & SHIRLEY J	5435 S MITCHELL DR	TEMPE	AZ	85283
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AOE LLC	10624 S EASTERN AVE STE A-262	HENDERSON	NV	89052
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JANICE M HAMILTON SURVIVORS TRUST/MEREDITH TOMMY L	7055 WINDY HILL WAY	RENO	NV	89511
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SUN VALLEY 237 LLC	6325 N 75TH ST	SCOTTSDALE	AZ	85250
BUCKEYE TARTESSO LLC	18818 TELLER AVE STE 200	IRVINE	CA	92612
CRG THOMAS ROAD PARTNERS LLC	450 N MCCLINTOCK DR STE 102	CHANDLER	AZ	85226
BEN-HORIN FAMILY TRUST/SVP 360 LLLP	6991 E CAMELBACK RD STE D-100	SCOTTSDALE	AZ	85251
MARC SUN VALLEY LLC	55 E JACKSON BLVD STE 500	CHICAGO	IL	60604
TARTESSO WEST MULTI FAMILY LLC	18061 N 99TH ST	SCOTTSDALE	AZ	85255
BUCKEYE TARTESSO LLC	4455 E CAMELBACK RD C24	PHOENIX	AZ	85018
TARTESSO COMMUNITY ASSOCIATION	6303 S RURAL RD STE 3	TEMPE	AZ	85283

Mattamy Homes USA • Phoenix
9200 E. Pima Center Parkway, Suite 160
Scottsdale, AZ 85258
T 480-302-6080

September 4, 2026

RE: Elianto Major Community Master Plan Amendment (PLZZ-26-0003) and The Cascade Planned Area Development Proposal (PLZZ-25-0014)

Dear neighbors and stakeholders:

Mattamy Arizona, LLC ("Mattamy Homes") is proposing a Major Community Master Plan Amendment ("CMP Amendment") and Planned Area Development ("PAD") request related to a portion of the Elianto master planned community within the City of Buckeye ("City"). The Mattamy Homes portion of the Elianto community is located approx. three (3) miles north of I-10 on the east side of Sun Valley Parkway and encompasses approximately 2,750 acres of land. Please refer to the attached aerial and location map for Elianto's location within the City. The CMP Amendment component of this request is limited to removing the subject property from the existing Elianto CMP. The remainder of the Elianto CMP will remain unchanged and continue under its existing approvals. The Cascade PAD establishes a separate entitlement framework for the Elianto property east of the parkway. The proposed PAD will guide development of the Elianto property as an independent master planned community. The case is being scheduled for public hearings. Please see below:

Public Hearing:
Planning & Zoning Commission
Date: Tuesday, September 22, 2026
Time: Meeting starts at 6:00 P.M.
Location: Buckeye City Hall
530 E. Monroe Ave., Buckeye, AZ 85326

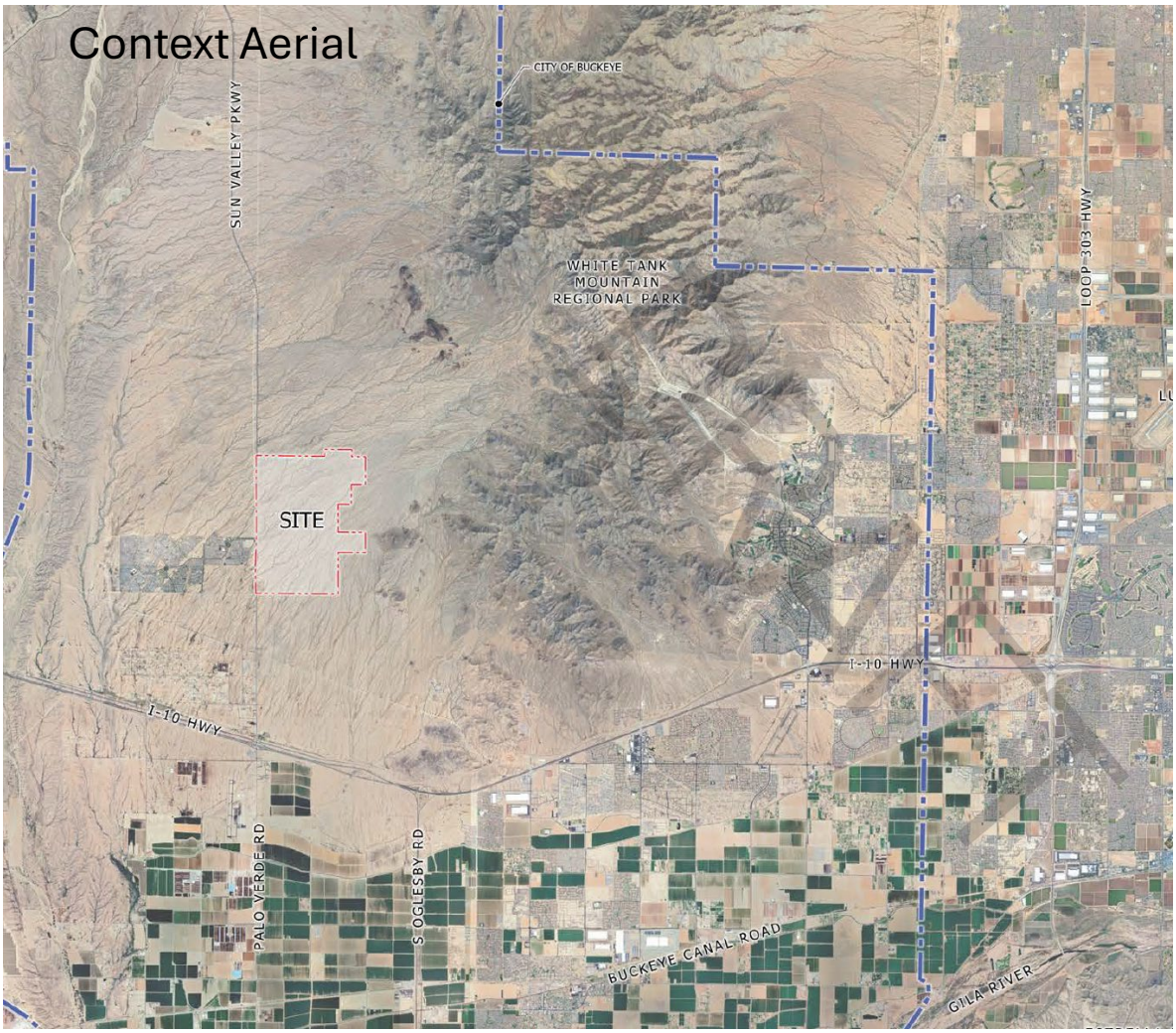
The process for major CMP Amendments and PAD's require Planning and Zoning Commission and City Council public hearings. Another notice letter will be sent on when the City Council public hearing date is scheduled. That notification letter will be mailed to you at least fifteen (15) days prior to the hearing date.

If you wish to provide input on this matter, you may attend the Planning & Zoning Commission hearing on September 22nd. Alternatively, you can provide input, comments or questions directly to the applicant, Kurt Jones of Tiffany & Bosco, P.A. at kajones@tblaw.com or 602-452-2729. You may also contact City of Buckeye assigned Planning Manager, Ken Galica, at 623-349-6214 or by email at kgalica@buckeyeaz.com subject "PLZZ-26-0003 & PLZZ-25-0014" for the CMPA and/or PAD cases. Thank you.

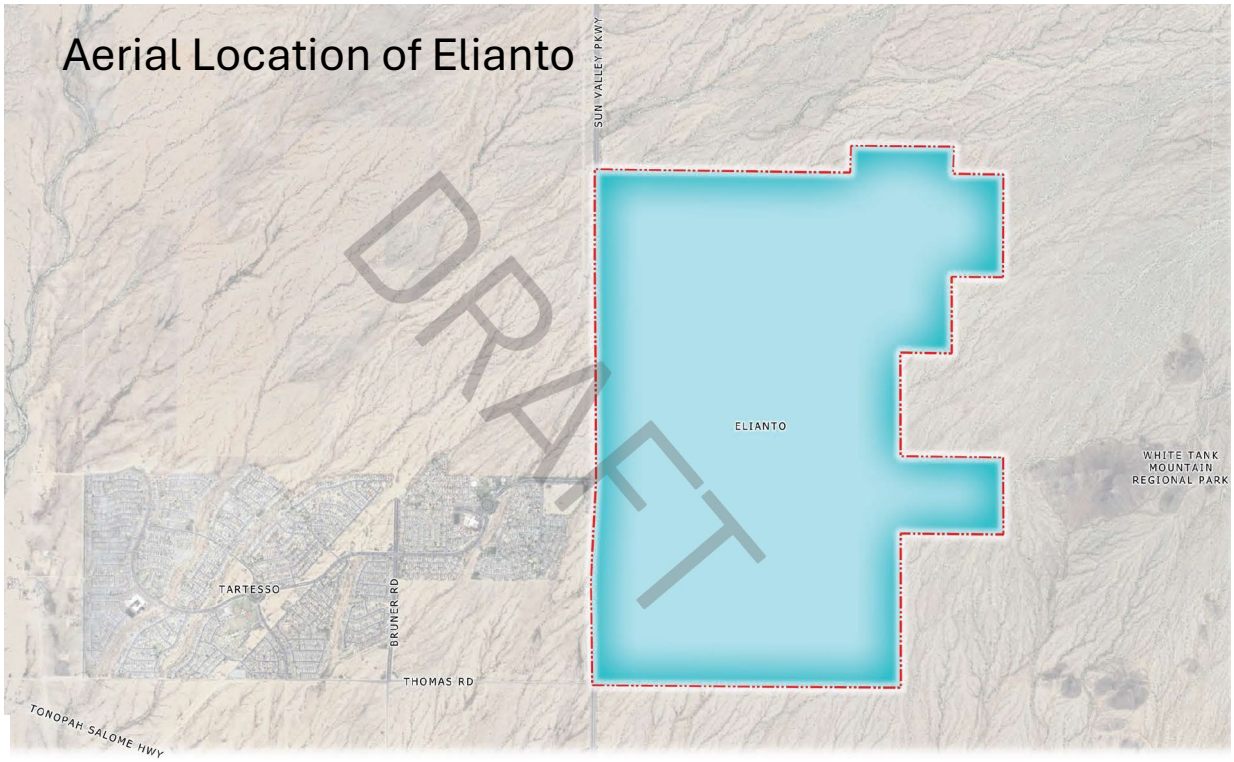
Sincerely,

Matthew Arneson

Context Aerial



Aerial Location of Elianto



DRAFT

TAB 6 - P&Z
Legal Ad
Affidavit

LocaliQ
Arizona
GANNETT

PO Box 632099, Cincinnati, OH 45263-2099

AFFIDAVIT OF PUBLICATION

Susan Sylvester
Susan Sylvester
1850 N Central Ave, 24th Flo
Phoenix AZ 85004

STATE OF WISCONSIN, COUNTY OF BROWN

The Arizona Business Gazette Republic Edition, a newspaper published in the city of Phoenix and general circulation in the counties of Pima, Maricopa, Coconino and Pinal, State of Arizona, and personal knowledge of the facts herein state and that the notice hereto annexed was Published in said newspapers in the issue:

PNI AZ Business Gazette Rep Ed 09/05/2026
PNI azcentral.com 09/05/2026

and that the fees charged are legal.
Sworn to and subscribed before on 09/05/2026

D. Roberts
Legal Clerk

Notary, State of WI, County of Brown

9/19/29
My commission expires

Publication Cost:	$1181.00		
Tax Amount:	$0.00		
Payment Cost:	$1181.00		
Order No:	12593824	# of Copies:	
Customer No:	1391593	1	
PO #:	LAZS0586366		

THIS IS NOT AN INVOICE!

Please do not use this form for payment remittance.

VICKY FELTY
Notary Public
State of Wisconsin

City of Buckeye

NOTICE IS HEREBY GIVEN that the City of Buckeye Planning and Zoning Commission will hold a public hearing on Tuesday, September 22, 2026 to be held in the City Council Chambers, located at 530 E. Monroe Avenue, Buckeye, Arizona 85326 at 6:00 p.m., for the purpose of hearing all persons for or against the following request:

Case No. PLZZ-26-0003 & PLZZ-25-0014: Request by William E. Lally, Tiffany & Bosco P.A., for a Major Community Master Plan Amendment ("CMP Amendment - PLZZ-26-0003) and Planned Area Development ("PAD – PLZZ-25-0014") request related to a portion of the Elianto master planned community. The Elianto CMP Amendment and The Cascade PAD apply to the portion of the Elianto community that is located approx. three (3) miles north of I-10 on the east side of Sun Valley Parkway and encompasses approximately 2,770 acres of land. The CMP Amendment component of this request is limited to removing the subject property from the existing Elianto CMP. The remainder of the Elianto properties west of the Sun Valley Parkway will remain unchanged and continue under its existing CMP approvals. The Cascade PAD establishes a separate entitlement framework for the Elianto property east of the parkway. The proposed PAD will guide development of the Elianto property as an independent master planned community. A portion of land being within Section 15, Section 16, Section 21, Section 22 Section 27 and Section 28, Township 2 North, Range 4 West of the Gila and Salt River Meridian, Maricopa County, Arizona.

For additional information, please contact the Development Services Department at (623) 349-6211
September 5 2026
LAZS0586366

TAB 7 - P&Z Site Posting Affidavit

AFFIDAVIT OF SIGN POSTING
City of Buckeye

Case No: PLZZ-26-0003 & PLZZ-25-0014
Project Name:
Applicant Name: Tiffany & Bosco
Location: NEC Sun Valley Pkwy & Thomas Rd

In order to assist in providing adequate notice to interested parties and to meet Arizona State Statue, the **applicant** for public hearing in the City of Buckeye shall post signs as Prescribed by the "City of Buckeye Site Posting Requirements." **It shall be the responsibility of the applicant to erect and to maintain the sign on the subject property and to update the hearing information on the sign until the final disposition of the case. It shall also be the responsibility of the applicant to remove the sign within 10 days after final disposition of the case.**

I confirm that the site has been posted as detailed by the City of Buckeye Site Posting Requirements for the case above and the site was posted at least fifteen (15) prior to the public hearing.

Applicant's/Representative's signature: _____

SUBSCRIBED AND SWORN before me on 09/03/26

Notary Public: _____

MARYBETH CONRAD
Notary Public - Arizona
Maricopa County
Commission # 673441
My Comm. Expires Oct 25, 2028

My Commission Expires:

10-25-28


City of Buckeye
PUBLIC HEARING
PLANNING & ZONING COMMISSION: TUESDAY, September 22, 2026 at 6:00 p.m.
CITY COUNCIL: TBD
LOCATION OF HEARINGS:
City Council Chambers,
530 E. Monroe Avenue, Buckeye, AZ 85326
REQUEST: A Major Community Master Plan Amendment ("CMP Amendment") and Planned Area Development ("PAD") related to a portion of the Elianto master planned community. The CMP Amendment component of this request is limited to removing the subject property from the existing Elianto CMP. The remainder of the Elianto CMP west of sun valley parkway will remain unchanged and continue under its existing approvals. The proposed PAD (The Cascade) establishes a separate entitlement framework for the Elianto property east of the parkway. The proposed PAD will guide development of the Cascade property as an independent master planned community. The PAD will only apply to lands east of sun valley parkway
GENERAL LOCATION: approx. three (3) miles north of I-10 on the east side of Sun Valley Parkway.
SIZE: Approx. 2,750 acres
Case #: PLZZ-26-0003 & PLZZ-25-0014
APPLICANT/CONTACT: William Lally/ TIFFANY & BOSCO
PHONE: 602-452-2729
Development Services Department
Phone: 623-349-6211
Posting Date: 9/3/26
Maps
Sep 3, 2026 at 10:27:41 AM
N Sun Valley Pkwy
Buckeye AZ 85396
United States


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PKWY
ELIANTO
N 293RD AVE
Maps
Sep 3, 2026 at 10:42:58 AM
N Sun Valley Pkwy
Buckeye AZ 85396
United States

The Cascade

Elianto Major CMPA (PLZZ-26-0003)

The Cascade PAD and Development Agreement (PLZZ-25-0014)

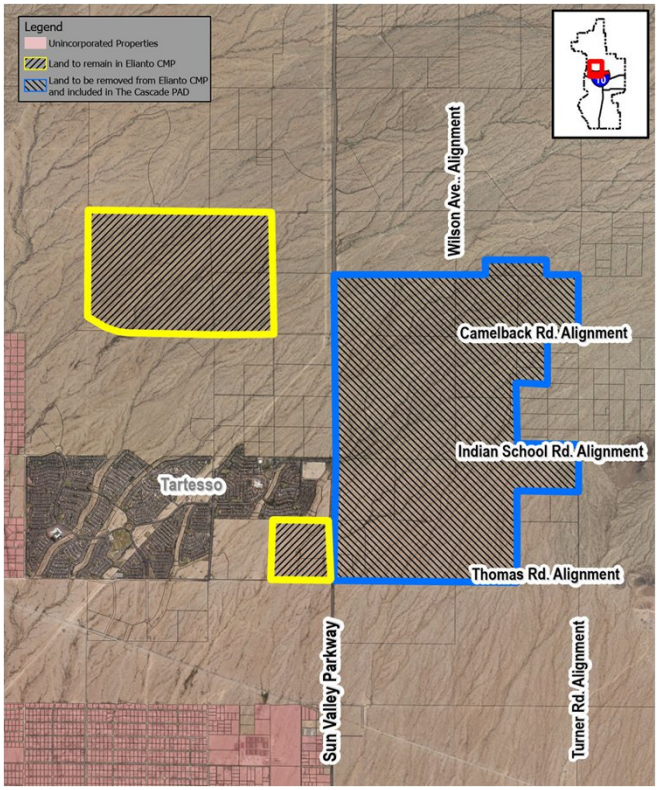
City Council – October 20, 2026

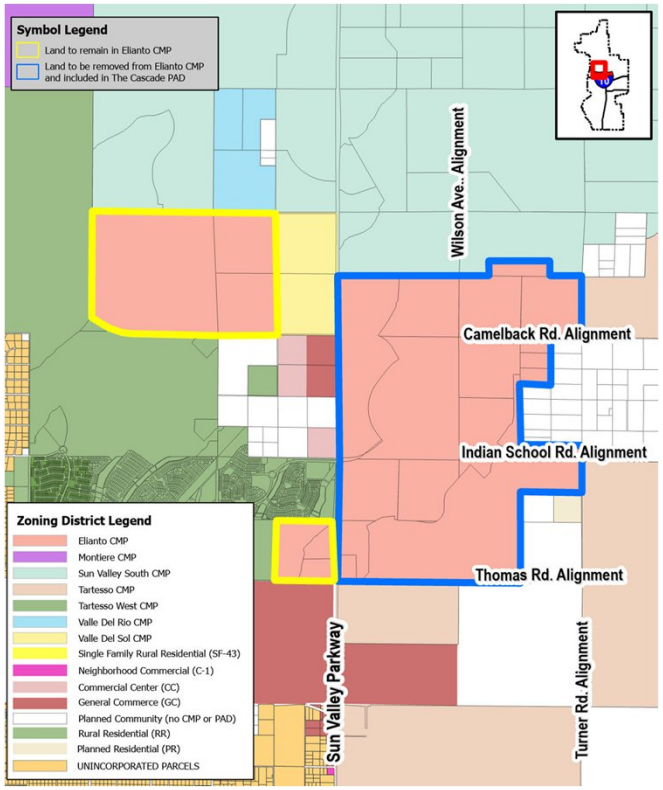


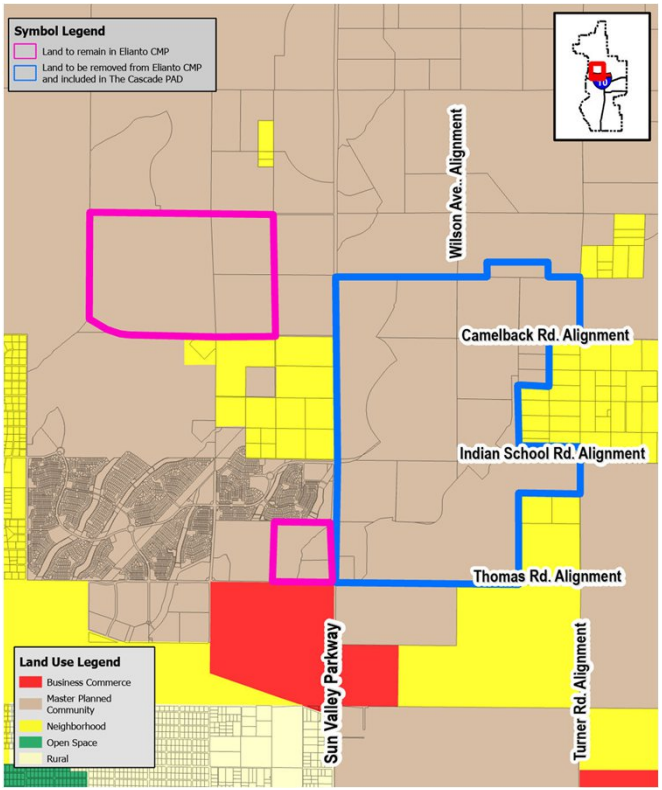
BUCKEYE
ARIZONA
buckeyeaz.gov

Project Snapshot

- **Applicant:** William E. Lally, Tiffany & Bosco, P.A., on behalf of multiple owners
- **Request #1:** Major Community Master Plan (CMP) Amendment for Elianto, removing 2,771 acres to allow that land to be governed by the new The Cascade Planned Area Development (PAD)
- **Request #2:** Rezoning approximately 2,771 acres to The Cascade Planned Area Development (PAD), establishing a new master planned community framework allowing up to 11,600 dwelling units and up to 115 acres of non-residential development, together with associated land use, development, design, open space, circulation, and administrative standards, and approval of an accompanying Development Agreement establishing City and developer obligations associated with development of the property.
- **General Location:** Area generally located north of Thomas Road, south of Bethany Home Road alignment, east of Johnson Road alignment, and west of Turner Road alignment; Request #2 applies only to the land east of Sun Valley Parkway







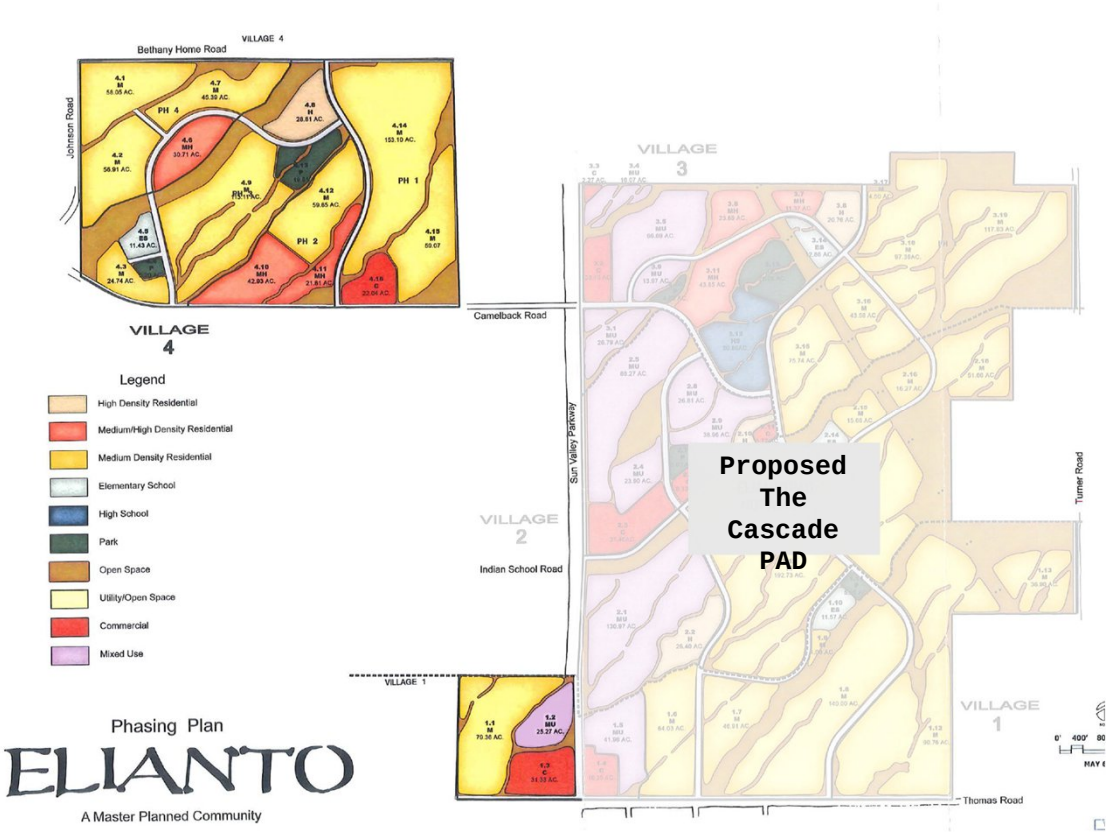
N

Aerial

Zoning Map

General Plan Land Use

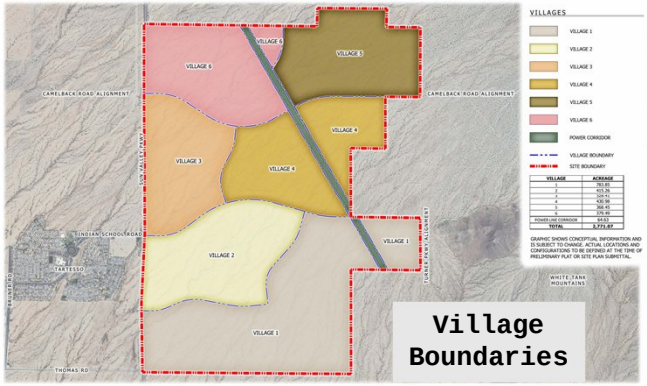
Request #1 – Elianto Major CMPA



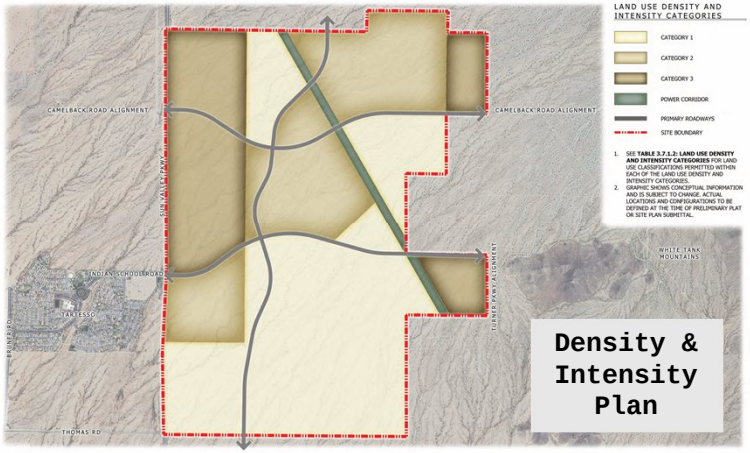
- Removes 2,771 acres from the Elianto CMP, reducing CMP to 1,104.6 acres west of Sun Valley Parkway
- No changes to remaining Elianto CMP land use plan or development standards
- Density allowances and allocations remain based on existing approved

Request #2 – The Cascade PAD

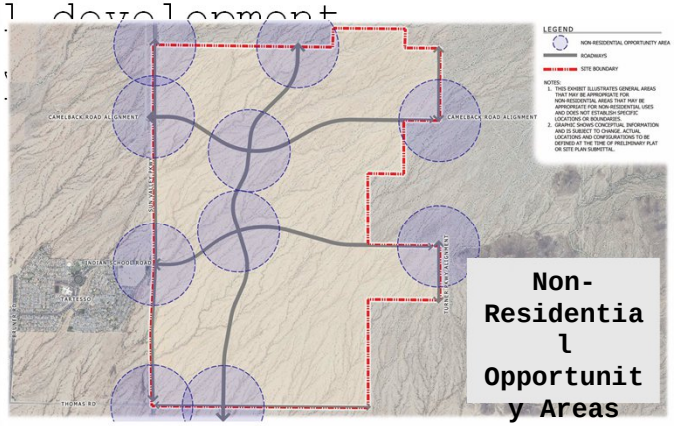
- **Vision:** Predominantly residential master planned community
- Six Villages
- **Land Use Budget** rather than Land Use Plan
  - Maximum 11,600 dwelling units (4.19 du/acre); Minimum 150 lots ≥ 12,000 S.F.
  - Minimum 30 / Maximum [illegible] development



Village Boundaries



Density & Intensity Plan



Non-Residential Opportunity Areas

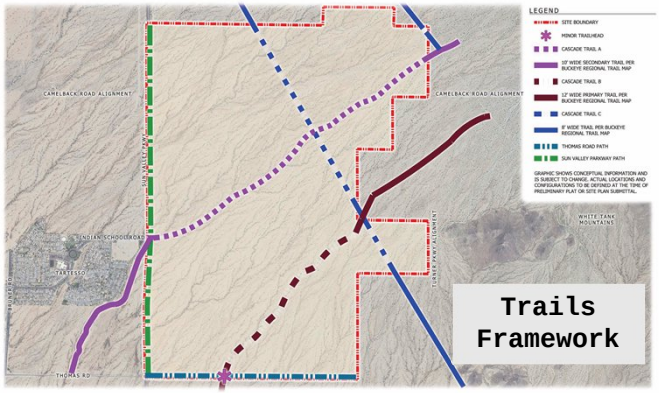
Request #2 – The Cascade PAD

- Residential diversity; broad range of single-family and multi-family product types permitted
- Non-residential uses include a wide range of retail, restaurants, personal services, offices, mixed-use development, and limited business/employment uses; data centers may be allowed in office/commercial districts subject to a Conditional Use Permit
- Tailored development and design standards intended to guide development of a community with a distinguishable character
- 18 percent open space per Village
  - +/- 155 acres of parks
  - Regional and neighborhood trail systems
- Customized village plan, administrative review, and amendment processes and procedures

Request #2 – The Cascade PAD



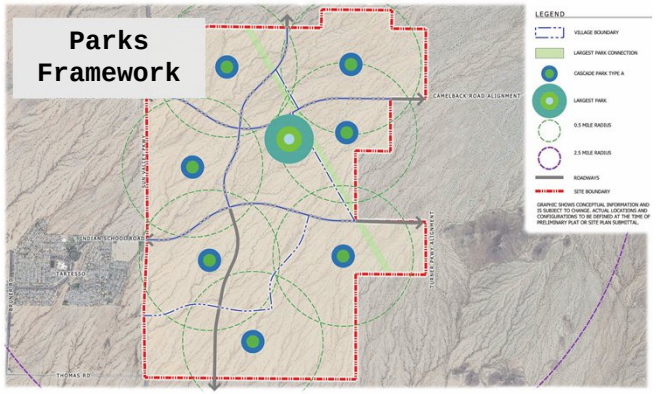
Materials & Character



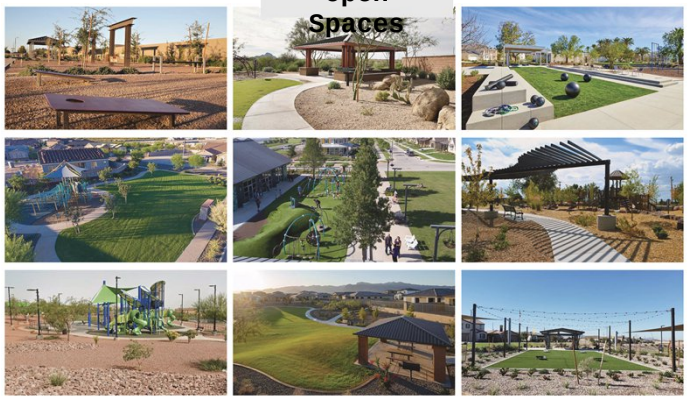
Trails Framework



Parks & Open Spaces

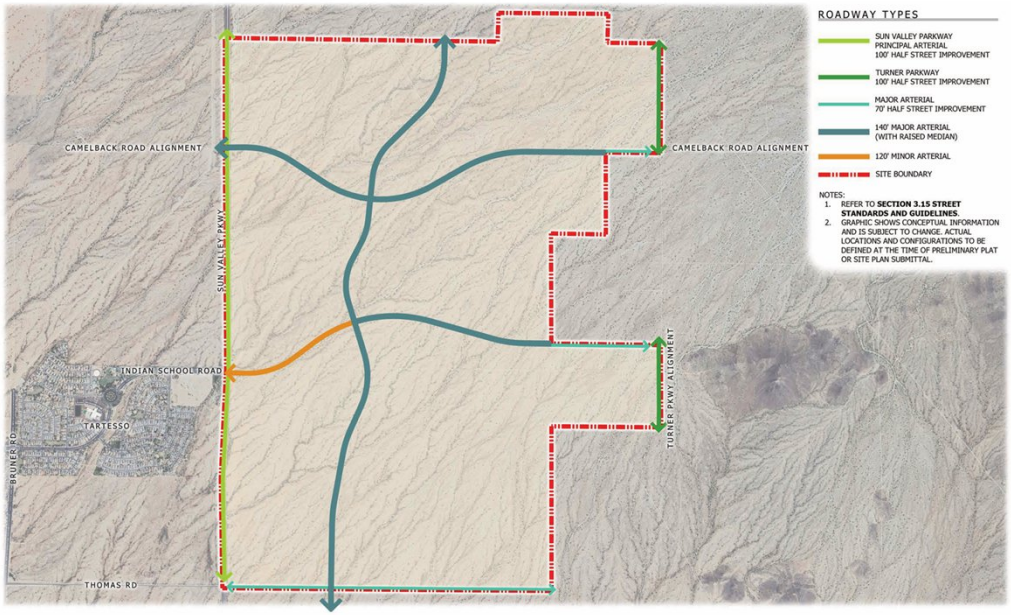


Parks Framework



Infrastructure, Utilities, Public Safety, and Schools

- Developer responsible for required roadway dedication and improvements consistent with Buckeye Transportation Master Plan; Master TIA approved
- Water and wastewater infrastructure phased with development; developer responsible for improvements necessary to serve project
- Police and fire service by City of Buckeye; Development Agreement addresses public safety obligations associated with development
- Saddle Mountain USD identified adequate existing/planned facilities, with future school construction dependent on



Changes Since Planning & Zoning Commission

- PAD administrative structure revised to replace the Master Developer designation with a Property Owner / Village Developer / Parcel Developer framework, with related coordination and implementation provisions updated accordingly.
- Overall development program, Land Use Budget, development standards, and design framework remain materially unchanged.
- Master Traffic Impact Analysis approved; Condition (v) updated.
- Certificate of Adequate School Facilities received from Saddle Mountain Unified School

Development Agreement

- Establishes City and developer obligations associated with development of the property
- Addresses infrastructure and public-service responsibilities
- Addresses coordination among property owners and Village Plan areas as development occurs
- Works in conjunction with the PAD's Property Owner / Village Developer / Parcel Developer structure
- Additional bullets/more specificity may be added when DA is finalized by legal

Public Participation

- Neighborhood meeting held April 20, 2026 at Tartesso Elementary School
  - Required neighborhood meeting notice completed by applicant
  - Two members of the public attended, both expressed support
- Written letter of support from adjacent owner; no opposition received
- Planning and Zoning Commission unanimously recommended approval of both requests on September 22
  - One speaker raised concerns regarding notification process and potential school impacts

Analysis

- Consistent with General Plan land use designation
- Furthers several General Plan goals and policies:
  - Land use patterns that support diverse, active lifestyles
  - Promote development of attractive, high-quality neighborhoods
  - Support coordination with school districts
  - Promote multi-modal transportation including bicycle and pedestrian networks
  - Grow responsibly
- Provides structured flexibility within defined limits
- Provides standards to facilitate development of a high-quality community with character and cohesion
- Developer-funded infrastructure improvements will support growth within and around the project area
- Post P&Z PAD revisions are administrative and do not materially alter the development framework reviewed by Commission

Recommendation

Elianto Major CMPA (PLZZ-26-0003)

Conduct a public hearing and adopt an Ordinance approving the CMPA

The Cascade PAD and Development Agreement (PLZZ-25-0014)

Conduct a public hearing and adopt an Ordinance approving the PAD, subject to conditions (a) through (aa), and accompanying Development Agreement

BUCKEYE ARIZONA

SEPARATE HEARINGS AND ACTIONS REQUIRED

WHEN RECORDED, RETURN TO:

City of Buckeye
ATTN: Summer Stewart, Interim City Clerk
530 East Monroe Avenue
Buckeye, Arizona 85326

ORDINANCE NO. 29-26

AN ORDINANCE OF THE MAYOR AND COUNCIL OF THE CITY OF BUCKEYE, ARIZONA, APPROVING A MAJOR AMENDMENT TO THE ELIANTO COMMUNITY MASTER PLAN ("CMP") AS DESCRIBED IN CASE NO. PLZZ-26-0003 TO REDUCE THE SIZE OF THE CMP FROM APPROXIMATELY 3,931 ACRES TO APPROXIMATELY 1,104.6 ACRES BY REMOVING APPROXIMATELY 2,771 ACRES LOCATED NORTH OF THOMAS ROAD, SOUTH OF BETHANY HOME ROAD ALIGNMENT, EAST OF SUN VALLEY PARKWAY, AND WEST OF TURNER ROAD ALIGNMENT, REMOVED ACREAGE IS PROPOSED TO BE REZONED SEPARATELY THROUGH THE CASCADE PLANNED AREA DEVELOPMENT (PAD); AND, PROVIDING FOR REPEAL OF CONFLICTING ORDINANCES AND SEVERABILITY.

WHEREAS, by and through Ordinance No. 66-04, on November 16, 2004, the Mayor and Council of the City of Buckeye, Arizona ("City") previously approved the development of the Elianto Community Master Plan comprised of approximately 3,931 acres of land generally located north of Thomas Road, south of Bethany Home Road alignment, east of Johnson Road alignment, and west of Turner Road alignment, on both sides of Sun Valley Parkway, as legally described on Exhibit A ("Original Land Area") attached hereto and incorporated herein; and

WHEREAS, the proposed Amendment to the Elianto Community Master Plan, Case No. PLZZ-26-0003, applies to approximately 2,771 acres of land north of Thomas Road, south of Bethany Home Road alignment, east of Sun Valley Parkway, and west of Turner Road alignment as legally described on Exhibit B and depicted on Exhibit C ("Amendment Area"), and seeks to remove the Amendment Area from the Original Land Area for inclusion in the expanded The Cascade Planned Area Development; and

WHEREAS, the proposed Amendment to the Elianto Community Master Plan for the Case No. PLZZ-26-0003, was properly noticed for public hearings, and the necessary hearings were conducted on September 22, 2026 and October 20, 2026; and

WHEREAS, the proposed amendment will enhance the welfare of the community by creating a unified planning framework and contributing to the City's economic well-being, and is in harmony with the purposes and intent of the City Development Code and the General Plan; and

WHEREAS, in accordance with Article II, Sections 1 and 2 of the Constitution of the State of Arizona, the Council has considered the individual property rights and personal liberties of the residents of the City before adopting this Ordinance; and

WHEREAS, the City of Buckeye Planning & Zoning Commission held a public hearing on September 22, 2026, and recommended approval of this Community Master Plan Amendment.

BE IT ORDAINED by the Mayor and Council of the City of Buckeye, Arizona:

Section 1. The recitals set forth above are incorporated as if fully set forth herein.

Section 2. To the extent any provisions of the Elianto Community Master Plan Development Agreement dated December 20, 2004, and recorded in the Official Records of the Maricopa County Recorder on December 21, 2004, as Instrument No. 2004-1501123 ("Development Agreement"), remain in effect, the Amendment Area is hereby removed from the Development Agreement land area and released from any outstanding obligations and liabilities arising thereunder or in connection therewith.

Section 3. All previously-approved land uses, densities, development standards and design requirements remain in full force and effect on the land area remaining within the Elianto Community Master Plan.

Section 4. Approval of the Major Amendment to the Elianto Community Master Plan, as described herein, is expressly conditioned upon and shall not become effective unless and until the City Council approves the corresponding Major Amendment to The Cascade Planned Area Development providing for the inclusion of the Amendment Area. In the event The Cascade Planned Area Development amendment is not approved, this Ordinance shall be deemed null and void and shall have no force or effect.

Section 5. All ordinances and parts of ordinances in conflict with the provisions of this Ordinance are hereby repealed.

Section 6. If any section, subsection, sentence, clause, phrase or portion of this Ordinance is for any reason held to be invalid or unconstitutional by the decision of any court of competent jurisdiction, such decision shall not affect the validity of the remaining portions thereof.

Section 7. The Mayor, City Manager, City Attorney, and City Clerk are hereby authorized and directed to take all steps and execute all documents necessary to carry out the purpose and intent of this Ordinance.

[Signatures on the Following Page]

PASSED AND ADOPTED by the Mayor and Council of the City of Buckeye, Arizona, this 20th day of October, 2026.

Eric W. Orsborn, Mayor

ATTEST:

Summer Stewart, Interim City Clerk

APPROVED AS TO FORM:

Tosca Henry, City Attorney

Attachments:
Exhibit A: Legal Description 2004 Original Land Area
Exhibit B: Legal Description 2026 Amendment Area
Exhibit C: Legal Depiction 2026 Amendment Area

EXHIBIT A
TO
ORDINANCE 29-26

[Legal Description – Original Land Area]

Parcel 1:

The South Half of Section 16, Township 2 North, Range 4 West of the Gila and Salt River Base and Meridian, Maricopa County, Arizona;

Except all mineral deposits as reserved in Book 331 of Deeds, Page 569.

Parcel 2:

Section 21, Township 2 North, Range 4 West of the Gila and Salt River Base and Meridian, Maricopa County, Arizona.

Parcel 3:

The Northeast Quarter of Section 28, Township 2 North, Range 4 West of the Gila and Salt River Base and Meridian, Maricopa County, Arizona.

Parcel 4:

The Northwest Quarter of Section 28, Township 2 North, Range 4 West of the Gila and Salt River Base and Meridian, Maricopa County, Arizona.

Parcel 5:

The Southwest Quarter of Section 27, Township 2 North, Range 4 West of the Gila and Salt River Base and Meridian, Maricopa County, Arizona.

Parcel 6:

The North Half of the Northeast Quarter; And the Northwest Quarter of Section 27, Township 2 North, Range 4 West Of the Gila and Salt River Base and Meridian, Maricopa County, Arizona.

Parcel 7:

The South Half of Section 15, Township 2 North, Range 4 West of the Gila and Salt River Base and Meridian, Maricopa County, Arizona.

Parcel 8:

The West Half of Section 22, Township 2 North, Range 4 West of the Gila and Salt River Base and Meridian, Maricopa County, Arizona.

Parcel 9:

The Southeast Quarter of Section 29, Township 2 North, Range 4 West Of the Gila and Salt River Base and Meridian, Maricopa County, Arizona;

Except all coal and minerals as reserved in 85-411087.

Parcel 10:

Section 18, Township 2 North, Range 4 West of the Gila and Salt River Base and Meridian, Maricopa County, Arizona;

Except that portion of the Southwest Quarter of Section 18, Township 2 North, Range 4 West of the Gila and Salt River Base and Meridian, Maricopa County, Arizona, more particularly described as follows:

Beginning at a 3 ½ inch G.L.O. Brass Cap, found at the Southwest Corner of said Section 18;

Thence North 00 Degrees 20 minutes 38 seconds East, along the West line of the Southwest Quarter of Section 18, a distance of 685.26 feet;

Thence South 58 Degrees 48 minutes 35 seconds East, a distance of 595.04 feet to a point of curvature, concave Northeasterly, whose radius is 2600.00 feet;

Thence Southeasterly, along said Curve to the left, through a central angle of 31 Degrees 13 minutes 45 seconds, an arc distance of 1417.13 feet, to a point on the South Line of the Southwest Quarter of said Section 18;

Thence South 89 Degrees 57 minutes 40 seconds West along the South line of the Southwest Quarter of said Section 18, a distance of 1861.39 feet, to a 3 ½ inch G.LO. Brass Cap, and the True Point of Beginning.

Parcel 11:

The West Half of Section 17, Township 2 North, Range 4 West of the Gila and Salt River Base and Meridian, Maricopa County, Arizona;

Parcel 12:

The Southwest Quarter of Section 28, Township 2 North, Range 4 West of the Gila and Salt River Base and Meridian, Maricopa County, Arizona;

Except all minerals, oil, gas and geothermal resources reserved in the patent from The United States Of America recorded August 29, 1985 in Recording No. 85-411086, official records and in instrument recorded in Recording No. 85-411087, official records.

Parcel 13:

The South Half of Lot 6 and the South Half of Lot 7, Section 15, Township 2 North, Range 4 East of the Gila and Salt River Base and Meridian, Maricopa County, Arizona.

Parcel 14:

The North Half of the West Half of the Northeast Quarter of Section 22, Township 2 North, Range 4 West of the Gila and Salt River Base and Meridian, Maricopa, County, Arizona.

Parcel 15:

The North Half of the South Half of the West Half of the Northeast Quarter of Section 22, Township 2 North, Range 4 West of the Gila and Salt River Base and Meridian, Maricopa County, Arizona.

Parcel 16:

The South Half of the Southeast Quarter of the Southeast Quarter of Section 22, Township 2 North, Range 4 West of the Gila and Salt River Base and Meridian, Maricopa County, Arizona.

Parcel 17:

The South Half of the South Half of the West Half of the Southeast Quarter of Section 22, Township 2 North, Range 4 West of the Gila and Salt River Base and Meridian, Maricopa County, Arizona.

Parcel 18:

The Southeast Quarter of Section 28, Township 2 North, Range 4 West of Gila and Salt River Base and Meridian, Maricopa County, Arizona

EXHIBIT B
TO
ORDINANCE 29-26

[Legal Description – Amendment Area]

SEE FOLLOWING PAGES

THE CASCADE
BOUNDARY
LEGAL DESCRIPTION

A portion of land being within Section 15, Section 16, Section 21, Section 22 Section 27 and Section 28, Township 2 North, Range 4 West of the Gila and Salt River Meridian, Maricopa County, Arizona, being more particularly described as follows:

BEGINNING at a found GLO brass cap dated 1931 accepted as the South Quarter corner of said Section 28 from which a found Maricopa County Highway Department brass cap in hand hole accepted as the Southwest corner thereof bears North 89°29'14" West, 2615.02 feet;

Thence North 89°29'14" West, 2615.02 feet along the south line of the Southwest Quarter of said Section 28 to the Southwest corner of said Section 28;

Thence North 00°50'45" West, 2641.38 feet along the west line of the Southwest Quarter of said Section 28 to the West Quarter corner of said Section 28;

Thence North 02°55'38" East, 2650.09 feet along the west line of the Northwest Quarter of said Section 28 to the Northwest corner of said Section 28, also being the Southwest corner of said Section 21;

Thence North 00°24'07" West, 2648.08 feet along the west line of the Southwest Quarter of said Section 21 to the West Quarter corner of said Section 21;

Thence North 00°24'07" West, 2648.35 feet along the west line of the Northwest Quarter of said Section 21 to the Northwest corner of said Section 21, also being the Southwest corner of said Section 16;

Thence North 00°01'13" East, 2648.88 feet along the west line of the Southwest Quarter of said Section 16 to the West Quarter corner of said Section 16;

Thence South 89°10'22" East, 5221.68 feet along the east-west mid-section line of said Section 16 to the East Quarter corner of said Section 16, also being the West Quarter corner of said Section 15;

Thence South 89°23'26" East, 1347.51 feet along the south line of the Southwest Quarter of the Northwest Quarter of said Section 15 to the southwest corner of the South Half of the Southeast Quarter of the Northwest Quarter of said Section 15;

Thence North 01°51'59" East, 691.79 feet along the west line of the South Half of the Southeast Quarter of the Northwest Quarter of said Section 15 to the northwest corner of the South Half of the Southeast Quarter of the Northwest Quarter of said Section 15;

Thence South 89°27'44" East, 1342.30 feet along the north line of the South Half of the Southeast Quarter of the Northwest Quarter of said Section 15 to the northeast corner of the South Half of the Southeast Quarter of the Northwest Quarter of said Section 15;

Thence South 89°27'52" East, 1303.31 feet along the north line of the South Half of the Southwest Quarter of the Northeast Quarter of said Section 15 to the northeast corner of the South Half of the Southwest Quarter of the Northeast Quarter of said Section 15;

Thence South 02°04'21" West, 695.20 feet along the east line of the South Half of the Southwest Quarter of the Northeast Quarter of said Section 15 to the southeast corner of the South Half of the Southwest Quarter of the Northeast Quarter of said Section 15;

Thence South 89°23'26" East, 1295.52 feet along the south line of the Southeast Quarter of the Northeast Quarter of said Section 15 to the East Quarter corner of said Section 15;

Thence South 00°15'01" West, 2641.39 feet along the east line of the Southeast Quarter of said Section 15 to the Southeast corner of said Section 15, also being the Northeast corner of said Section 22;

Thence North 89°25'01" West, 1322.78 feet along the north line of the Northeast Quarter of the Northeast Quarter of said Section 22 to the northwest corner of the Northeast Quarter of the Northeast Quarter of said Section 22;

Thence South 00°06'06" East, 1968.89 feet along the east line of the West Half of the Northeast Quarter of said Section 22 to the northeast corner of the South Half of the Southwest Quarter of the Northeast Quarter of said Section 22;

Thence North 89°01'07" West, 1321.27 feet along the north line of the South Half of the Southwest Quarter of the Northeast Quarter of said Section 22 to the northwest corner of the South Half of the Southwest Quarter of the Northeast Quarter of said Section 22;

Thence South 00°09'00" East, 2647.72 feet along the north-south mid-section line of said Section 22 to the northwest corner of the South Half of the Southwest Quarter of the Southeast Quarter of said Section 22;

Thence South 89°15'59" East, 2638.89 feet along the north line of the South Half of the South Half of the Southeast Quarter of said Section 22 to the northeast corner of the South Half of the South Half of the Southeast Quarter of said Section 22;

Thence South 00°04'58" East, 658.96 feet along the east line of the South Half of the South Half of the Southeast Quarter of said Section 22 to the Southeast corner of said Section 22, also being the Northeast corner of said Section 27;

Thence South 00°16'27" East, 1318.69 feet along the east line of the Northeast Quarter of said Section 27 to the southeast corner of the North Half of the Northeast Quarter of said Section 27;

Thence North 89°27'00" West, 2643.32 feet along the south line of the North Half of the Northeast Quarter of said Section 27 to the southwest corner of the North Half of the Northeast Quarter of said Section 27;

Thence South 00°02'36" East, 3960.27 feet along the north-south mid-section line of said Section 27 to the South Quarter corner of said Section 27;

Thence North 89°34'35" West, 2661.01 feet along the south line of the Southwest Quarter of said Section 27 to the Southwest corner of said Section 27;

Thence North 89°29'08" West, 2652.13 feet along the south line of the Southeast Quarter of said Section 28 to the **POINT OF BEGINNING**.

The above described parcel contains a computed area of 120,707,906 sq. ft. (2,771.0722 acres) more or less and being subject to any easements, restrictions, rights-of-way of record or otherwise.

The description shown hereon is not to be used to violate any subdivision regulation of the state, county and/or municipality or any land division restrictions.

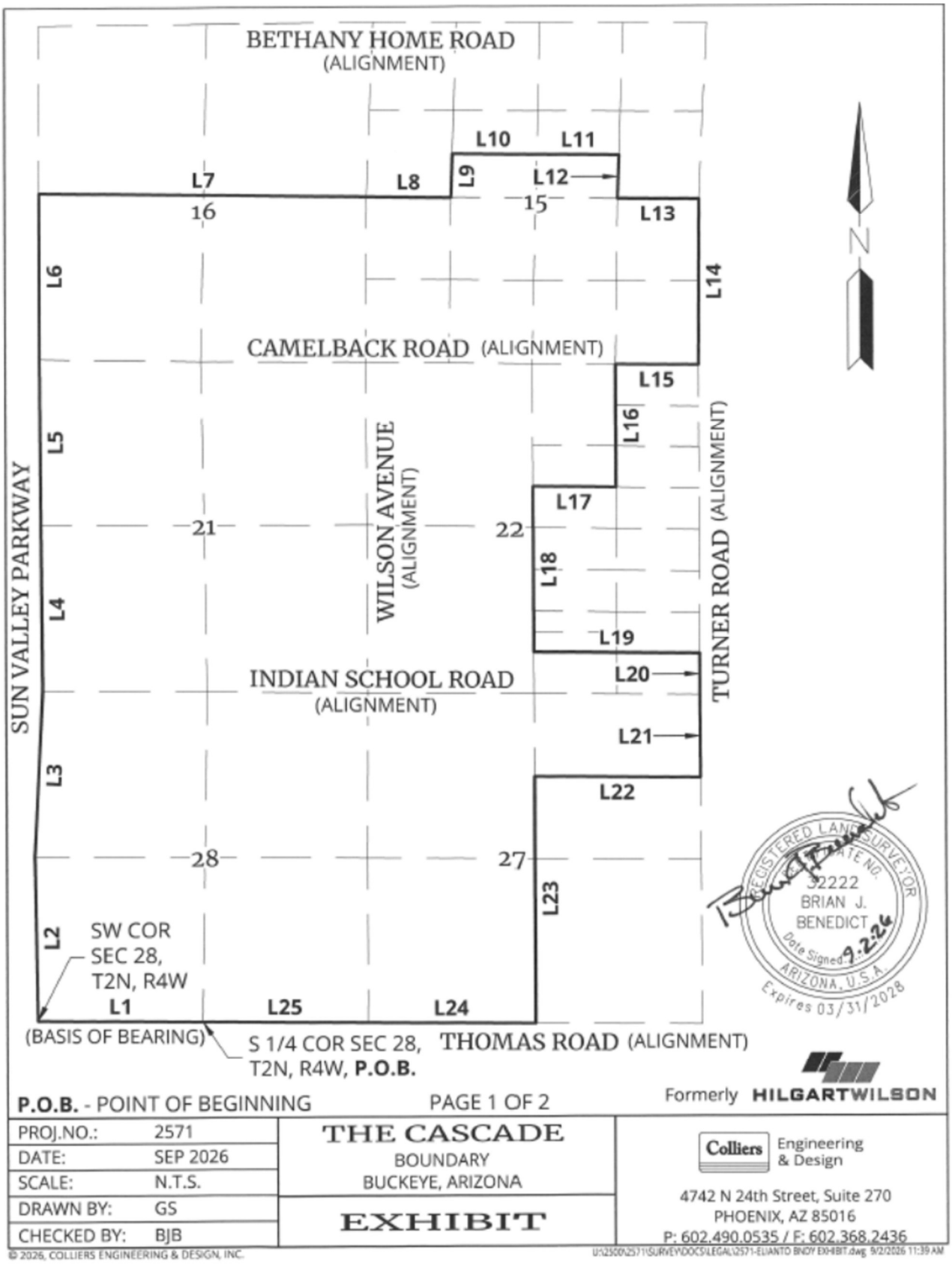
Prepared by: COLLIERS ENGINEERING & DESIGN
4742 North 24th Street, Suite 270
Phoenix, AZ 85016
Project No.: 2571
Date: September 2026



EXHIBIT C
TO
ORDINANCE 29-26

[Depiction – Amendment Area]

SEE FOLLOWING PAGES



P.O.B. - POINT OF BEGINNING

PAGE 1 OF 2

Formerly HILGARTWILSON

PROJ.NO.:	2571
DATE:	SEP 2026
SCALE:	N.T.S.
DRAWN BY:	GS
CHECKED BY:	BJB

THE CASCADE

BOUNDARY

BUCKEYE, ARIZONA

EXHIBIT

Colliers Engineering & Design

4742 N 24th Street, Suite 270

PHOENIX, AZ 85016

P: 602.490.0535 / F: 602.368.2436

© 2026, COLLIERS ENGINEERING & DESIGN, INC.

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LINE TABLE		
LINE NO.	DIRECTION	LENGTH
L1	N89°29'14"W	2615.02'
L2	N00°50'45"W	2641.38'
L3	N02°55'38"E	2650.09'
L4	N00°24'07"W	2648.08'
L5	N00°24'07"W	2648.35'
L6	N00°01'13"E	2648.88'
L7	S89°10'22"E	5221.68'
L8	S89°23'26"E	1347.51'
L9	N01°51'59"E	691.79'
L10	S89°27'44"E	1342.30'
L11	S89°27'52"E	1303.31'
L12	S02°04'21"W	695.20'
L13	S89°23'26"E	1295.52'

LINE TABLE		
LINE NO.	DIRECTION	LENGTH
L14	S00°15'01"W	2641.39'
L15	N89°25'01"W	1322.78'
L16	S00°06'06"E	1968.89'
L17	N89°01'07"W	1321.27'
L18	S00°09'00"E	2647.72'
L19	S89°15'59"E	2638.89'
L20	S00°04'58"E	658.96'
L21	S00°16'27"E	1318.69'
L22	N89°27'00"W	2643.32'
L23	S00°02'36"E	3960.27'
L24	N89°34'35"W	2661.01'
L25	N89°29'08"W	2652.13'

REGISTERED LAND SURVEYOR
CERTIFICATE NO.
32222
BRIAN J.
BENEDICT
Date Signed 9.2.26
ARIZONA, U.S.A.
Expires 03/31/2028

Formerly HILGARTWILSON

PROJ.NO.:	2571
DATE:	SEP 2026
SCALE:	NONE
DRAWN BY:	GS
CHECKED BY:	BJB

THE CASCADE
BOUNDARY
BUCKEYE, ARIZONA

EXHIBIT

Colliers Engineering & Design
4742 N 24th Street, Suite 270
PHOENIX, AZ 85016
P: 602.490.0535 / F: 602.368.2436

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TIFFANY & BOSCO P.A.

William E. Lally
Attorney at Law
602.452.2716
wel@tblaw.com

October 13, 2026

VIA EMAIL
kgalica@buckeyeaz.gov

City of Buckeye
Development Services Department
Attn: Ken Galica, Planning Manager
945 N. 215th Avenue, Suite 137
Buckeye, Arizona 85326

Re: Cases PLZZ-26-003 & PLZZ-25-0014 – Elianto / The Cascade Continuance Request

Dear Mr. Galica:

As you know, this firm represents Mattamy Homes and the various landowners of the property within the Elianto master planned community, east of the Sun Valley Parkway. We would like to thank the City for the progress made thus far with respect to moving these cases forward to public hearings.

At this time, as we work toward final iterations of the development agreement associated with the Planned Area Development (PAD) and Community Master Plan (CMP) amendment cases, we respectfully request a continuance from the October 20, 2026 City Council hearing date to the November 3, 2026 City Council hearing date. Please contact me with any questions. We appreciate the City's cooperation with this request. Thank you.

Sincerely,

W. E. Lally

William E. Lally

CITY OF BUCKEYE
Regular Council Meeting
COUNCIL ACTION REPORT

MEETING DATE: 10/20/26	**AGENDA ITEM:** 5.C. CS - Approval of Arts & Culture Plan
DATE PREPARED: 10/15/26	**DISTRICT NO.:** All
STAFF LIAISON: Ilana Holden, Arts & Culture Manager, iholden@buckeyeaz.gov, (623) 349-6365	
DEPARTMENT: Community Services	**AGENDA ITEM TYPE:** Public Meeting / Non Consent - New Business

ACTION/MOTION: (This language identifies the formal motion to be made by the Council)
Council to take action on the Buckeye Arts & Culture Plan.

GOALS AND OBJECTIVES FOR THE STRATEGIC PLAN FOCUS AREAS:
A Safe and Sustainable Quality of Life

SUMMARY

PROJECT DESCRIPTION:
The Community Services Department, working alongside consulting firm Keen Independent Research, launched the Arts & Culture Plan process in January 2026. This comprehensive, long-range planning initiative was first identified as necessary by the City Council in early 2024 when they recommended establishing an Arts & Culture Manager position. Following budget approval, Keen was retained to inventory local assets, evaluate the municipality's current cultural landscape, and construct a ten-year strategic roadmap for the newly created Arts & Culture Division.

To ensure the framework reflects the needs of Buckeye residents and stakeholders, Keen and department staff conducted an extensive public engagement campaign. Gathering input from over 700 participants, the engagement effort utilized event visits, vision boards, specialized surveys, and focused stakeholder interviews. Focus groups featured community volunteers and key organizations, including representatives from local municipalities, the arts community, the Buckeye Main Street Coalition, Creative Arts Production Academy (CAPA), and What’s Happenin’ Art Movement (WHAM!). Staff also presented plan overviews and survey feedback during two sessions with the Community Services Advisory Board, the Planning and Zoning Commission, and the Chamber of Commerce.

The resulting recommendations provide a vision and framework for expanding public art and cultural programming over the next decade and beyond. The draft plan and executive summary were submitted to the Mayor and Councilmembers for review in early April 2026, followed by a presentation on the plan's core themes and overarching goals to the Buckeye City Council on September 1, 2026. Moving toward formal adoption, the Community Services Advisory Board unanimously voted to recommend approval to the City Council on October 7, 2026, with a presentation and discussion with the Planning and Zoning Commission on October 13th, and the plan was generally supported by the commission.

BENEFITS:

The Arts & Culture Plan provides the blueprint for the growth and expansion of the arts and cultural system.The future public art and programming will enhance the quality of life for Buckeye residents.The Arts & Culture Plan forecasts the growth in population and the associated need for additional public art, services, programming, and event spaces.

FUTURE ACTION:

After approval, the Community Services Department will begin working on the strategic implementation items recommended in the plan.

FINANCIAL IMPACT STATEMENT:
The approval of the Arts & Culture Plan has no direct financial impact. However, the plan includes implementation of a dedicated, sustainable funding strategy. Per council direction, staff is working on a policy to establish an Art Fund along with a target for annual deposits into the fund based on the Capital Improvement Plan (CIP) budget. Deposits will be approved as part of the annual budget process.

BUDGETED:
Yes

FISCAL YEAR:
2026

Items related to a project or facility location must include an attached vicinity map for Council Review.
ATTACHMENTS:
FinalReport_BuckeyeArtsandCulturePlan_09182026.pdf



BUCKEYE ARTS & CULTURE PLAN

ARTS FOR ALL, BUILT TOGETHER

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Cover photo credits: City of Buckeye



INTRODUCTION

Introduction

Buckeye, AZ, located in the West Valley of the Phoenix metro area is one of the fastest growing cities in the United States. It boasts a growing arts and cultural ecosystem that continues to evolve as its population booms. The City of Buckeye ("City") engaged Keen Independent Research in January 2026 to develop a ten-year Arts & Culture Plan to guide City support for arts and culture in Buckeye.

What is an Arts & Culture Plan?

An arts and cultural plan offers a city direction with planning and decision-making regarding arts and culture as drivers of economic development and celebration of local identity and history. The term "arts and culture" encompasses the visual arts, performing arts, museums, local history, City-run events and programs and the ways that the community gathers to celebrate its identity.

How to Use this Plan

This plan will be primarily utilized by the City to guide decision-making over the next ten years. Individuals and cultural organizations can use this document to guide their planning efforts, as well as highlight how their goals align with those of the City. Stakeholder input and community engagement inform all aspects of this document.

This plan is not intended to identify specific grant recipients or prescribe individual programs. Instead, it provides a strategic framework to guide the City's investments, decisions and actions to expand arts and culture opportunities for Buckeye residents.



Buckeye Days
Source: City of Buckeye



Gila Monster on the Verrado Well Wall Mural
Source: City of Buckeye

This plan was made possible by City leaders and Buckeye residents.

Message from the Study Team

The Keen Independent study team thanks the following groups and individuals.

City Council, Community Services Advisory Board and City leadership and staff.

City Council

- Eric Orsborn, Mayor;
- Tony Youngker, District 1;
- Jamaine Berry, District 2;
- Curtis Beard, District 3;
- Patrick HagEstad, District 4;
- Craig Heustis, District 5; and
- Clay Goodman, District 6.

City leadership and staff. City leaders participated in interviews and focus groups. The study team appreciates their valuable insight. We especially thank City Manager, Doug Sandstrom, for his involvement in the planning process. We would also like to thank Deputy City Manager, Miranda Gomez; Community Services Deputy Director, Robert Wisener; and Arts & Culture Manager, Ilana Lydia Holden, for their guidance and feedback through the planning process.

Community Services Advisory Board

- Terry Vrabec, Chair;
- Kathleen Rossetti, Vice Chair;
- Joanna Brace;
- Caleb S Elms;
- John Lynch;
- Anastazia McMurray;
- Riley Quinlan;
- Holly Roehl;
- Jim Roth;
- Garnett Sailor; and
- Sebastiano Trupiano.

Buckeye residents, community members and local organizations. This project would not have been possible without the participation of residents, community members and local organizations who contributed ideas through interviews, focus groups, the public input questionnaire, the study email and hotline.

Study team. Keen Independent Research, www.keenindependent.com, conducted the study. Team members included

- Alex Keen, Managing Principal and Co-owner; and
- Jennifer Tuchband, General Manager and Senior Consultant and Co-owner.

Background

Incorporated in 1929, Buckeye has deep agricultural roots and is now one of the fastest-growing cities in the United States. As the City grows, arts and culture can help preserve Buckeye's identity, celebrate its heritage and shape its future.

Why this Plan is Needed

As Buckeye has grown, resident expectations for arts and culture have grown as well. Results from the City's 2023 and 2026 National Community Survey (Polco) indicate that residents rated Buckeye relatively low in arts and culture offerings compared with many peer communities participating in the Polco benchmarking program. While ratings improved between survey years, during which the City added an Arts and Culture Manager position and started funding public art projects, arts and culture remains an area where residents see opportunity for continued investment.

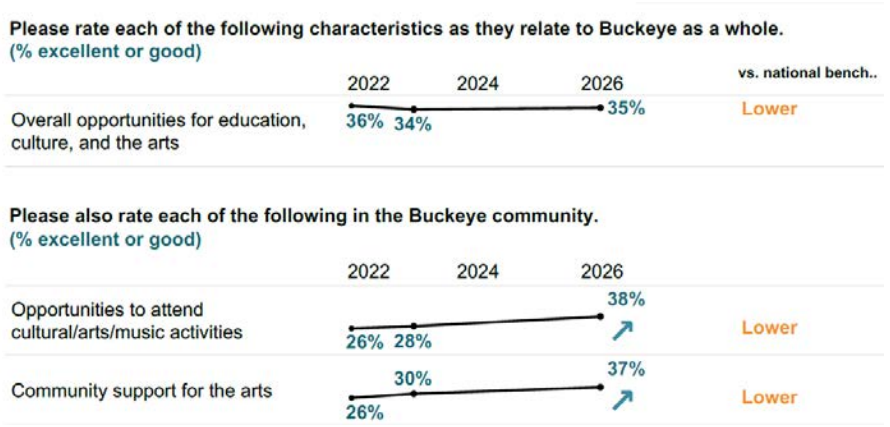
These findings were reinforced throughout the planning process. Residents and stakeholders consistently identified a desire for more arts programming, public art, cultural spaces and community events, demonstrating broad support for expanding arts and culture as Buckeye continues to grow. This plan provides a long-term framework for responding to those community priorities.

Other City Plans

The City has adopted several plans that support arts and culture, including the Imagine Buckeye 2040 General Plan (2018), 2023 Library Master Plan (2023), Buckeye at Play: Parks and Recreation Master Plan (2025) and the Downtown Specific Area Plan (2023).

This is Buckeye's first Citywide Arts & Culture Plan, providing a framework to guide future arts and culture investment as the City grows. For an analysis of how this Plan aligns with other City plans, see Appendix D.

1-1. Sample of results from the Buckeye, AZ National Community Survey (Polco) Report regarding arts, culture and education



Source: National Research Center, Polco, City of Buckeye.



Buckeye Spring Celebration
Source: City of Buckeye

KEY FINDINGS



Key Findings — Executive Summary

This plan establishes a long-term framework to guide the City's role in advancing arts and culture over the next decade. Developed through community engagement, stakeholder input and market analysis, the plan reflects a community that values arts and culture as an important part of civic life, economic vitality and Buckeye's identity. As the City continues to grow, the Plan identifies opportunities to build on existing cultural momentum while expanding participation and visibility throughout Buckeye.

The following findings summarize the primary themes that emerged through the planning process and inform the Plan's recommendations and long-term direction.

Existing Arts and Cultural Strengths

Stakeholder input highlighted strong community support for current arts and culture investments and programming in Buckeye.

Strong public art momentum. Stakeholders frequently cited growing excitement around public art. Existing efforts such as traffic box wraps, murals and beautification projects were viewed as important first steps toward creating a more vibrant community.

High-quality event programming. Stakeholders praised Buckeye's festivals and events, including Buckeye Days and Glow on Monroe, as valuable opportunities for community gathering and connection.

Strong sense of community. Community members described Buckeye as welcoming, family-oriented and community-focused, creating a strong foundation for future arts and culture initiatives.

Clear commitment from the City through funding, staffing and programming. Stakeholders acknowledged the City's increasing investment in arts and culture through staffing, programming and ongoing planning efforts.

Existing Challenges and Areas for Growth

Stakeholder input also identified a need for expanded programming, cultural spaces, public art and organizational capacity as Buckeye continues to grow.

Rapid growth outpacing infrastructure. Stakeholders noted that Buckeye's population growth is occurring faster than the development of arts, cultural and community amenities.

Large geography creates fragmentation between neighborhoods/regions. Community members described Buckeye's size and dispersed development patterns as barriers to community cohesion and equitable access to arts and culture opportunities.

Limited staff capacity constrains the City's ability to support community-led events and activation. Stakeholders indicated that City staff are highly committed but face capacity constraints that limit the ability to expand programming and support additional community-led activities.

Lack of performance and exhibition space. One of the most common themes was the need for theaters, music venues, galleries and flexible creative spaces.

Underdeveloped youth programming. Community members expressed strong interest in expanding arts opportunities for youth, noting limited local access to performing and visual arts programming.

Strategic Direction

Buckeye has a strong foundation for arts and culture, including growing public art momentum, well-regarded community events, a strong sense of community and increasing City investment. However, the planning process also identified gaps that must be addressed to ensure arts and culture keep pace with growth, including limited cultural facilities, uneven access across the City, capacity constraints and the need for clearer systems to support public art, partnerships and programming.

At the same time, the planning process identified clear strategic priorities to elevate Buckeye's cultural identity, expand cultural spaces and assets, steward public cultural investment for community benefit, increase access to arts and culture and support the creative workforce economy. Buckeye is a unique community, and it is critical for the community to continue to invest in itself to maintain its strengths and momentum into the future.



Key Findings — Methodology

The following methods were used to develop the findings and strategic priorities in this Plan.

Buckeye residents, stakeholders and City leadership were engaged through multiple methods described below. In total, over 700 participants contributed to the planning process through the following efforts:

- In-depth stakeholder interviews and focus groups;
- Public input questionnaire;
- In-person engagement at Buckeye's community events;
- Voting boards placed around the City; and
- Study hotline and email feedback.

These engagement efforts were complemented by qualitative and quantitative research including:

- Background research, including learning about the City's history and heritage;
- Mapping and inventories of existing assets;
- Market analysis of demographics and projected arts and culture demand;
- Review of City plans and policies;
- Assessment of funding and resource allocation; and
- Benchmarking of peer communities.



Engagement activity at Buckeye Air Fair
Source: Keen Independent



Community engagement at Buckeye Air Fair
Source: Keen Independent

Key Findings — Culture in Buckeye

Stakeholders described Buckeye as a welcoming, family-oriented community with deep agricultural and Western roots, expansive desert landscapes and a small-town feel that residents want to preserve even as the City grows. Buckeye residents and community members provided input on the City's culture by describing what makes Buckeye unique. Figure 2-1 illustrates responses to this prompt.

The themes emerging from the word cloud provide a foundation for future arts and culture initiatives. This suggests that public art, festivals, performances and cultural programming should draw inspiration from Buckeye's agricultural heritage, desert landscape, history, family-oriented character and growing diversity. Rather than requiring every project to incorporate all these themes, the City can use them as guiding principles when developing opportunities, evaluating proposals and creating programming that reflects Buckeye's evolving identity.

2-1. Word cloud illustrating responses to the public input questionnaire prompt about what makes Buckeye unique



Note: N=384. The larger the word or phrase appears, the more frequently it was mentioned.

Key Findings — Arts and cultural assets

Keen Independent inventoried and mapped existing arts and cultural assets in Buckeye. We also studied Buckeye based on divided planning areas established in past plans such as the City of Buckeye Library Facilities Master Plan (2023) and Buckeye at Play: Parks and Recreation Master Plan (2025). Figure 2-2 is an asset area map showing these divided planning areas along with the location of cultural assets.

The City's arts and cultural resources are mostly concentrated in Historic Buckeye (downtown), due to the efforts of the Buckeye Main Street Coalition, and Central Buckeye, which mostly consists of traffic box art. For more information on the City's existing arts and cultural assets, see Appendix A.

2-2. Map of arts and cultural assets in Buckeye



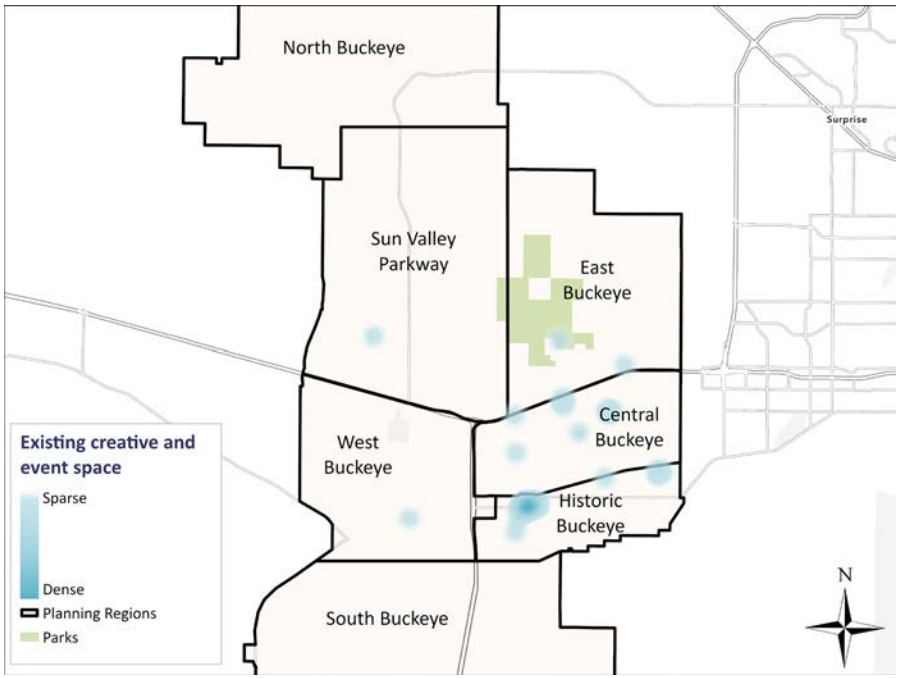
Source: Esri, HERE, Garmin, SafeGraph, FAO, METI/NASA, USGS, EPA, NPS, ArcGIS, Keen Independent.

Existing and Requested Creative Spaces and Event Locations

Keen Independent mapped the density of existing creative and event spaces, including studios, museums and galleries, as shown in Figure 2-3. Community event attendees also participated in a mapping activity to identify where they would like additional arts and culture venues and events. Figure 2-4 illustrates these requested locations.

Existing spaces are most concentrated in Historic Buckeye, with additional locations across Central Buckeye and other planning areas. Requested locations extend beyond these concentrations. Together, the maps suggest opportunities to strengthen downtown as a cultural hub while expanding venues and programming to serve residents across the City.

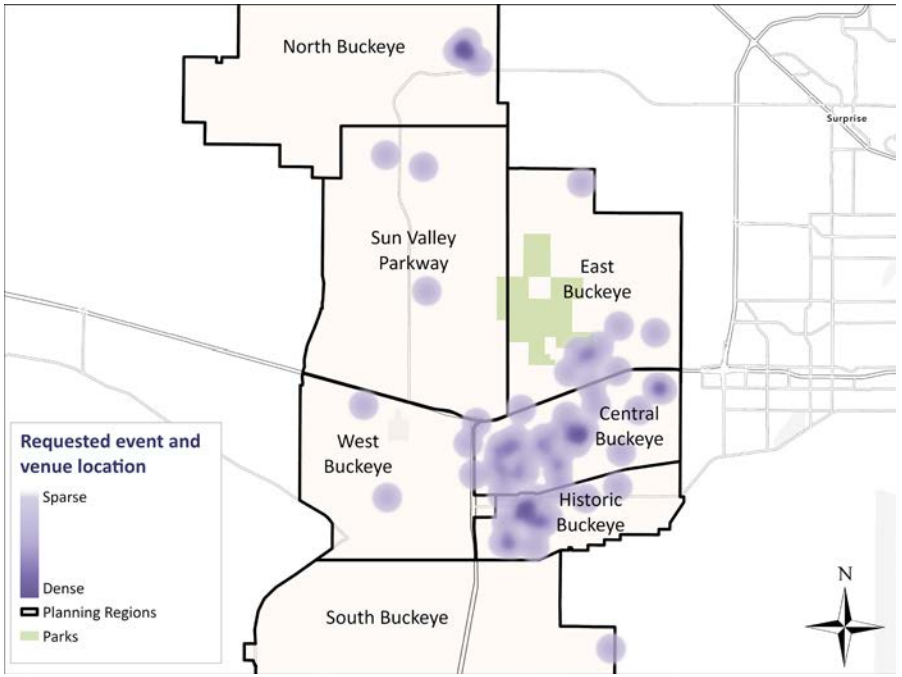
2-3. Heat map of existing creative and event spaces in Buckeye, 2026



Note: This heat map is a translation of the map in Figure 2-2 to show the density of creative spaces in specific locations in Buckeye. Some parks do not appear due to the scale of the map.

Source: Esri, TomTom, Garmin, FAO, NOAA, USGS, (c) OpenStreetMap contributors, the GIS User Community, City of Buckeye Library Master Plan Update 2023, Keen Independent.

2-4. Heat map of requested locations for arts and culture venues and events, 2026



Note: N=52. Some parks do not appear due to the scale of the map.

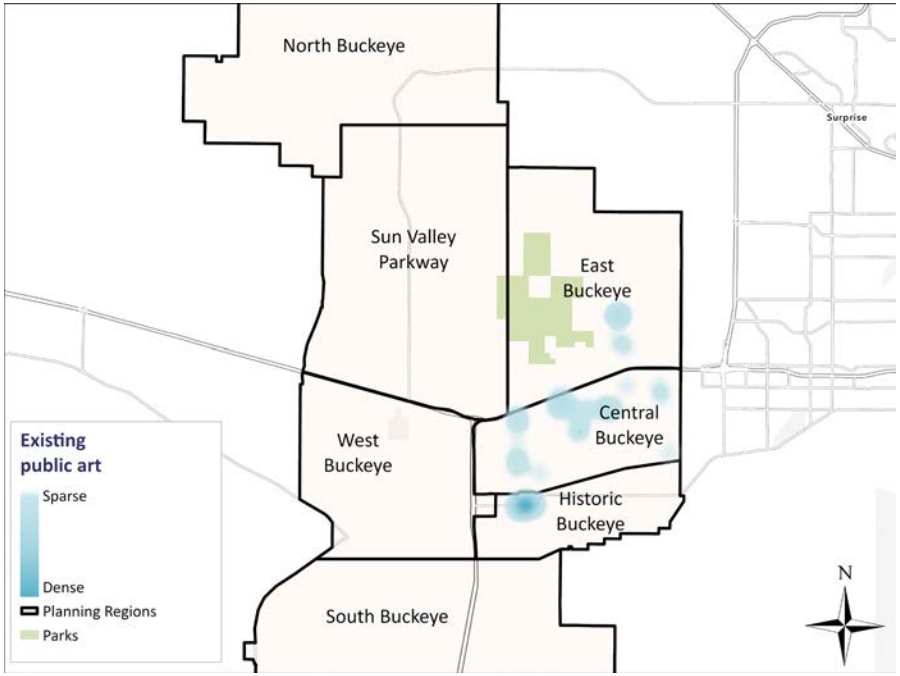
Source: Esri, TomTom, Garmin, FAO, NOAA, USGS, (c) OpenStreetMap contributors, the GIS User Community, City of Buckeye Library Master Plan Update 2023, Keen Independent.

Requested Locations for Public Art

Figure 2-5 shows the density of existing public art, which is concentrated in Historic and Central Buckeye, with some installations in East Buckeye. Figure 2-6 presents requested public art locations identified through the same community mapping activity described on the previous page.

Participants identified locations both within existing public art concentrations and in areas with fewer installations, including Sun Valley Parkway and West Buckeye. These patterns suggest opportunities to build on established public art investments while extending their reach. The City can use this input to guide future site selection.

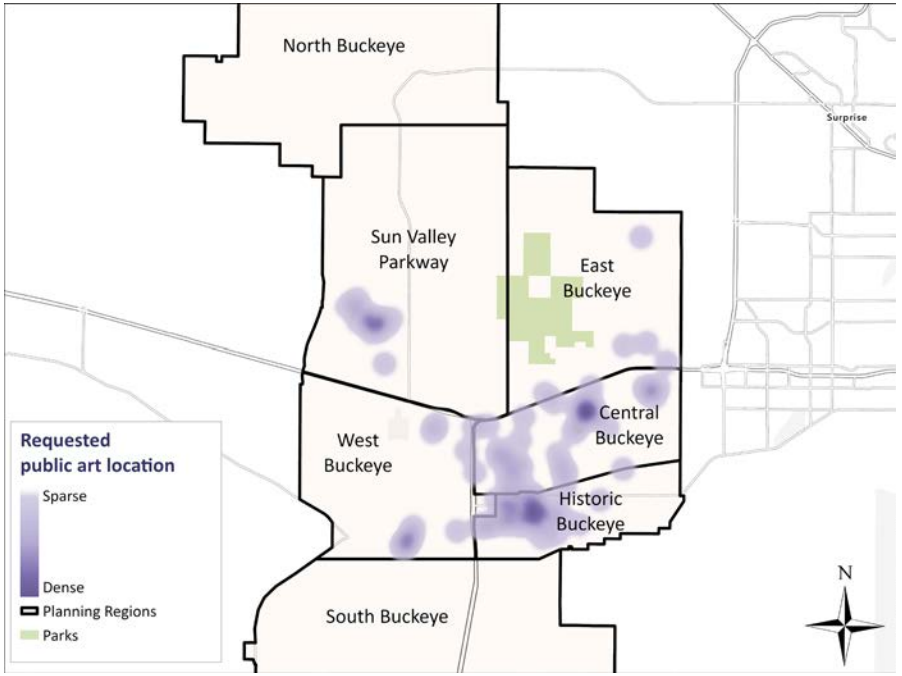
2-5. Heat map of existing public art in Buckeye, 2026



Note: This heat map is a translation of the map in Figure 2-2 to show the density of public art in specific locations in Buckeye. Some parks do not appear due to the scale of the map.

Source: Esri, TomTom, Garmin, FAO, NOAA, USGS, (c) OpenStreetMap contributors, the GIS User Community, City of Buckeye Library Master Plan Update 2023, Keen Independent.

2-6. Heat map of requested locations for public art, 2026



Note: N=97. Some parks do not appear due to the scale of the map.

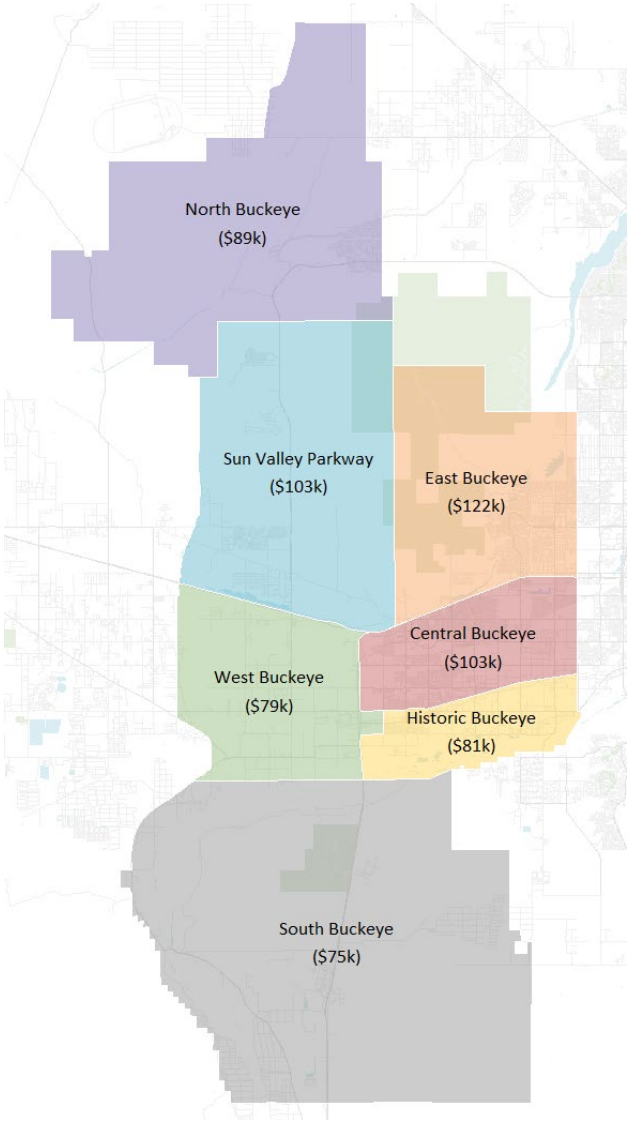
Source: Esri, TomTom, Garmin, FAO, NOAA, USGS, (c) OpenStreetMap contributors, the GIS User Community, City of Buckeye Library Master Plan Update 2023, Keen Independent.

Median Household Income by Planning Area

This study also examined median annual household income across Buckeye's planning areas to better understand how demographic conditions vary throughout the City. Figure 2-7 shows that median household income differs considerably across planning areas, with the highest incomes concentrated in Sun Valley Parkway, East Buckeye and Central Buckeye. Historic Buckeye has a comparatively lower median household income than many other parts of the City, despite serving as the community's historic downtown and primary concentration of arts and cultural assets.

These patterns highlight the importance of balancing investments between downtown and the City's rapidly growing neighborhoods. While Historic Buckeye remains a key destination for arts, culture and community gathering, expanding cultural opportunities into other planning areas can help improve access for residents across the City's large geographic footprint. At the same time, continued investment in Historic Buckeye can help ensure that arts and culture contribute to downtown revitalization, economic activity and quality of life for existing residents.

2-7. Median annual household income of Buckeye residents by planning area



Source: OpenStreetMap contributors; U.S. Census Bureau TIGER/Line shapefiles; U.S. Census Bureau, 2020–2024 American Community Survey 5-year estimates, City of Buckeye Library Master Plan Update 2023, Keen Independent Research.

Buckeye residents and community members were asked to rate their level of agreement to statements regarding arts and culture in the public input questionnaire. These statements were presented using Likert scales ranging from "strongly disagree" to "strongly agree." Overall, most of the 700 questionnaire participants expressed strong support for arts and culture in Buckeye and identified a clear role for the City in supporting cultural activity.

Interest in More Arts and Culture in Buckeye

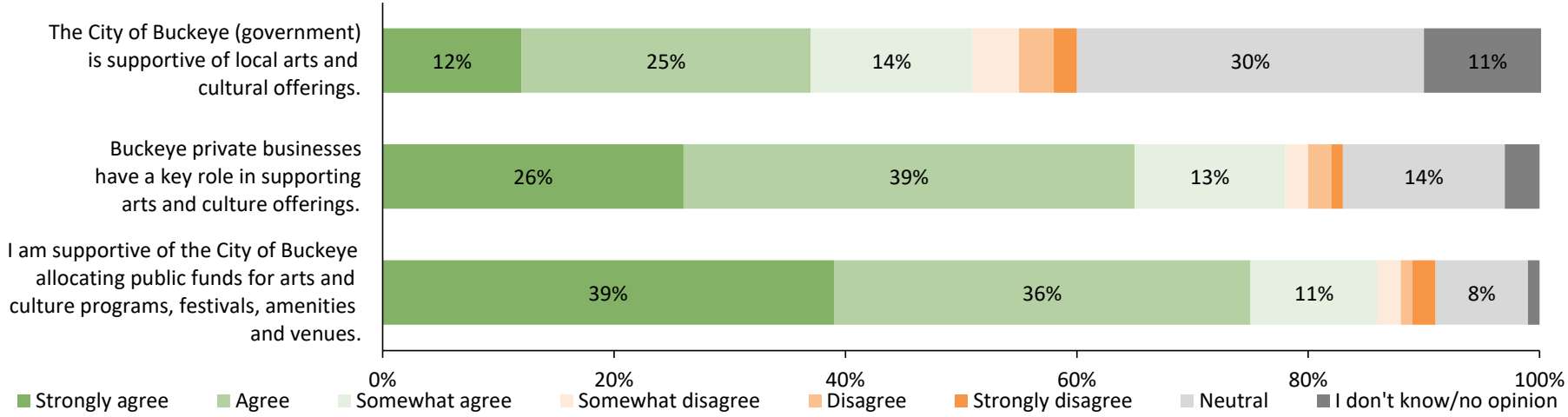
As shown in Figure 2-8, of the Buckeye residents who participated in the public input questionnaire, 86 percent indicated that they support or somewhat support the City of Buckeye allocating public funds for arts and culture programs, festivals, amenities and venues.

City Government Role in Supporting Arts and Culture

The study team also measured respondents' perceptions of the City's current arts and cultural efforts and asked whether they see private businesses as playing a key role in supporting arts and culture. About half of respondents agreed or somewhat agreed that the City is supportive of local arts and cultural offerings and about 78 percent agreed or somewhat agreed that private businesses have a key role in supporting arts and cultural offerings.

For more information about Buckeye residents' perspective on arts and culture investment in Buckeye, see Appendix C.

2-8. Stakeholder perceptions of the City's role in arts and culture



Note: N=566–571.

Source: Keen Independent Research.

Opportunities for Buckeye

Stakeholders and community members identified strengths and weaknesses regarding arts and culture in Buckeye, which helped identify several opportunities that the City can address.

Expand access and communication. Buckeye already has valued events, public art projects and cultural assets, but awareness and access are uneven across the City's large geography. The City can build on existing momentum by improving communications, using shared calendars and social media more strategically, and creating multiple access points for arts and culture in neighborhoods and community gathering places.

Improve public art program. Stakeholders and community members expressed enthusiasm for murals, traffic box art and other visible beautification efforts, but Buckeye's public art program is still emerging. The City can strengthen this work by establishing clearer standards, selection processes, maintenance expectations and opportunities for community and local artist involvement.

Strengthen programming and activation. Buckeye's festivals and special events are widely viewed as community strengths, but residents want more frequent programming, more youth and family arts opportunities and more spaces for performances, exhibitions and classes. Regular activation, including downtown programming, pop-ups, markets, performances and hands-on arts activities, can help create a stronger year-round cultural presence.

Enhance partnership and funding models. Stakeholders recognized that City leadership and investment are essential but also emphasized that long-term success will require partnerships with businesses, schools, developers and regional organizations. Dedicated funding tools and support structures could help sustain arts and culture over time.

Clarify and strengthen City identity. Buckeye's identity is a major strength and an unresolved opportunity. Community members indicated that arts and culture can help make Buckeye's identity more visible, cohesive and authentic while still respecting distinct neighborhood and sub-area identities.

Build capacity. City staff and partners have demonstrated commitment to arts and culture, but current capacity limits the ability to expand programming and support community-led efforts. Building organizational infrastructure and staffing capacity will be critical for growing a sustainable arts and culture system.

Resident and stakeholder feedback:

Some of the social media... has been more informational than something that's going to attract someone

The art that is Instagram worthy that people want to go and take their selfie with it and post them on social media

I would like to set up some level of a standard funding source ... that we can say this is how much money gets set aside for [the arts]

I definitely see that [the arts] is growing a lot. It has a lot of potential

Such a small percent of the City is already built out and a lot of opportunity [exists] to do things that will really set Buckeye apart in the future and make it special

I can't see businesses making a contribution or investment in art or anything else in the downtown until they see that the City is willing to invest

STRATEGIC PRIORITIES



Strategic Priorities — Introduction

The strategic priorities in this section support the City's goals of strengthening Buckeye as a desirable place for creatives, uniting all of Buckeye through placemaking and developing the City into a destination for arts and culture.

As Buckeye continues to grow, these strategies respond to evolving needs across the City, including access to arts and culture, support for artists and organizations and the role of cultural investment in shaping community identity and economic development.

How to Use these Strategic Priorities

Strategic priorities are not listed in terms of importance or start time. The City can pursue multiple strategies concurrently to balance the needs of Buckeye's residents, artists and cultural organizations while responding to near-term opportunities and long-term growth.

For each priority, we demonstrate the reasons why they were selected and why they warrant focus over the next ten years by sharing:

- What we heard from residents and stakeholders;
- What we observed;
- Why it matters; and
- How each priority responds to findings.

Approaching the strategic priorities as a road map. Each strategic priority theme includes action items that reflect findings from the planning process and provides suggestions for implementation. This Plan is intended to be a living document, meaning that the City can take the suggestions under each action item as starting points for initiatives while making adjustments that respond to stakeholder and resident feedback and needs.



Strategic Priority 1:
Expand access to and communications about arts and culture across the city

Objectives:

- Strengthen arts and culture communication platforms and tools
- Expand outreach and marketing materials to reflect the community
- Deliver geographically distributed programming and outreach
- Expand upon outreach partnerships to reach residents where they gather
- Measure reach, engagement and effectiveness of communications



Strategic Priority 1. Expand access to and communications about arts and culture across the city

What We Heard

Residents consistently expressed a desire for more arts and cultural opportunities while noting that many people are unaware of existing programs, events and resources. Stakeholders emphasized that Buckeye's large geographic footprint makes communication and equitable access challenging, particularly as new neighborhoods continue to develop.

What We Observed

The cultural asset inventory found that many existing arts and cultural resources are concentrated in Downtown Buckeye, while mapping exercises showed that residents would like to see additional programming, events and public art distributed throughout the City. Demographic analysis also highlights Buckeye's continued population growth and diverse community, reinforcing the need for multilingual and accessible outreach strategies.

Why it Matters

Without coordinated communication and geographically distributed opportunities, many residents may remain disconnected from arts and culture regardless of the City's continued investment. Improving awareness and access will make it easier for residents across Buckeye to find and participate in arts and cultural opportunities, regardless of where they live in the community.

How this Priority Responds to Findings

The following objectives focus on improving communication tools, expanding outreach partnerships, distributing programming throughout Buckeye and measuring engagement to ensure that arts and culture are accessible to all residents.

Supporting Information

Supporting information for this strategic priority can be found in Section 2 (Arts and Cultural Assets; Resident and Community Desires for Arts and Culture), Appendix A (Market Analysis), Appendix C (Community and Stakeholder Feedback) and Appendix D (Literature Review of City Plans).



AACAAA dance rehearsal
Source: City of Buckeye

1-1. Strengthen and promote integrated arts and culture communication platforms and tools

Buckeye residents expressed strong interest in more arts and culture opportunities. The City's large geography and rapid growth make coordinated communication especially important. The City can strengthen access by making information easier to find, promoting opportunities through multiple channels (including third-parties) and ensuring residents have a clear understanding of the full range of arts and culture experiences available.

A coordinated communication strategy should make it easy for residents, visitors, artists and community organizations to discover programs, events, public art and opportunities to get involved. As awareness grows, stronger communication can increase participation, strengthen community connections and reinforce the value of arts and culture as part of everyday life in Buckeye.

IMPLEMENTATION SNAPSHOT

1-1a. Integrate an arts and culture calendar

Integrate a centralized community-wide arts and culture calendar into the existing webpage that includes pre-approved City-led, nonprofit, school and community partner events that drive tourism, fit community standards, not be political or religious in nature and exhibit professional standards

Lead: Community Services **Timeline:** Short-term 1—3 years

Core collaborators: Communications, schools, community partners

1-1b. Organize digital content

Organize online content with filters for geography, age group and event type to improve accessibility and discovery across Buckeye's dispersed neighborhoods

Lead: Community Services **Timeline:** Short-term 1—3 years

Core collaborators: Communications

IMPLEMENTATION SNAPSHOT

1-1c. Enhance digital communication strategy

Enhance the digital communications strategy to include storytelling-focused email and social media campaigns

Lead: Community Services **Timeline:** Short-term 1—3 years

Core collaborators: Communications, local artists and organizations

1-1d. Enhance "Artist Calls and Opportunities" page

Enhance the "Artist Calls and Opportunities" webpage to provide resources and insight into upcoming opportunities for artists, performers, volunteers and community organizations

Lead: Community Services **Timeline:** Short-term 1—3 years

Core collaborators: Communications, regional arts organizations

1-1e. Develop local artist directory

Develop and maintain a publicly accessible local artist directory to connect businesses, organizations and community partners with artists for commissions, collaborations and creative projects

Lead: Community Services **Timeline:** Mid-term 4—7 years

Core collaborators: West Valley Arts Council

1-2. Expand multilingual and multicultural outreach and marketing materials to reflect community demographics

Buckeye's population includes many cultures, languages, ages and household types, including a significant Spanish-speaking community. Outreach should reflect this diversity through accessible multilingual communication, culturally representative imagery and storytelling, and inclusive engagement tools so residents see themselves represented in arts and culture opportunities.

Effective outreach extends beyond translation by ensuring communication methods, messaging and engagement approaches resonate with the communities they are intended to serve. For example, the City could provide bilingual event promotion, partner with trusted community organizations to share information and highlight the work of artists and cultural traditions that reflect Buckeye's diverse population. By reducing language and cultural barriers, the City can broaden participation, strengthen relationships with underrepresented residents and create arts and culture experiences that are welcoming and inclusive for all.



Performer at Cotton Fest
Source: City of Buckeye

IMPLEMENTATION SNAPSHOT

1-2a. Continue multilingual outreach materials

Continue producing outreach and marketing materials in English and Spanish for major arts and culture initiatives, events and engagement activities

Lead: Communications

Timeline: Short-term 1—3 years

Core collaborators: Community Services

1-2b. Develop multilingual engagement tools

Develop multilingual surveys and engagement tools to improve participation

Lead: Community Services

Timeline: Short-term 1—3 years

Core collaborators: Community organizations

1-2c. Use culturally representative messaging

Use culturally representative imagery, storytelling and messaging that reflects Buckeye's diverse population

Lead: Community Services

Timeline: Short-term 1—3 years

Core collaborators: Communications, community organizations

1-3. Deliver geographically distributed programming and outreach

Because Buckeye is geographically large at 640 square miles and development is dispersed, arts and culture access should not depend on proximity to downtown. Programming and outreach should be distributed across neighborhoods and future activity centers while continuing to strengthen Historic Buckeye as a cultural anchor.

Providing opportunities throughout the City will help ensure residents have regular access to arts and culture close to where they live, work and gather. Implementation may include rotating events among community parks and facilities, incorporating arts programming into existing neighborhood events, expanding temporary public art installations into developing areas and partnering with schools, libraries and community organizations to host activities in multiple locations. Over time, a more geographically balanced approach can strengthen community identity, improve equity in service delivery and reinforce that arts and culture are a citywide investment benefiting all Buckeye residents.

IMPLEMENTATION SNAPSHOT

1-3a. Develop geographically distributed programming

Develop a rotating schedule of pop-up events and a traveling arts program within each of Buckeye's planning areas

Lead: Community Services

Timeline: Mid-term 4—7 years

Core collaborators: HOAs, schools, community organizations



Buckeye Air Fair
Source: City of Buckeye

1-4. Expand upon outreach partnerships with schools, libraries, HOAs and community organizations to reach residents where they already gather

Partnerships can help the City reach residents more effectively and expand participation without relying only on City staff capacity. Schools, libraries, HOAs and community organizations already serve as trusted gathering points for families, youth and residents across Buckeye.

By working collaboratively with these organizations, the City can increase awareness of arts and culture opportunities, expand participation and leverage existing community networks to reach a broader audience. These partnerships can also help identify local needs, support neighborhood-based programming and foster shared ownership of Buckeye's growing arts and culture ecosystem. To begin building these relationships, the City could identify a liaison within each school district, participate in existing educator or principal meetings, coordinate with school communications staff to share arts opportunities and collaborate with libraries, youth-serving organizations and HOAs to reach families when direct school partnerships are more challenging. Starting with a small number of pilot partnerships can help demonstrate success and build momentum over time.

IMPLEMENTATION SNAPSHOT

1-4a. Organize recurring opportunity meetings

Organize recurring meetings between the City and local school districts to identify arts and culture opportunities that support collaboration and provide mutual benefit to both organizations and the community

Lead: Community Services

Timeline: Mid-term 4—7 years

Core collaborators: School districts, Communications

IMPLEMENTATION SNAPSHOT

1-4b. Establish regular coordination meetings

Establish regular coordination meetings with community partners to align programming calendars, outreach efforts and engagement strategies

Lead: Community Services

Timeline: Short-term 1—3 years

Core collaborators: Community organizations, HOAs

1-4c. Cross-promote with community partners

Coordinate with community partners to cross-promote arts and culture activities through existing newsletters, websites, social media channels and community events

Lead: Community Services

Timeline: Mid-term 4—7 years

Core collaborators: Community organizations, HOAs, school districts

1-4d. Small-scale partnership pilots

Expand upon small-scale partnership opportunities with schools and youth-serving organizations, such as student exhibitions, performances or art contests, to build trust and demonstrate value over time

Lead: Community Services

Timeline: Short-term 1—3 years

Core collaborators: School districts, youth organizations

1-5. Track engagement metrics to measure reach, quality of engagement and effectiveness of communications

Tracking engagement can help the City understand who is being reached, which communication tools are most effective and where additional outreach is needed. Metrics should measure not only attendance, but also awareness, representation and quality of engagement.

Regular evaluation can help the City refine communication strategies, identify underserved audiences and better understand changing community interests over time. Measuring outcomes also demonstrates accountability, supports future funding requests and helps ensure arts and culture investments continue to align with community priorities.

IMPLEMENTATION SNAPSHOT

1-5a. Track participation and communication

Establish a consistent system for tracking arts and culture participation and communication metrics across programs and events

Lead: Community Services

Timeline: Short-term 1—3 years

Core collaborators: Communications, IT

1-5b. Monitor digital engagement metrics

Monitor website traffic, social media engagement, newsletter performance and digital event calendar

Lead: Communications

Timeline: Ongoing

Core collaborators: Community Services

IMPLEMENTATION SNAPSHOT

1-5c. Analyze participation trends

Analyze participation trends by geography, program type and event participation patterns to identify potential gaps in access and outreach

Lead: Community Services

Timeline: Ongoing

Core collaborators: Communications

1-5d. Collect participant feedback

Collect participant feedback through surveys and engagement tools to evaluate satisfaction, awareness and community impact

Lead: Community Services

Timeline: Ongoing

Core collaborators: Communications

1-5e. Share annual progress updates

Share annual progress updates with City leadership, advisory boards and the public to maintain transparency and accountability through annual reports and monthly metrics

Lead: Community Services

Timeline: Ongoing

Core collaborators: Communications

Strategic Priority 2:
Build a visible and cohesive public art program

Objectives:

- Adopt a formal public art ordinance and implementation procedures
- Establish clear definitions, goals and design standards for public art
- Create a prioritized public art plan tied to capital improvement projects and key growth areas
- Expand highly visible, high-impact projects that reinforce identity and placemaking
- Develop a public art maintenance plan and lifecycle funding strategy
- Increase opportunities for local artist participation



Strategic Priority 2. Build a visible and cohesive public art program

What We Heard

Public art was one of the most frequently discussed opportunities throughout the planning process. Questionnaire participants expressed strong support for expanding public art, including 86 percent indicating at least some desire for more murals and sculptures, 88 percent wanting or somewhat wanting public art integrated into functional elements such as benches and crosswalks, and 87 percent wanting or somewhat wanting public art that highlights Buckeye's history and heritage. Residents and stakeholders expressed enthusiasm for expanding murals, sculptures, traffic box art and other public art that reflects Buckeye's identity, while also calling for greater opportunities for local artists to participate.

What We Observed

Existing public art is concentrated in a limited number of areas, and community mapping activities identified many additional locations where residents would like to see future installations. Benchmark research and recommended practices also demonstrate the importance of clear policies, funding mechanisms and maintenance strategies for successful public art programs.

Why it Matters

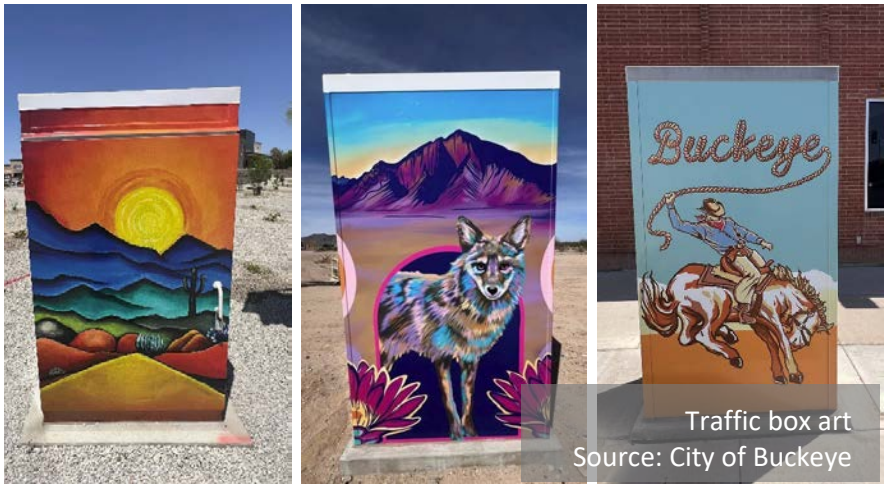
As Buckeye continues to grow, public art can help create memorable places, reinforce community identity and integrate creativity into new development. A formal program will also provide consistency, transparency and long-term stewardship for future investments.

How this Priority Responds to Findings

The following objectives establish the policy framework, planning processes and implementation tools needed to build a sustainable public art program that grows alongside the community.

Supporting Information

Supporting information can be found in Section 2 (Arts and Cultural Assets; Opportunities for Buckeye), Appendix A (Market Analysis), Appendix C (Community and Stakeholder Feedback), Appendix D (Literature Review of City Plans) and Appendix E (Art in Public Places Recommended Practices).



Traffic box art
Source: City of Buckeye

2-1. Adopt a formal public art ordinance and implementation procedures to demonstrate consistency and transparency

A formal public art ordinance and supporting procedures can help the City establish clear expectations for how public art is funded, selected, reviewed, installed and maintained. This structure will provide transparency for residents, artists, developers and City staff while allowing the program to grow consistently over time and could provide dedicated funding to support the program.

As Buckeye establishes its program, it can build upon practices already used by peer communities such as Goodyear and Surprise, which have adopted public art policies that define project selection processes, funding mechanisms, maintenance responsibilities and artist participation (see Appendix B). Drawing from these established models can provide an efficient starting point while allowing Buckeye to tailor its program to reflect the community's unique identity, goals and growth patterns.



HOLA installation
Source: City of Buckeye

IMPLEMENTATION SNAPSHOT

2-1a. Develop formal art policies

Develop and adopt formal public art procedures that defines program purpose, funding mechanisms and public art review processes

Lead: Community Services

Timeline: Short-term 1—3 years

Core collaborators: Development Services

2-1b. Incorporate community input

Develop a public art implementation manual that outlines artist selection processes, project management procedures, maintenance expectations and community engagement practices

Lead: Community Services

Timeline: Short-term 4—7 years

Core collaborators: N/A

2-1c. Expand partnerships

Formalize transparent public review and community input processes for major public art projects

Lead: Community Services

Timeline: Short-term 1—3 years

Core collaborators: Finance

2-2. Establish clear definitions, goals and design standards for public art

Clear definitions and design standards will help distinguish public art from signage, decoration or streetscape improvements while creating shared expectations for quality, durability, accessibility and community relevance. These standards should be flexible enough to support murals, sculptures, functional art, temporary installations and functional art such as decorative seating, shade structures, lighting, paving or bus shelters. See Appendix B (Benchmarking) and Appendix E (Art in Public Places) for examples.

When developing these standards, the City should establish clear criteria for evaluating proposed artwork while allowing flexibility for artistic expression. Evaluation criteria may include artistic quality, alignment with Buckeye's identity and community values, relationship to the surrounding site, durability and maintenance requirements, accessibility, public safety and opportunities for community engagement. The standards should also define the goals of the public art program, identify preferred project types and locations, and establish expectations for artist selection, design review and long-term stewardship. By providing clear guidance early in the process, the City can improve consistency, streamline project reviews and create a transparent framework for artists, developers and decision-makers.

IMPLEMENTATION SNAPSHOT

2-2a. Develop clear public art definitions

Develop clear public art definitions, goals and eligibility criteria to guide future public art investments and partnerships

Lead: Community Services

Timeline: Short-term 1—3 years

Core collaborators: Development Services

2-2b. Establish public art criteria

Establish design and site selection criteria that prioritize visibility, accessibility, safety, durability and community relevance

Lead: Community Services

Timeline: Mid-term 4—7 years

Core collaborators: Public Works, Development Services

2-2c. Develop artist selection guidelines

Develop artist selection guidelines that support transparency, artistic quality and opportunities for local and regional artists

Lead: Community Services

Timeline: Short-term 1—3 years

Core collaborators: N/A

2-3. Create a prioritized public art plan tied to capital improvement projects and key growth areas

A prioritized public art plan can help the City align future projects with capital investments, parks, gateways, downtown improvements, transportation corridors and emerging activity centers. This approach will allow public art to be planned proactively.

An initial public art opportunity map can help identify high-visibility locations, upcoming capital projects and redevelopment areas where public art can be incorporated early in the design process. Integrating public art planning into the City's Capital Improvement Program (CIP) is a common practice that allows projects to be coordinated from the outset, reducing costs, improving design integration and ensuring public art is considered alongside other community investments. Coordinating planning across departments can further streamline implementation and maximize the long-term impact of public investments.



Trashcan art
Source: Keen Independent

IMPLEMENTATION SNAPSHOT

2-3a. Develop a public art project list

Develop a prioritized public art project list aligned with capital improvement projects, gateways, downtown, activity centers, parks and City facilities

Lead: Community Services

Timeline: Short-term 1—3 years

Core collaborators: Program Management Office, Public Works, Development Services, Economic Development, Water Resources

2-3b. Commit to including public art with City projects

Commit to including public art components in all visible City-funded projects

Lead: Community Services

Timeline: Short-term 1—3 years

Core collaborators: Program Management Office, Public Works, Development Services, Economic Development, Water Resources

2-4. Expand highly visible, high-impact projects that reinforce identity and placemaking

Highly visible public art projects can create early impact, strengthen community pride and help residents and visitors recognize Buckeye's identity. Projects may include murals, landmark sculptures, interactive installations, gateway features and artist-designed functional elements in parks, streetscapes and public gathering spaces.

The City should prioritize projects that are highly visible, broadly accessible and capable of becoming community landmarks. For example, Buckeye may consider commissioning an iconic signature artwork at a prominent gateway, civic space or major community destination while also expanding neighborhood-scale projects that create memorable experiences throughout the City.

IMPLEMENTATION SNAPSHOT

2-4a. Expand mural and traffic box program

Expand the City's mural and traffic box programs in highly visible locations throughout Buckeye

Lead: Community Services

Timeline: Short-term 1—3 years

Core collaborators: Public Works, Program Management Office

2-4b. Support interactive public art

Support interactive and community-centered public art projects that encourage participation and social engagement

Lead: Community Services

Timeline: Mid-term 4—7 years

Core collaborators: Program Management Office, community organizations

IMPLEMENTATION SNAPSHOT

2-4c. Develop signature public art installation

Develop a signature or iconic public art installation that serves as a recognizable visual landmark and reflects Buckeye's identity

Lead: Community Services

Timeline: Mid-term 4—7 years

Core collaborators: Development Services, Program Management Office, community members, artists

2-4d. Incorporate public art into new developments

Coordinate with Development Services and Economic Development to identify opportunities to incorporate public art into new development projects in Buckeye

Lead: Community Services

Timeline: Long-term 8+ years

Core collaborators: Development Services, Economic Development

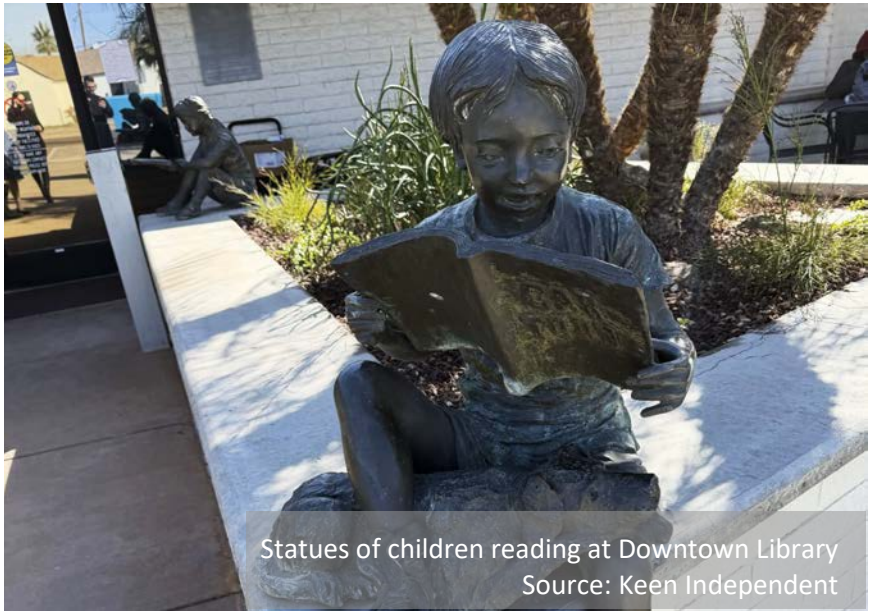


"Great Joy" at Goodyear Civic Square Park
Source: City of Goodyear

2-5. Develop a public art maintenance plan and lifecycle funding strategy

As Buckeye's public art collection grows, the City will need a proactive approach to maintenance, conservation and lifecycle costs. A maintenance plan should include an inventory, condition assessments, maintenance responsibilities, repair protocols and dedicated funding for long-term stewardship.

The City can begin by documenting its existing public art collection, assessing current conditions and identifying routine maintenance needs before establishing long-term inspection and replacement schedules. Planning for maintenance from the outset will help protect public investments, reduce future costs and ensure artwork continues to contribute positively to the community.



Statues of children reading at Downtown Library
Source: Keen Independent

IMPLEMENTATION SNAPSHOT

2-5a. Develop a public art inventory and maintenance system

Develop a public art inventory and maintenance tracking system for City-supported public art assets

Lead: Community Services **Timeline:** Mid-term 4—7 years

Core collaborators: Public Works

2-5b. Establish maintenance expectations

Establish maintenance standards and conservation expectations for future public art commissions and installations

Lead: Community Services **Timeline:** Mid-term 4—7 years

Core collaborators: Public Works

2-5c. Explore funding strategies for maintenance

Explore dedicated funding strategies and maintenance reserves to support long-term public art conservation and replacement needs

Lead: Community Services **Timeline:** Long-term 8+ years

Core collaborators: Finance

2-6. Increase opportunities for local artist participation

Increasing opportunities for local artists can help ensure that public art reflects Buckeye's community, strengthens local creative talent and fosters a greater sense of ownership in the City's cultural landscape. Creating pathways for artists to participate in public art projects can help build a more sustainable and locally rooted arts ecosystem over time.

Peer communities often maintain open artist registries or pre-qualified artist rosters that allow local and regional artists to express interest in future public art opportunities. These tools make it easier for artists to learn about upcoming projects while helping staff identify qualified artists for commissions of different sizes and types. Buckeye could use a similar approach to expand opportunities for local artists, streamline project delivery and build a diverse pool of artists as the City's public art program grows.



Positivity Keychain engagement at Buckeye Senior Center
Source: City of Buckeye

IMPLEMENTATION SNAPSHOT

2-6a. Expand visibility of opportunities

Expand visibility and accessibility of project opportunities and participation resources through the City's arts and culture communication platforms

Lead: Community Services

Timeline: Short-term 1—3 years

Core collaborators: Communications, regional arts organizations

2-6b. Provide artist resources

Provide workshops, informational sessions, networking opportunities and/or resource materials to help artists navigate City processes and public art opportunities

Lead: Community Services

Timeline: Mid-term 4—7 years

Core collaborators: Regional arts organizations

Strategic Priority 3:
Strengthen arts programming, events and cultural activation

Objectives

- Expand recurring programming to create consistent activity
- Develop a balanced event strategy aligned with community preferences
- Activate downtown as a cultural hub through events, pop-ups and public art engagements
- Increase access to performing arts and creative spaces
- Support community-led programming by providing micro-grants and technical assistance



Strategic Priority 3. Strengthen arts programming, events and cultural activation

What We Heard

Residents consistently praised Buckeye's existing festivals while expressing interest in more year-round programming, performing arts opportunities, family-friendly events and activities for youth. Eighty-eight percent of questionnaire participants expressed interest or some interest in events highlighting local artists, performers, musicians and makers, while 86 percent indicated wanting or somewhat wanting more theater and event spaces dedicated to arts and culture.

What We Observed

Market analysis and community engagement indicate that Buckeye's rapidly growing population will continue to increase demand for arts programming. Benchmark communities demonstrate that recurring cultural programming and activated public spaces contribute to community vitality, economic activity and resident engagement.

Why it Matters

Providing more consistent programming will create regular opportunities for residents to connect with one another, support local artists and businesses, and reduce the need for residents to travel elsewhere in the region for arts and cultural experiences.

How this Priority Responds to Findings

The following objectives focus on expanding recurring programming, diversifying events, activating downtown, increasing access to creative spaces and supporting community-led initiatives.

Supporting Information

Supporting information can be found in Section 2 (Executive Summary; Resident and Community Desires for Arts and Culture), Appendix A (Market Analysis), Appendix B (Peer Benchmark Research), Appendix C (Community and Stakeholder Feedback), and Appendix D (Literature Review of City Plans).



Buckeye Days
Source: City of Buckeye

3-1. Expand recurring programming to create consistent activity

Recurring programming can help residents know when and where to expect arts and culture activities. Regular events such as music nights, art walks, markets, workshops, pop-up performances and seasonal programs can build momentum and create consistent reasons for residents to gather.

Rather than creating entirely new events, Buckeye can begin by adding recurring arts components to successful City events and introducing a small number of regularly scheduled programs throughout the year. Establishing a predictable calendar can help build community awareness, encourage repeat participation and create opportunities for local artists and organizations to become long-term partners.



Glow on Monroe
Source: City of Buckeye

IMPLEMENTATION SNAPSHOT

3-1a. Expand programming

Expand recurring arts and culture programming throughout the year, including performances, markets, festivals and seasonal events

Lead: Community Services

Timeline: Mid-term 4—7 years

Core collaborators: Economic Development, community organizations, downtown businesses

3-1b. Leverage existing programming

Leverage existing programs occurring in planning areas, such as the Festival Farmers Market and the food trucks at Tartesso Sports Park every evening to expand arts and culture initiatives.

Lead: Community Services

Timeline: Short-term 1—3 years

Core collaborators: HOAs, community organizations

3-2. Develop a balanced event strategy that includes family-friendly, youth-focused and multicultural programming aligned with community preferences

Consistent cultural programming can strengthen community connections, activate public spaces, support local creatives and reinforce Buckeye's identity as a vibrant and welcoming place to live. Community feedback indicated interest in expanding arts and culture opportunities beyond occasional festivals and special events, with residents expressing a desire for more regular, year-round programming that provides something to look forward to and reduces the need to travel elsewhere in the Valley for cultural experiences.

To support consistent implementation, the City should develop programming guidelines that establish a framework for planning and evaluating arts and culture events. The guidelines can help ensure that programming reflects a balance of audiences, event types, geographic distribution, accessibility and cultural representation while encouraging partnerships with local artists, businesses and community organizations. They can also establish criteria for evaluating new event ideas and performance measures to assess participation, community satisfaction and overall program success.

By offering experiences that are accessible, inclusive and geographically distributed throughout the City, Buckeye can create more opportunities for residents to connect with one another.

IMPLEMENTATION SNAPSHOT

3-2a. Develop programming guidelines

Develop programming guidelines that ensure the overall portolio of City-supported arts and culture programming includes a balance of family-friendly, youth-focused and multicultural activities.

Lead: Community Services

Timeline: Short-term 1—3 years

Core collaborators: Community organizations, schools

3-2b. Incorporate community input

Incorporate community input and participation data regarding arts and culture into annual event planning and programming decisions.

Lead: Community Services

Timeline: Short-term 1—3 years

Core collaborators: N/A

3-2c. Expand partnerships

Expand partnerships with culturally specific organizations, schools and youth-serving groups to support diverse programming opportunities related to events

Lead: Community Services

Timeline: Mid-term 4—7 years

Core collaborators: Schools, community organizations

3-3. Activate downtown as a cultural hub through events, pop-ups and public art engagements

Downtown Buckeye can serve as a cultural anchor by hosting events, public art, pop-ups, performances and creative placemaking activities that increase foot traffic and support local businesses. Activation should build on downtown's historic character while making it feel more lively, welcoming and connected.

The Downtown Specific Area Plan also identifies an Arts and Creativity area north of the Buckeye Canal between 1st Street and Apache Road. This area could support a more permanent concentration of artists, makers and art-adjacent businesses through studios, workshops, galleries, shared workspaces, small-scale retail and other creative uses. Supporting affordable, flexible spaces and adaptive reuse can help the area develop a distinct cultural identity that complements activity in the downtown core.

Many communities begin by testing temporary activations before making larger investments. Pilot projects such as pop-up performances, temporary public art, artist demonstrations or seasonal programming can help identify successful concepts while encouraging repeat visitation and supporting local businesses.



The Churchill in Phoenix's Roosevelt Row offers a model for Buckeye's Arts and Creativity area, combining adaptive reuse, local businesses and shared gathering spaces
Source: City of Buckeye

IMPLEMENTATION SNAPSHOT

3-3a. Expand Downtown events

Expand events, performances, markets and pop-up activities in Downtown Buckeye

Lead: Community Services

Timeline: Mid-term 4—7 years

Core collaborators: Economic Development, Main Street Coalition, downtown businesses

3-3b. Support temporary and flexible spaces

Support temporary and flexible use of downtown spaces for interactive art experiences, artist demonstrations and creative placemaking activities

Lead: Community Services

Timeline: Long-term 8+ years

Core collaborators: Main Street Coalition, Economic Development, downtown businesses, Planning

3-4. Increase access to performing arts and creative spaces by leveraging existing facilities

Since Buckeye does not yet have dedicated cultural facilities, the City can expand access by using existing spaces more strategically. Schools, libraries, parks, plazas, community rooms, senior centers and outdoor spaces can support performances, classes, exhibits and temporary creative uses. As a next step, the City should use the cultural asset inventory prepared for this Plan to identify which existing spaces are best suited for different types of programs. This review should consider basic factors such as capacity, location, indoor/outdoor setting, accessibility, parking, restrooms, power, shade/weather protection, availability and any permitting or staffing needs.

This approach allows the City to expand programming while building demand for future cultural infrastructure. Establishing shared-use agreements and coordinating scheduling across City facilities and partner organizations can maximize existing community assets before investing in new venues.

IMPLEMENTATION SNAPSHOT

3-4a. Promote existing support spaces

Use the cultural asset inventory to match arts and culture programs with existing community spaces that can support performances, classes, workshops and arts programming

Lead: Community Services

Timeline: Short-term 1—3 years

Core collaborators: Schools, community organizations



SRC mural
Source: City of Buckeye

3-5. Support community-led programming by providing micro-grants and technical assistance

Small grants and technical assistance can help residents, artists and community organizations deliver programs that align with City goals. Support may include seed funding, permitting guidance, promotion, facility access, event planning assistance and connections to potential partners.

Some communities use small, competitive grant programs to encourage neighborhood-based projects, artist-led initiatives and cultural celebrations that reflect local interests. Beginning with modest funding and clear evaluation criteria allows the City to test the program, build community capacity and expand opportunities over time as resources become available.

IMPLEMENTATION SNAPSHOT

3-5a. Expand small-scale grant programs

Expand small-scale arts and culture micro-grant or sponsorship programs for community-led activities

Lead: Community Services

Timeline: Mid-term 4—7 years

Core collaborators: Finance

3-5b. Reduce barriers

Evaluate opportunities to reduce barriers for community-led arts and culture activities through rental fee waivers, streamlined permitting or in-kind support

Lead: Community Services

Timeline: Short-term 1—3 years

Core collaborators: Development Services, Finance, City Attorney

3-5c. Provide assistance to organizations

Provide technical assistance, resource guides or informational workshops for organizations and resident interested in hosting art and culture activities

Lead: Community Services

Timeline: Long-term 8+ years

Core collaborators: Economic Development, community organizations

Strategic Priority 4:
Enhance partnerships and funding models

Objectives

- Establish a dedicated, sustainable funding strategy
- Expand public-private partnerships to co-fund and co-deliver programs
- Leverage a support organization to advance fundraising and program delivery in specific areas
- Increase private sector public art support



Strategic Priority 4. Enhance partnerships and funding models

What We Heard

Stakeholders consistently emphasized that while the City should continue leading arts and culture investments, long-term success will require stronger partnerships with businesses, developers, nonprofit organizations, schools and regional arts organizations. Questionnaire participants also expressed strong support for public investment in arts and culture.

Questionnaire results demonstrated strong community support for greater private sector involvement, with nearly two-thirds (64%) of respondents agreeing that local businesses should play an important role in supporting arts and culture.

What We Observed

The planning process found broad community support for expanding arts and culture but also identified the need for diversified funding sources and organizational partnerships to sustain future growth. Benchmark communities successfully leverage public-private partnerships, grants and nonprofit support to expand cultural programming and public art.

Why it Matters

As Buckeye grows, arts and culture investments will require sustainable funding and shared responsibility among public, private and nonprofit partners. Establishing these partnerships early will improve long-term implementation capacity.

How this Priority Responds to Findings

The following objectives establish strategies for dedicated funding, partnership development, fundraising support and increased private sector participation in arts and culture.

Supporting Information

Supporting information can be found in Section 2 (Resident and Community Desires for Arts and Culture; Opportunities for Buckeye), Appendix B (Peer Benchmark Research), Appendix C (Community and Stakeholder Feedback), Appendix D (Literature Review of City Plans), and Appendix F (Creative Economy Support Benchmarking).



Buckeye Fire House No. 3
Source: Keen Independent

4-1. Implement a dedicated, sustainable funding strategy

A sustainable funding strategy should combine public funding, grants, sponsorships, developer contributions and philanthropic support. Dedicated funding will help the City move toward a predictable system for public art, programming, maintenance and cultural infrastructure.

Rather than relying on a single revenue source, many communities layer multiple funding mechanisms to create a more resilient program. Buckeye can begin by evaluating existing funding opportunities and identifying those that align with community priorities while gradually expanding funding sources as the arts and culture program grows.

IMPLEMENTATION SNAPSHOT

4-1a. Identify funding mechanisms

Evaluate and identify sustainable funding mechanisms for arts and culture initiatives, including percent-for-art policies, CIP allocations, grants and tourism-related funding sources

Lead: Community Services

Timeline: Short-term 1—3 years

Core collaborators: Finance, Economic Development and Program Management Office

4-1b. Develop a strategy to pursue grants

Develop a coordinated grant strategy to pursue local, regional, state and federal arts and culture funding opportunities

Lead: Community Services

Timeline: Mid-term 4—7 years

Core collaborators: Finance, Economic Development



Verrado Wall Mural
Source: City of Buckeye

4-2. Expand public-private partnerships to co-fund and co-deliver programs

Public-private partnerships can expand the reach and impact of arts and culture investments. Businesses, developers, schools, nonprofits and regional arts partners can help co-fund projects, provide venues, sponsor events, support artists, support promotional efforts and help further economic development goals.

As Buckeye continues to grow, partnerships will be increasingly important for leveraging resources, building community ownership and delivering a wider range of arts and cultural experiences than the City could provide on its own. The City can begin by identifying organizations with shared goals and developing a small number of pilot partnerships before expanding to larger, long-term collaborations. Formal partnership agreements that clearly define roles, expectations and shared outcomes can help ensure these relationships remain productive over time.

IMPLEMENTATION SNAPSHOT

4-2a. Develop partnership opportunities

Develop partnership strategies that encourage businesses, nonprofits, HOAs and developers to participate in arts and culture programming and sponsorship opportunities

Lead: Community Services

Timeline: Long-term 8+ years

Core collaborators: Economic Development, Development Services

4-2b. Support collaborative programming

Support collaborative programming and co-funded arts activities with community organizations and partner institutions

Lead: Community Services

Timeline: Long-term 8+ years

Core collaborators: Community organizations, schools, Buckeye Main Street Coalition

4-3. Leverage a support organization to advance fundraising and program delivery in specific areas

A support organization could help advance fundraising, partnerships, volunteer coordination and program delivery in areas where City capacity is limited. This role could be filled by an existing nonprofit, a new friends-of-the-arts group or a downtown-focused organization depending on community priorities and feasibility.

While regional partners such as the West Valley Arts Council will continue to play an important role in supporting arts and culture across the West Valley, Buckeye may eventually benefit from a locally focused nonprofit partner dedicated to advancing the City's arts and culture priorities. A Buckeye-based support organization could focus on fundraising, volunteer coordination, donor stewardship and advocacy for City-specific programs and projects, which would complement the services provided by regional organizations. As the arts and culture program grows, the City can evaluate whether establishing such an organization would strengthen its long-term capacity to implement this plan.

IMPLEMENTATION SNAPSHOT

4-3a. Evaluate support models

Evaluate the role of support organizations or nonprofit partners models in advancing arts and culture fundraising and program delivery (e.g. Arts Council or similar type org)

Lead: Community Services

Timeline: Mid-term 4—7 years

Core collaborators: Main Street Coalition, Economic Development

4-3b. Formalize partnerships

Formalize partnerships with support organizations and non-profits through MOU's or agreements

Lead: Community Services

Timeline: Long-term 8+ years

Core collaborators: City Attorney, Finance



Buckeye Halloween Carnival
Source: City of Buckeye

4-4. Increase private sector public art support

Private development can play an important role in expanding public art and placemaking as Buckeye grows. The City can encourage or require public art investments through development agreements, design guidelines, incentives, fee-in-lieu options or public art requirements for qualifying projects.

Community support for business involvement provides an opportunity for the City to take a more proactive role in engaging the private sector. The City can encourage participation by establishing sponsorship and partnership opportunities, recognizing businesses that invest in arts and culture, connecting businesses with artists and cultural organizations, and incorporating public art into the development review process for qualifying projects. These actions can help translate community support into long-term private investment and partnerships while strengthening Buckeye's identity and sense of place.



Traffic box art
Source: City of Buckeye

IMPLEMENTATION SNAPSHOT

4-4a. Develop incentives for private sector investment

Develop incentives that encourage private sector investment in arts and culture initiatives

Lead: Development Services

Timeline: Mid-term 4—7 years

Core collaborators: Community Services, Economic Development, developers

4-4b. Explore requirements for public art investment

Explore requirements for integrating public art investments into major private development and redevelopment projects

Lead: Development Services

Timeline: Long-term 8+ years

Core collaborators: Community Services, Economic Development, developers, HOA's

Strategic Priority 5:

Clarify and strengthen City identity, branding and community pride through arts and culture

Objectives

- Integrate arts and culture into City branding, gateways and placemaking elements
- Use public art and programming to tell Buckeye's story
- Recognize distinct district identities through public art while reinforcing a cohesive citywide identity



Strategic Priority 5. Clarify and strengthen City identity, branding and community pride through arts and culture

What We Heard

Residents described Buckeye as a welcoming, family-oriented community with deep agricultural roots, a distinctive desert landscape and a strong small-town character they hope to preserve as the City continues to grow. Stakeholders also viewed arts and culture as an opportunity to celebrate Buckeye's heritage while shaping its future identity.

What We Observed

Community engagement revealed recurring themes related to history, agriculture, the desert environment and community pride. Planning documents also identify placemaking, gateways and community identity as important City priorities that can be strengthened through arts and culture.

Why it Matters

As Buckeye continues to experience rapid growth, reinforcing a shared community identity can help strengthen civic pride, distinguish the City within the region and ensure that future development reflects the values and character of existing residents.

How this Priority Responds to Findings

The following objectives integrate arts and culture into branding, placemaking, storytelling and neighborhood identity to create a cohesive and authentic sense of place throughout Buckeye.

Supporting Information

Supporting information can be found in Section 2 (Culture in Buckeye; Opportunities for Buckeye), Appendix A (Market Analysis), Appendix C (Community and Stakeholder Feedback), and Appendix D (Literature Review of City Plans).

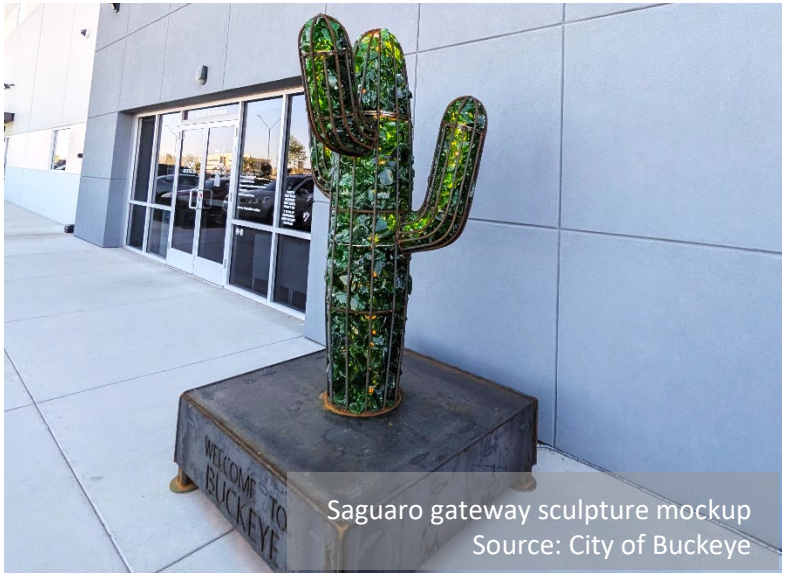


Verrado wall mural
Source: City of Buckeye

5-1. Integrate arts and culture into City branding, gateways and placemaking elements to create a cohesive visual identity

Arts and culture should be integrated into gateways, wayfinding, streetscapes, parks, public facilities and other placemaking elements to create a more recognizable visual identity. This approach can help residents and visitors experience Buckeye's character consistently across the City.

The City can begin by incorporating arts and culture into the design of future capital projects, gateway improvements and public space enhancements rather than treating these elements as stand-alone initiatives. Developing shared design themes by region or development type and coordinating efforts across departments can create a more cohesive visual identity while allowing individual projects to respond to the character of their surrounding neighborhoods.



Saguaro gateway sculpture mockup
Source: City of Buckeye

IMPLEMENTATION SNAPSHOT

5-1a. Develop visual identity standards

Develop visual identity standards for arts and culture materials, installations and promotional assets. These standards can be strengthened when specific area plans and community master plans are developed

Lead: Community Services

Timeline: Mid-term 4—7 years

Core collaborators: Communications, Development Services, community arts organizations

5-1b. Coordinate arts and culture branding elements

Coordinate arts and culture branding and identity elements with gateways, streetscapes, signage, wayfinding, public gathering spaces and placemaking improvements to create a cohesive visual identity across Buckeye

Lead: Community Services

Timeline: Mid-term 4—7 years

Core collaborators: Program Management Office, Development Services, Communications

5-2. Use public art and programming to tell Buckeye's story, balancing historic roots with future growth

Public art and programming can help tell Buckeye's story by connecting agricultural roots, Western heritage, desert landscapes, family-oriented community life and rapid growth. Arts and culture can be used to honor the past while reflecting the diversity and future aspirations of the community.

As new projects and programs are developed, the City should encourage artists and cultural partners to draw inspiration from Buckeye's history, landscapes and community stories while also celebrating the people and experiences shaping the City's future. Collecting stories, photographs and oral histories from residents could provide valuable inspiration for public art, interpretive elements and cultural programming that reflects the community's evolving identity.

IMPLEMENTATION SNAPSHOT

5-2a. Prioritize themes that reflect Buckeye

Prioritize public art and programming themes that reflect Buckeye's history, agriculture, desert landscape, diversity and future growth

Lead: Community Services

Timeline: Short-term 1—3 years

Core collaborators: Communications

5-2b. Incorporate storytelling-focused elements

Expand upon youth and community participation into storytelling-focused public art and cultural programming projects

Lead: Community Services

Timeline: Mid-term 4—7 years

Core collaborators: Schools, youth organizations, community organizations



Verrado well wall mural
Source: City of Buckeye

5-3. Recognize distinct district identities through public art while reinforcing a cohesive citywide identity

Buckeye's large geography and emerging growth areas create opportunities to recognize distinct sub-area identities while maintaining a shared citywide brand. The City can use arts and culture to highlight unique neighborhood, downtown, gateway and activity center characteristics within a cohesive Buckeye identity.

The City can develop simple identity frameworks for major districts or activity centers that identify local themes, stories and design elements to inform future public art, programming and placemaking investments. For example, Historic Buckeye may emphasize its agricultural heritage and downtown character, while areas near the White Tank Mountains may highlight the Sonoran Desert and outdoor recreation, and newer growth areas may emphasize family-friendly themes or innovation. Similar approaches have been used in communities such as Goodyear, where the HeART of Goodyear public art program creates a recognizable citywide identity while allowing individual installations to reflect the character of their surrounding locations. Maintaining shared branding, design principles and messaging across all areas will reinforce that each district contributes to Buckeye's broader community identity.

IMPLEMENTATION SNAPSHOT

5-3a. Identify identity themes for planning areas

Identify and document unique identity themes associated with each of Buckeye's planning areas which can be further identified in specific area plans and community master plans

Lead: Community Services

Timeline: Short-term 1—3 years

Core collaborators: Development Services, Economic Development, Communications, HOAs, Main Street Coalition

5-3b. Create a cohesive citywide identity

Coordinate branding, programming and placemaking efforts to reinforce both local (planning area) character and a cohesive citywide identity

Lead: Community Services

Timeline: Mid-term 4—7 years

Core collaborators: Communications, Economic Development, Development Services



heARTS of Goodyear
Source: City of Goodyear Facebook

Strategic Priority 6:
Build organizational capacity and long-term infrastructure

Objectives

- Define and implement a clear organizational structure for arts and culture
- Increase staffing and operational capacity
- Conduct feasibility studies for additional cultural infrastructure
- Invest in cultural infrastructure across the city based on findings from feasibility studies



Strategic Priority 6. Build organizational capacity and long-term infrastructure

What We Heard

Stakeholders recognized the City's commitment to arts and culture while noting that limited staffing and organizational capacity constrain the ability to expand programming, manage public art and support community partnerships. Residents also consistently expressed interest in additional cultural facilities, including theaters, galleries and creative spaces. Demand for cultural infrastructure was also evident in the questionnaire, with 86 percent of participants expressed an interest or somewhat of an interest in more theater and event spaces dedicated to arts and culture.

What We Observed

Buckeye's rapid population growth is increasing demand for arts and cultural amenities, while the current inventory of cultural facilities remains limited. Benchmark communities demonstrate that sustained investment in staffing, governance and infrastructure is essential for supporting long-term program growth.

Why it Matters

Building organizational capacity and planning for future cultural infrastructure will help ensure that arts and culture grow alongside Buckeye's population rather than lag behind community needs.

How this Priority Responds to Findings

The following objectives establish a framework for expanding staffing, strengthening organizational structure, evaluating future cultural facilities and making phased investments in long-term infrastructure.

Supporting Information

Supporting information can be found in Section 2 (Executive Summary; Arts and Cultural Assets; Resident and Community Desires for Arts and Culture), Appendix A (Market Analysis), Appendix B (Peer Benchmark Research), Appendix C (Community and Stakeholder Feedback), and Appendix D (Literature Review of City Plans).



Buckeye Air Fair
Source: City of Buckeye

6-1. Define and implement a clear organizational structure for arts and culture, including roles and potential advisory bodies

A clear organizational structure will help define how arts and culture decisions are made, implemented and evaluated. This may include clarifying staff roles and evaluating the effectiveness of the subcommittee and Community Services Advisory Board as the program grows.

Many peer communities support implementation through an arts commission or advisory committee that provides input on public art, cultural programming and long-term planning while staff remain responsible for day-to-day operations. As Buckeye's program grows, the City can evaluate the efficacy of the existing board and subcommittee and determine if modifications are needed to strengthen the public art approval process.



6-2. Increase staffing and operational capacity to support program growth, partnerships and community engagement

Additional staffing and operational capacity will be needed to support expanded programming, public art management, partnerships, community engagement, grant administration and communications. Technology systems may include basic tracking systems or software for projects, grants and participation data. Capacity-building should be phased with program growth so that new initiatives can be implemented and sustained effectively.

The City should align future positions with demonstrated program growth and implementation milestones. For example, a dedicated Public Art Coordinator may become appropriate as the City's public art collection expands to a certain point, while additional program or administrative support can be added as partnerships, grant opportunities and community programming increase. A phased approach can allow staffing investments to keep pace with community demand and available resources.

IMPLEMENTATION SNAPSHOT

6-2a. Hire arts and culture programming staff

Establish adequate staffing and operational resources to support the growth and implementation of arts and culture programming efforts or initiatives

Lead: Community Services

Timeline: Short-term 1—3 years

Core collaborators: Human Resources, Finance

IMPLEMENTATION SNAPSHOT

6-2b. Hire public art planning staff

Increase staffing and operational capacity to support public art planning, project management, installation, and long-term maintenance

Lead: Community Services

Timeline: Short-term 1—3 years

Core collaborators: Human Resources, Finance

6-2c. Hire special event planning staff

Increase staffing and operational capacity to expand signature, community, and neighborhood events and provide assistance to other organizations offering events in Buckeye

Lead: Community Services

Timeline: Short-term 1—3 years

Core collaborators: Human Resources, Finance

6-2d. Increase operational capacity for arts and culture programs and services with technology

Evaluate and implement technology, software and cross-departmental coordination strategies that improve efficiency, communication and long-term operational capacity for arts and culture programs and services

Lead: Community Services

Timeline: Mid-term 4—7 years

Core collaborators: IT, Communications, Finance

6-3. Conduct feasibility studies for additional cultural infrastructure

Residents and stakeholders have consistently identified the need for additional arts and cultural facilities that can support programming, performances, education and community gathering. However, cultural infrastructure investments require significant long-term commitments of funding, staffing, operations and maintenance. Conducting feasibility studies can help the City make informed decisions by evaluating market demand, potential audiences, capital and operating costs, site opportunities, governance structures and partnership models before pursuing major investments.

Studies may examine several facility types that emerged through community engagement efforts such as a community theater, multipurpose creative space, outdoor performance venue and a larger regional touring venue.

The City can begin by identifying the highest-priority facility needs based on community demand, existing gaps and anticipated population growth. From there, the City can develop a scope of work and procure a qualified consultant to evaluate market demand, potential sites, capital and operating costs, governance models and partnership opportunities. Starting with one or two priority facility types can help focus resources while building a long-term roadmap for future investments.

IMPLEMENTATION SNAPSHOT

6-3a. Conduct a feasibility study for a community venue

Conduct a feasibility study for a future community theater or performing arts venue that could support local performances, youth productions and community events

Lead: Community Services

Timeline: Short-term 1—3 years

Core collaborators: Economic Development, Development Services, Program Management Office

6-3b. Conduct a feasibility study for a multipurpose creative space

Conduct a feasibility study for a multipurpose creative space, incubator or community arts center that supports classes, exhibitions, maker activities and flexible art programming

Lead: Community Services

Timeline: Long-term 8+ years

Core collaborators: Economic Development, Development Services, Program Management Office

6-3c. Conduct a feasibility study for a regional venue

Conduct a feasibility study for a larger regional touring venue or destination arts and entertainment facility

Lead: Community Services

Timeline: Long-term 8+ years

Core collaborators: Economic Development, Development Services, Program Management Office

6-4. Invest in cultural infrastructure across the city over time based on findings from feasibility studies

Long-term cultural infrastructure investments should be phased based on feasibility findings, population growth, funding availability and geographic need. As Buckeye continues to expand, strategic investments in arts and cultural facilities can help ensure that residents throughout the City have access to spaces that support creativity, learning, entertainment and community connection.

Over time, Buckeye can build a network of spaces that support performances, exhibitions, classes, community gatherings and tourism. By aligning cultural infrastructure development with broader community planning and economic development efforts, Buckeye can create lasting assets that enhance quality of life and support a vibrant arts and culture ecosystem for future generations.

IMPLEMENTATION SNAPSHOT

6-4a. Pursue a future community theater or arts venue

Based on completed feasibility studies, pursue phased funding, partnerships, adaptive reuse opportunities and implementation strategies for a future community theater or performing arts venue

Lead: Community Services **Timeline:** Long-term 8+ years

Core collaborators: Finance, Economic Development, Program Management Office

6-4b. Pursue a future creative space

Based on completed feasibility studies, pursue phased funding, partnerships, adaptive reuse opportunities and implementation strategies for a future multipurpose creative space, incubator or community arts center

Lead: Community Services **Timeline:** Long-term 8+ years

Core collaborators: Finance, Economic Development

6-4c. Evaluate opportunities for a regional arts facility

Based on completed feasibility studies, evaluate long-term funding and partnership opportunities for a larger regional touring venue or destination arts and entertainment facility

Lead: Community Services **Timeline:** Long-term 8+ years

Core collaborators: Finance, Economic Development, Program Management Office, Public Works

APPENDICES

Summary of Appendices

Keen Independent provides supporting appendices for more detailed analysis. The appendices inform the summary report.

A. Market Analysis

Appendix A examines Buckeye's current arts and culture market conditions, including demographic trends, spending and market potential, population and demand projections, and inventories of cultural venues and public art assets. This analysis identifies existing concentrations of arts and cultural resources and helps clarify where future investments may respond to population growth, community demand and gaps in access.

B. Peer Benchmark Research

Appendix B summarizes peer benchmark research from Goodyear, Surprise, Avondale and Gilbert. These communities offer examples of how fast-growing Arizona municipalities have built public art programs, funded arts and culture initiatives, engaged residents, structured governance and aligned arts investment with placemaking, tourism and economic development.

C. Community Stakeholder Feedback

Appendix C presents results from community and stakeholder engagement, including the public input questionnaire, interviews, focus groups, in-person engagement activities, voting boards and study hotline and email feedback. Findings describe community priorities for arts and culture, including stronger public art, more events and programming, expanded performance and creative spaces, youth and family opportunities, local artist support and cultural representation.

D. Literature Review of City Plans

Appendix D reviews City plans and policies that relate to arts, culture, placemaking, mobility, parks, libraries, downtown revitalization, economic development and community identity. The review identifies opportunities to integrate arts and culture into existing City priorities, including activity centers, gateways, trails, downtown activation, public spaces and future planning efforts.

E. Art in Public Places Recommended Practices

Appendix E provides recommended practices for art in public places, with emphasis on policy structure, governance, funding, artist selection, community engagement, maintenance and lifecycle planning. The appendix outlines how Buckeye can formalize its emerging public art program through clear procedures, sustainable funding tools, advisory structures and stewardship practices that treat public art as a long-term civic asset.

APPENDIX A. Market Analysis

Keen Independent presents a market analysis examining the arts and culture landscape in Buckeye, Arizona.

Introduction

For this market analysis, Keen Independent gathered demographic, spending and market potential information about the population of Buckeye. Combining this information with population projections from the Arizona Office of Economic Opportunity and the U.S. Census Bureau, as well as attendance data provided by the National Endowment for the Arts (NEA), we projected potential demand for various types of arts and culture activities through 2030.

Cultural asset inventory. For this study, we inventoried and mapped the following assets in the Buckeye area:

- Cultural and event venues. Relevant cultural and event venues, including creative studios, community and event centers, as well as museums and galleries; and
- Public art assets. Buckeye's public art assets, such as murals, sculptures and functional art.

A-1. Definitions of assets identified in Figure A-2

Creative studio	Space where artists, performers or creative businesses produce, rehearse, teach, photograph, record or otherwise create artistic work
Event space	Venue or facility that can host gatherings such as performances, festivals, classes, meetings, exhibits or community events
Functional art	Artwork integrated into a usable object or public feature, such as a bench, crosswalk, traffic box or trashcan, so it serves both practical and aesthetic purposes
Mural	Large-scale artwork painted, applied or installed directly on a wall, building surface or similar structure
Museum/gallery	Venue that collects, preserves, interprets or displays art, artifacts, history or cultural materials for public viewing
Sculpture	Three-dimensional artwork, often made from materials such as metal, stone, wood, glass or mixed media, installed indoors or outdoors

A-2. City of Buckeye map



Source: Esri, HERE, Garmin, SafeGraph, FAO, METI/NASA, USGS, EPA, NPS, ArcGIS, Keen Independent Research.

Keen Independent analyzed the population of Buckeye and compared it to national averages.

Population

Figure A-3 displays population, age, race/ethnicity and disability demographics for Buckeye compared to the United States overall.

Median age. Buckeye's median age of 36 is slightly lower than the national average (39.6). However, in general, the proportion of Buckeye's population that is above 40 is higher than the national average, especially the portion of the population that is 70 or older (16.8% in Buckeye versus 12.4% nationally).

Race and ethnicity. Buckeye has a higher percentage of residents who identify as other races (16.8%) or two or more races (16.6%) when compared to the national average. The percentage of residents who identify as white (55.6%) is slightly lower than the national average. There are more residents who identify as Hispanic American (39.6%) compared to the national average (19.7%).

Disability. The percentage of households with one or more persons with a disability (25.5%) is aligned with the national average (26.2%).

Considerations for arts and culture. Buckeye's demographic profile suggests the City may want to consider arts and cultural programs that appeal to families, older adults and a racially and ethnically diverse population. This could include accessible daytime or early evening programs, intergenerational activities, bilingual outreach and events that reflect local cultural traditions. Accessibility should also be considered in program design, venue selection and communications so residents can participate across ages and abilities.

A-3. Demographics of the City of Buckeye population compared to national averages, 2025

	Buckeye	United States
Total population	**125,445**	**339,719,495**
Age		
Up to 10 years old	14.1 %	11.3 %
10 to 19 years old	9.9	12.5
20 to 29 years old	11.6	13.3
30 to 39 years old	13.2	13.7
40 to 54 years old	19.4	18.7
55 to 69 years old	20.1	18.0
70 or more years old	16.8	12.4
Total	**100.0 %**	**100.0 %**
Median Age	**36.0**	**39.6**
Race		
African American	7.1 %	12.5 %
Asian American	1.8	6.4
Native American	1.8	1.1
Pacific Islander	0.3	0.2
Other race	16.8	8.8
Two or more races	16.6	10.8
White	55.6	60.0
Total	**100.0 %**	**100.0 %**
Ethnicity (of any race)		
Hispanic American	39.6 %	19.7 %
Non-Hispanic	60.4	80.3
Total	**100.0 %**	**100.0 %**
Households with 1+ persons with a disability	**25.5 %**	**26.2 %**

Note: Numbers may not add up to 100 due to rounding.

Source: U.S. Census Bureau American Community Survey via Esri.

Household income. The median annual household income in Buckeye, at $106,531, is approximately $25,000 higher than the national average. Just over 50 percent of Buckeye's residents report an income of $100,000 or higher, which is 13 percentage points higher than the national average for categories in that range (Figure A-4).

Education. Figure A-4 shows that residents in Buckeye are more likely to have completed some college (37.4%) than the national average (27.0%) but are less likely to have bachelor's and graduate degrees. The remaining education categories align with the national averages.

Considerations for arts and culture. Buckeye's income and education profile suggests the City may want to consider a mix of free, low-cost and fee-based programs. Higher household incomes may support demand for ticketed events, classes and recreation-based arts activities, while varied education levels point to the value of programs that are accessible, practical and welcoming to residents with different interests and prior arts experiences. This could include family programs, hands-on workshops, community festivals, concerts and other low-barrier activities.

A-4. Household income and educational attainment of City of Buckeye residents, 2025

	Buckeye	United States
Total households	**42,648**	**132,350,172**
Household income		
$24,999 or less	5.7 %	14.2 %
$25,000 to $49,999	9.1	16.1
$50,000 to $74,999	14.8	15.6
$75,000 to $99,999	15.5	12.5
$100,000 to $199,999	40.4	27.6
$200,000 or more	14.5	14.0
Total	**100.0 %**	**100.0 %**
Median household income	**$ 99,486**	**$ 81,616**
Education (population age 25+)		
Less than high school	8.7 %	9.3 %
High school	27.7	26.5
Some college	37.4	27.0
Bachelor's degree	17.4	22.7
Graduate degree	8.8	14.5
Total	**100.0 %**	**100.0 %**

Note: Numbers may not add up to 100 due to rounding.
Source: U.S. Census Bureau American Community Survey via Esri.

Language. Figure A-5 shows additional languages spoken in Buckeye, as well as English proficiency for non-native English speakers.

There are more non-native English speakers in Buckeye (26.2%) compared to the national average (21.9%). Just under 25 percent of non-native English speakers in Buckeye speak Spanish (23.3%), which is above the national average of 13.4 percent.

Nearly all of the 26 percent of the population of Buckeye that are non-native English speakers reported speaking English well (23.3%), which is above the national average.

Considerations for arts and culture. Buckeye's language profile suggests the City may want to consider bilingual outreach and selected bilingual programming, especially for Spanish-speaking residents. This could include Spanish-language event information, translated materials for major public programs and partnerships with local organizations that can help reach residents who speak languages other than English at home. Because most non-native English speakers in Buckeye report speaking English well, these efforts may be most useful for expanding access and making programs feel more welcoming, rather than replacing English-language communications.

A-5. Languages spoken by City of Buckeye residents, 2025

	Buckeye	United States
Total population	**125,445**	**339,719,495**
Primary language, non-native English speakers		
Spanish	23.3 %	13.4 %
Indo-European language	1.3	3.8
Asian language	1.0	3.5
Other language	0.6	1.2
Non-native English speakers total	**26.2 %**	**21.9 %**
English only	73.8 %	78.0 %
Total	**100.0 %**	**100.0 %**
Non-native English speakers proficiency*		
Speaks English well	23.3 %	17.9 %
Speaks English not well	2.2	2.8
No English	0.7	1.2
Total	**26.2 %**	**21.9 %**

Note: *All percentages are a part of the total population.

Source: U.S. Census Bureau American Community Survey via Esri.

A. Market Analysis — Spending and behavior

Data on arts, enrichment, entertainment and recreation-related consumer spending and behavior in Buckeye can help inform an understanding of potential demand for different types of experiences.

Spending Potential

Figures A-6 and A-7 present selected spending potential for Buckeye residents, including parks and museums, movies, theater performances and entertainment. Spending potential indices compare local average spending to national average spending. An index of 100 reflects the U.S. average. All SPIs measure a 12-month period unless otherwise stated in the chart.

The spending categories shown on the right differ in scope. Entertainment/recreation reflects broad household spending on entertainment and recreation-related goods, services and activities. Entertainment/recreation fees/admissions captures spending on entry fees, memberships or other participation fees, while fees/recreation lessons reflects spending on classes or instruction. Most Buckeye SPIs in these categories are higher than national averages, including fees/admissions, tickets to parks or museums and recreation lessons. Spending on live entertainment-catered affairs was 14 percent lower than the national average.

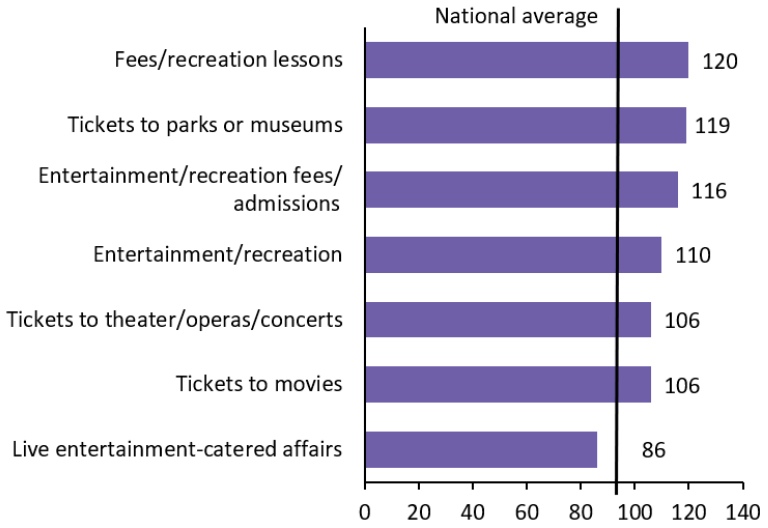
Considerations for arts and culture. Buckeye's spending potential suggests residents may support arts, entertainment and recreation activities that include admissions, participation fees or class-based formats. The City may want to consider a mix of ticketed events, recreation-based arts classes, festivals and family-oriented entertainment, while testing demand for higher-cost live entertainment or catered event formats before expansion.

A-6. Spending potential averages of the Buckeye population over a 12-month period compared to national averages, 2025

	Buckeye	United States
Entertainment/recreation	$ 4,535	$ 4,134
Entertainment/recreation fees/admissions	1,087	917
Tickets to theater/operas/concerts	120	111
Tickets to parks or museums	51	42
Tickets to movies	44	37
Live entertainment-catered affairs	18	21
Fees/recreation lessons	200	160

Source: Esri spending potential database based on U.S. Bureau of Labor Statistics Consumer Expenditure Survey (2025).

A-7. Spending potential indices of the Buckeye population over a 12-month period compared to national averages, 2025



Source: Esri market potential database based on MRI Simmons Survey (2025).

Market Potential

Market potential indices (MPIs) measure the relative likelihood of local consumers in the specified areas to engage in selected activities or demonstrate potentially relevant behaviors or purchasing patterns. An MPI of 100 represents the national average.

Figures A-8 and A-9 present relevant market potential indicators for Buckeye residents. The study team reviewed market potential for going to museums, art galleries, live theater and dancing, as well as engaging in painting/drawing/sculpting and contributing to an arts or cultural organization. The study team also reviewed MPIs for attending performances of classical/opera, country music, dance, movies and rock music.

Market potential shown in Figure A-8 indicates the percentage of residents who have engaged in an activity or behavior at least once in the given time period. All MPIs measure a 12-month period unless otherwise stated in the chart.

Figure A-8 suggests that Buckeye residents are most likely to participate in broad, accessible entertainment and cultural activities, especially movies, museums, live theater, art galleries, visual art activities and selected live music performances. The City may want to consider offerings that are familiar, easy to access and appropriate for a range of ages and experience levels. More specialized activities, such as classical music, opera, ballet and dance performances, may be more viable as part of broader events, classes, demonstrations or partnerships rather than stand-alone programs.

A-8. Market potential for Buckeye residents to participate in certain behaviors over a 12-month period compared to national averages, 2025

	Buckeye	United States
Went to a museum	15 %	16 %
Went to an art gallery	10	11
Went to a live theater	12	12
Danced or went dancing	8	8
Did painting/drawing/sculpting	10	11
Contributed to an arts or cultural organization	4	4
Attended a…		
Classical/opera performance	4	4
Country music performance	7	6
Dance performance	4	4
Movie (last 6 months)	53	53
Rock music performance	10	11
Music festival	6	6
State or county fair	13	14

Source: Esri market potential database based on MRI Simmons Survey (2025).

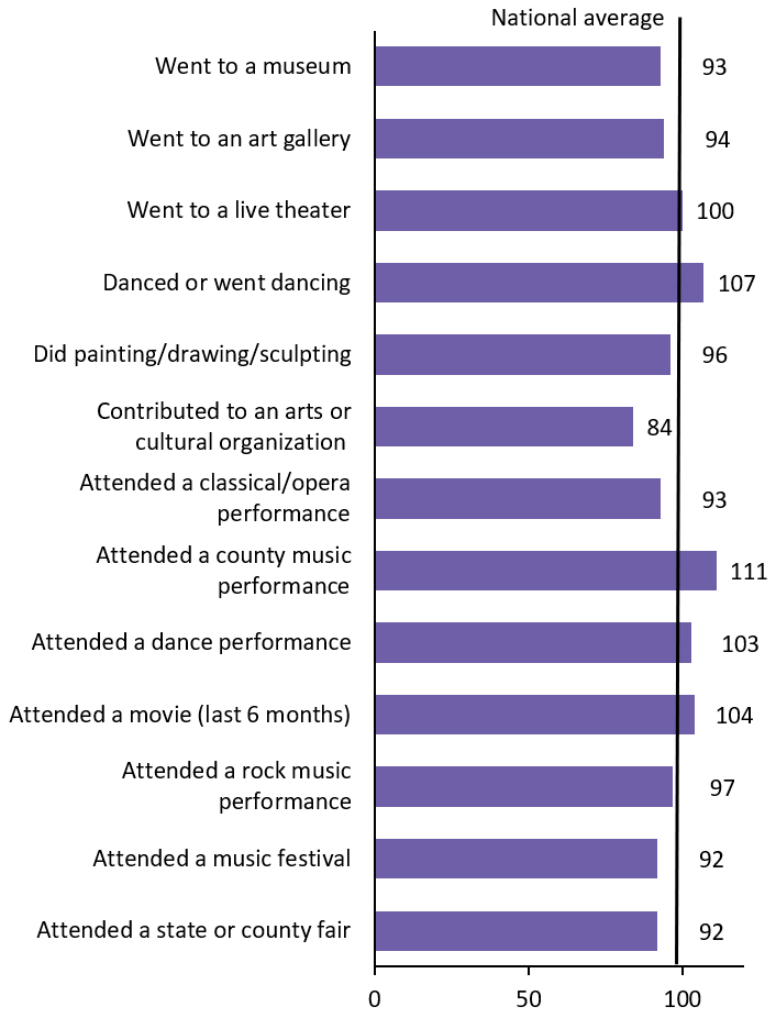
A. Market Analysis — Spending and behavior

Buckeye residents are seven percent more likely than the national average to have gone dancing within the last 12 months. They are also 11 percent more likely than the national average to have attended a country music performance in the last 12 months. Residents are four percent more likely than the national average to have attended a movie within the last six months.

Buckeye residents are 16 percent below the national average for having contributed to an arts or cultural organization and eight percent below the national average for having attended a music festival or state or county fair.

Considerations for arts and culture. Buckeye's market potential indicators suggest residents may be receptive to participatory, social and popular entertainment formats, including dance, country music and movies. The City may want to consider outdoor concerts, community dance events, movie nights, family-oriented performances and informal cultural gatherings. Lower MPIs for arts and cultural giving, music festivals and fairs suggest that larger festival formats or donor-supported programs may require targeted outreach or gradual audience-building.

A-9. Market potential indices for Buckeye residents to participate in certain behaviors over a 12-month period compared to national averages, 2025



Source: Esri market potential database based on MRI Simmons Survey (2025).

A. Market Analysis — Population and demand projections

Keen Independent studied the projected growth of the City of Buckeye population to estimate potential future demand for various types of arts and cultural activities.

Population Forecasts

Figure A-10 depicts the population projections for the City of Buckeye based on data from the City of Buckeye via Esri. In 2025, the City population was just under 120,000 and it is projected to increase to nearly 135,000 people by year 2030. This is a total increase of about 13 percent, and an annual growth rate of just over two percent (2.4%). This is a more conservative growth estimate. Other projections estimate that the population of Buckeye will reach 193,600 by 2030 and nearly 300,000 by 2040.[1]

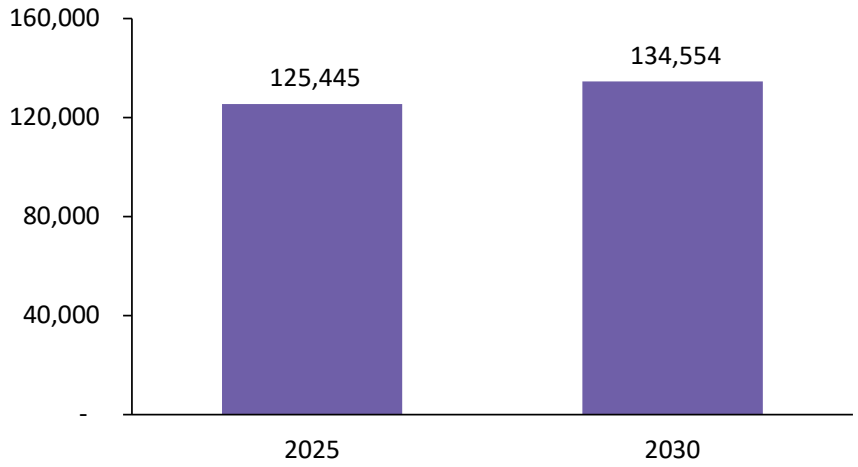
Population by Age in 2025

Figure A-11 on the following page illustrates the age distribution of the City of Buckeye population. The graphs show the population grouped according to widely recognized generations beginning with the Silent Gen (born between 1926 and 1945) to Gen Z (born between 1996 and 2010) and the Alpha Gen (born in 2011 and later years). In 2025, most generations hovered at or below 10,000 people per group, with the exception of Gen Z, which ranged from 10,000 to 17,000 people per group.

Population by Age in 2030

Figure A-11 on the following page presents the projected age distribution for the City of Buckeye population in 2030 based on the City of Buckeye and Esri projections for the area. In 2030, it is projected that all generations between ages 40 to 69 will grow in size, with Gen Z and Alpha Gen making up the largest portion of the population.

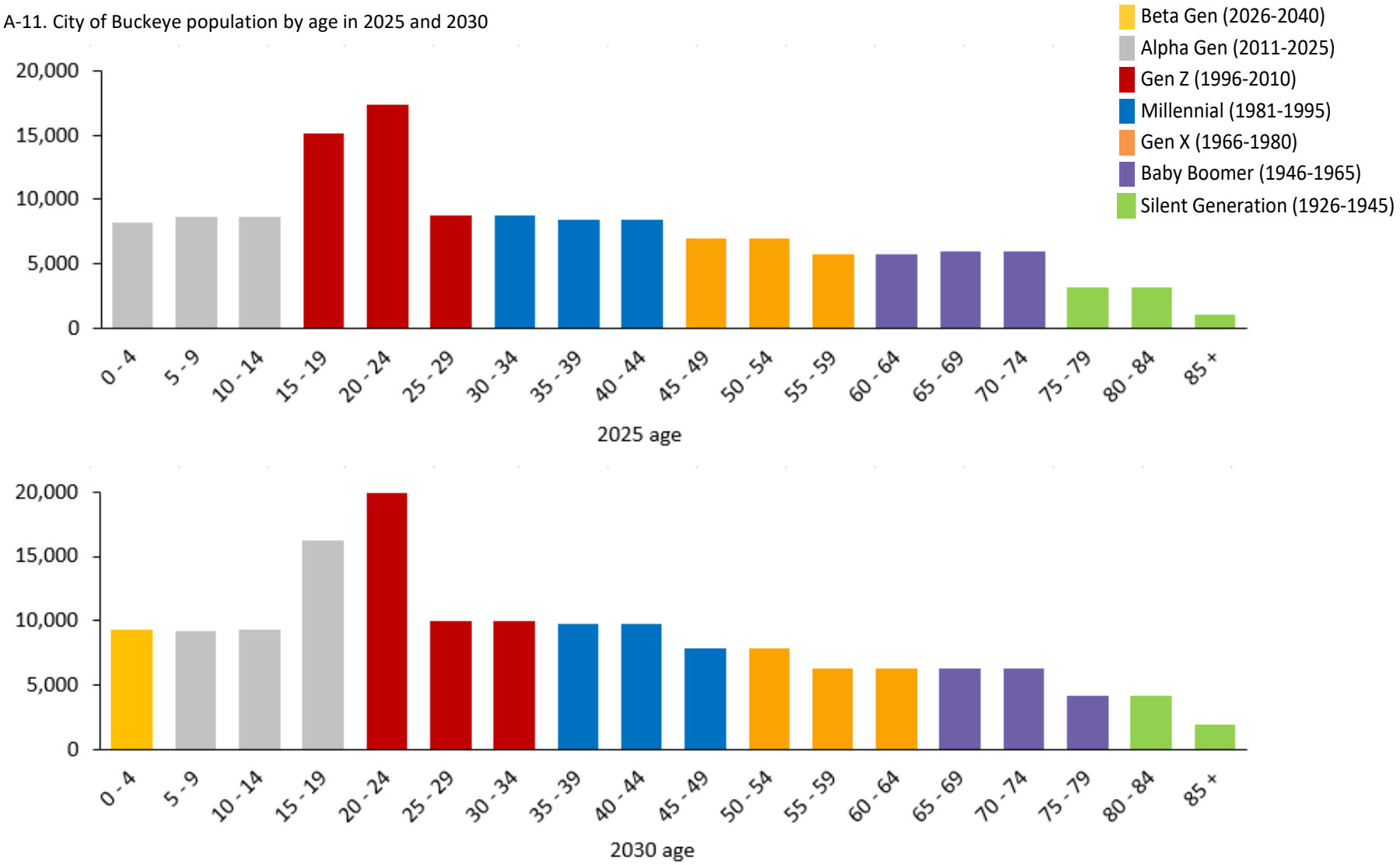
A-10. City of Buckeye population projections, 2025–2030



Source: Population projections, Esri and City of Buckeye, Keen Independent Research.

[1] See https://www.growbuckeye.com/pages/choose-buckeye

A-11. City of Buckeye population by age in 2025 and 2030



Source: Arizona Office of Economic Opportunity, U.S. Census Bureau, Keen Independent Research.

Demand Scenario

Keen Independent developed a demand scenario for Buckeye from the age-specific population projections previously discussed and national attendance data generated by the National Endowment for the Arts (NEA) 2022 Survey of Public Participation in the Arts (SPPA).

Key assumptions. These demand projections assume that the 2022 rates for arts and culture participation do not change and that the national trends of age-specific rates of attendance are consistent with Buckeye's population.

Demand projections. Displayed in Figure A-13 on the next page, Keen Independent projects that unconstrained demand (not limited by inventory and capacity) for most of Buckeye's arts and cultural activities will increase between 12 and 14 percent between 2025 and 2030. For example, demand for plays is projected to increase by 13 percent over the next five years. Please note the following:

- Demand change is at zero percent for 2025, because that is the starting year from which change is measured;
- Projected demand is based on residents, not tourists; and
- Demand changes are relative to current attendance. Relative changes in categories with small numbers of current participants can appear to be more substantial than they are. For example, a small absolute change in the number of people interested in opera can result in a large percentage change. (See Figure A-13 for absolute demand).

A-12. Buckeye Public Library, Coyote Branch



Source: Keen Independent Research.

Absolute demand. In Figure A-13, Keen Independent presents unconstrained absolute demand for arts and cultural activities in Buckeye. Unconstrained demand is the estimated number of annual attendances of each type of event from 2025 to 2030 ordered by overall percent change. Please note that demand projections are based on national attendance trends and are not necessarily reflective of local consumption behaviors.

Visits to art museums and galleries are projected to increase by approximately 7,000 between 2025 and 2030. Visits to see musical plays and jazz music are projected to increase by around 3,000 by 2030. Attendance of all other types of arts events listed in Figure A-13 are also projected to increase over time. Opera is projected to show the largest percentage increase (14%), but the smallest net increase in attendees (137).

Considerations for arts and culture. Demand projections suggest Buckeye may see gradual growth in participation across most arts and cultural activities as the population grows. This supports planning for scalable programs, flexible spaces and partnerships that can expand over time rather than assuming immediate demand for large, specialized facilities. Activities with larger projected attendance, such as museums and galleries, musical plays, jazz music and classical music, may offer useful starting points for programming, partnerships or facility planning. Activities with smaller projected attendance, such as opera and ballet, may be more appropriate as occasional offerings, part of larger events or regional partnerships. Because the projections are based on national participation rates and resident demand, they should be used as one planning input alongside local engagement findings, venue capacity, cost and implementation feasibility.

A-13. Arts demand projections for Buckeye relative to 2025 demand and unconstrained number of attendances at arts events of the Buckeye population

	2025	2030	2030 percent change	Net Change
Art museums and galleries	58,714	66,096	13 %	7,381
Ballet	3,308	3,714	12	406
Classical music	15,007	16,816	12	1,810
Dance (other than ballet)	8,390	9,446	13	1,056
Jazz music	20,589	23,249	13	2,660
Latin, Spanish or salsa music	9,708	10,933	13	1,224
Musical plays	26,438	29,911	13	3,473
Non-musical plays	8,428	9,557	13	1,129
Opera	982	1,118	14	137

Source: National Endowment for the Arts (NEA) 2022 Survey of Public Participation in the Arts (SPPA), Keen Independent Research.

Arts and Culture Assets in Buckeye

Buckeye has 30 arts and culture businesses and venues within City limits, as displayed in Figure A-14. Arts and culture businesses include three creative studios, one museum and one art gallery. Twenty-five of the cultural assets in Buckeye are event venues and spaces.

A-14. Arts and cultural businesses and venues in Buckeye

Cultural assets	Type
Cotton Blessings	Creative studio
On-Site Photography	Creative studio
Visual Abstract Dance Academy	Creative studio
West Streets Studio	Creative studio
6th Street Plaza	Events venues and spaces
Aquatic Center	Events venues and spaces
Benbow Veteran's Memorial Park	Events venues and spaces
Buckeye Equestrian & Events Center (Arena)	Events venues and spaces
Buckeye Public Library - Coyote Library	Events venues and spaces
Buckeye Public Library - Downtown Library	Events venues and spaces
Buckeye Senior Center	Events venues and spaces
Buckeye Town Park	Events venues and spaces
Buckeye Valley Chamber of Commerce	Events venues and spaces
Days Inn by Wyndham Buckeye	Events venues and spaces
Dr. Saide Recreation Center	Events venues and spaces
Fairfield by Marriott Inn & Suites Buckeye Verrado	Events venues and spaces
Holiday Inn Express & Suites Phoenix West - Buckeye by IHG	Events venues and spaces
Home2 Suites by Hilton Buckeye Phoenix	Events venues and spaces
Kell Park	Events venues and spaces
Nardini Manor	Events venues and spaces
Rooftop on Miller	Events venues and spaces
Rustique Acres	Events venues and spaces
Skyline Regional Park	Events venues and spaces
Sundance Park	Events venues and spaces
Sundance Recreation Center	Events venues and spaces
Tartesso Sports Park	Events venues and spaces
The Jackrabbit House	Events venues and spaces
W.T. Gladden Family Event Center	Events venues and spaces
Buckeye Valley Museum	Museum
Torch & Kiln	Art Gallery

Source: Keen Independent Research.

Public Art

Keen Independent inventoried public art assets within Buckeye City limits. Buckeye has 38 public art assets located in indoor and outdoor spaces. These assets include mobiles, mosaics, murals, sculptures, statues and functional art such as traffic boxes and trashcan art.

Inventory Map

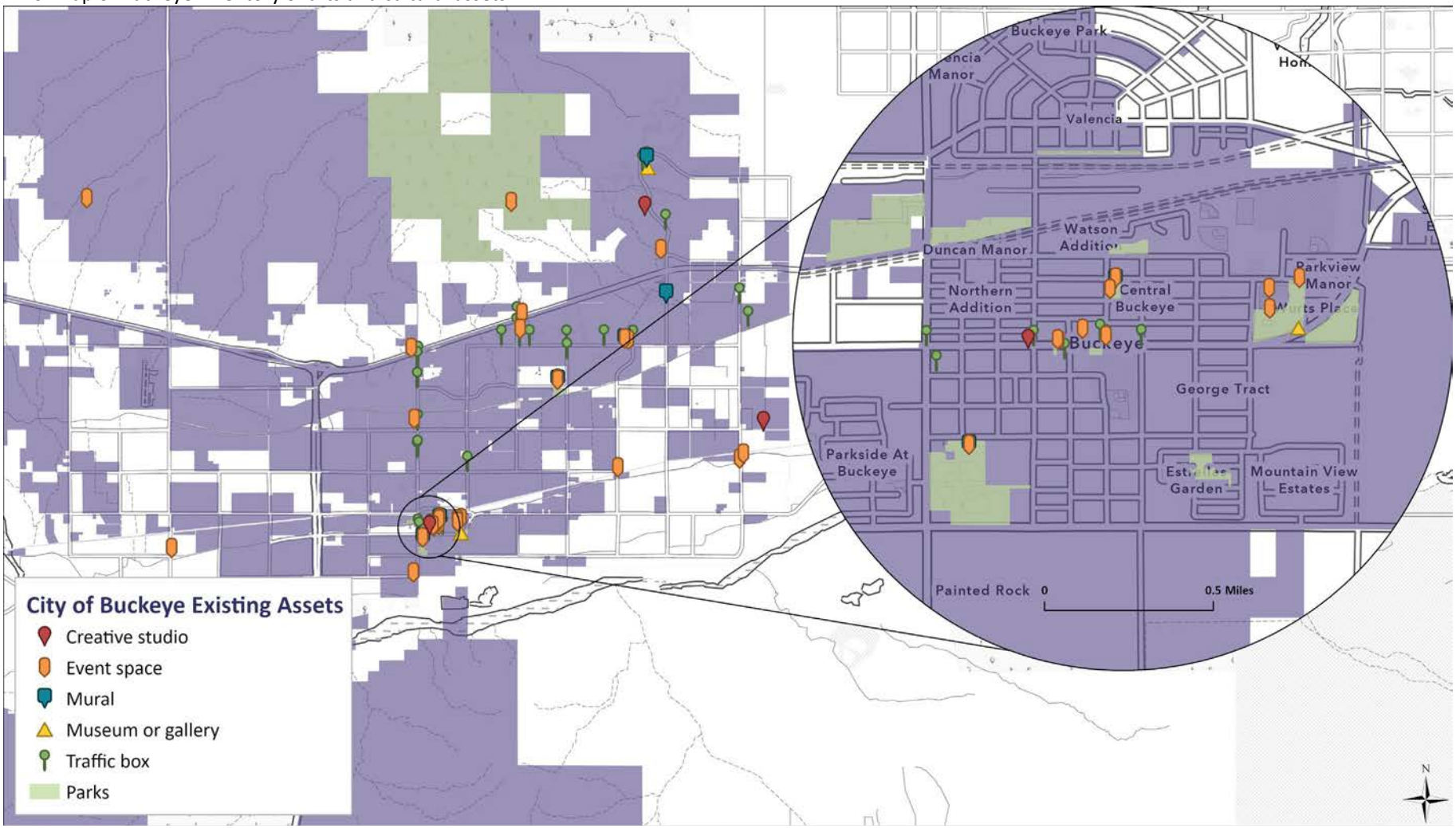
Figure A-16 on the next page visualizes the location of inventory offerings and public art assets in Buckeye. The type of offering or asset is illustrated using symbols that correspond with the type of asset, business or venue. This map shows areas of asset saturation or potential gaps. Figure A-16 also shows an area of saturation in downtown Buckeye.

A-15. Buckeye public art inventory

Public art	Location	Public art type
The Joy of Reading (2025)	Coyote Library	Mobile
Bench and tree enclosure	Verrado Main Street	Mosaics
Stepping stones in mosaic	Buckeye Firehouse 703	Mosaics
The Stories We Tell (2026)	Downtown Library Programming Room	Mural
Haymaker Verrado	Sunrise Market	Mural
Rhythm of Recreation (2025)	Sundance Rec Center	Mural
Buckeye Senior Center Means Community (2026)	Buckeye Senior Center	Mural
Gallery 37 painting (2026)	Sundance Park	Mural
Verrado Well Wall #3 (2026)	N Verrado Way and Van Buren St	Mural
Cactus Totem (2026/27)	Sundance Park	Sculpture
Children reading	Downtown Public Library	Statue
Haymaker Verrado	Sunrise Market	Statue
Hobo Joe	5th St	Statue
3 horses (2026)	223rd and Southern Ave	Traffic box
Buckeye in rope (2026)	4th St and Monroe Ave	Traffic box
Buckeye Mountain Trails (2026)	Jackrabbit and Great Hearts Academy	Traffic box
Celebrating Buckeye (2025)	Sundance Pkwy and Yuma Rd	Traffic box
coyote and mountains (2026)	Miller Rd and Lower Buckeye Rd	Traffic box
Desert Waves (2025)	Yuma Rd and Dean Rd	Traffic box
history of Buckeye (2026)	Miller Rd and Monroe Ave	Traffic box
Layers of the Land (2026)	Watson and I-10	Traffic box
Me Meep (2025)	Windmill Village Blvd and Yuma Rd	Traffic box
Midnight Music (2025)	Watson Rd and Yuma Rd	Traffic box
Out West (2025)	Pima St and Miller Rd	Traffic box
pioneer woman with horse (2026)	Apache Rd and Southern Ave	Traffic box
river (2026)	Miller Rd and I-10	Traffic box
Roadrunner at Sunset (2025)	Watson and Sundance	Traffic box
rodeo (2026)	7th St and Monroe Ave	Traffic box
Serenade of a Desert Sunset (2025)	Rainbow Rd and Yuma Rd	Traffic box
Sonora in Bloom (2026)	Miller Road and Southern Ave	Traffic box
sun and mountains (2026)	Miller Rd and Copper Fls Blvd	Traffic box
sunset (2026)	Miller Rd and Broadway Rd	Traffic box
The Pulse of the Gila (2026)	Van Buren St and Jackrabbit Trail	Traffic box
Windmill at the White Tanks (2025)	Durango and Miller	Traffic box
Coyote (2026)	237th Ln and Yuma Rd	Traffic box
Cotton	4th St and Monroe	Trashcan art
Tractor	4th St and Monroe	Trashcan art
Cowboy	4th St and Monroe	Trashcan art
Cactus	6th St and Monroe	Trashcan art

Source: Keen Independent Research.

A-16. Map of Buckeye inventory of arts and cultural assets



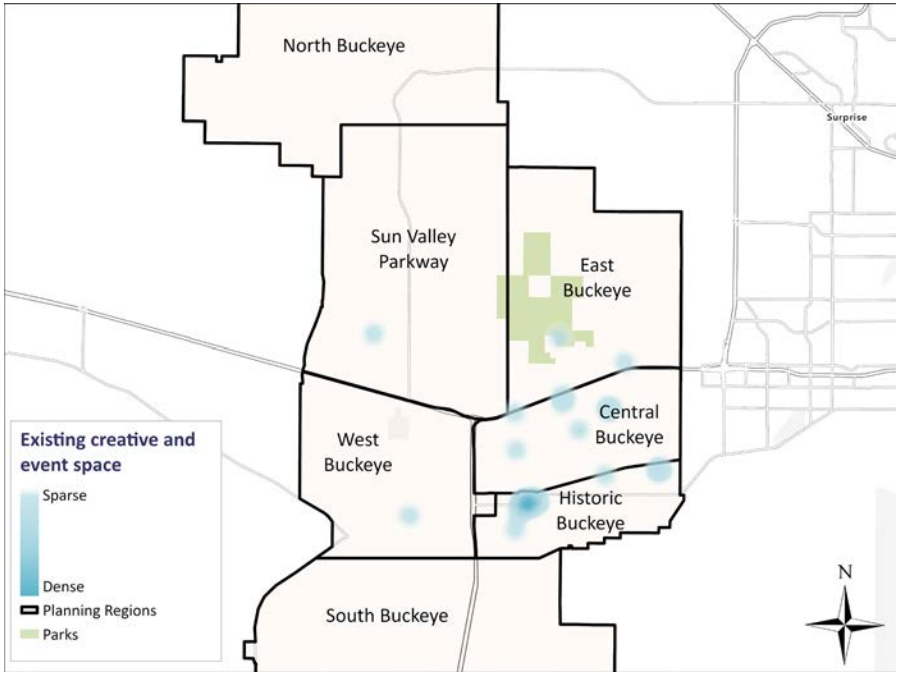
Source: Esri, HERE, Garmin, SafeGraph, FAO, METI/NASA, USGS, EPA, NPS, ArcGIS, Keen Independent Research.

A. Market Analysis — Heat maps

These heat maps illustrate the density of existing and requested locations for arts and culture events and venues, as well as public art, in Buckeye. These heat maps divide Buckeye into a number of planning areas that mirror established planning areas in other City plans such as the City of Buckeye 2023 Library Facilities Master Plan and Buckeye at Play: Parks and Recreation Master Plan (2025). Requested locations for arts and culture events and venues and public art were identified by local residents at community events including Buckeye Days, Air Fair and Spring Celebration.

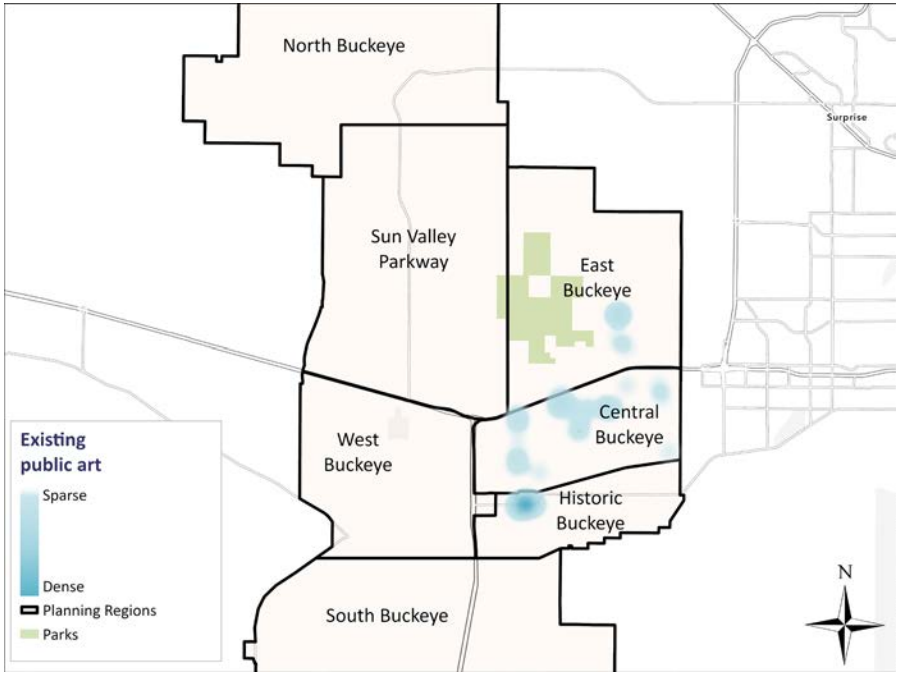
The heat maps of existing arts and culture events and venues (Figure A-17) and public art (Figure A-18) show that current assets are most concentrated in Historic and Central Buckeye, with lower concentrations across other areas of the City.

A-17. City of Buckeye heat map of current creative spaces, 2026



Source: Esri, TomTom, Garmin, FAO, NOAA, USGS, (c) OpenStreetMap contributors, the GIS User Community, City of Buckeye Library Master Plan Update 2023, Keen Independent.

A-18. City of Buckeye heat map of current public art, 2026



Source: Esri, TomTom, Garmin, FAO, NOAA, USGS, (c) OpenStreetMap contributors, the GIS User Community, City of Buckeye Library Master Plan Update 2023, Keen Independent.

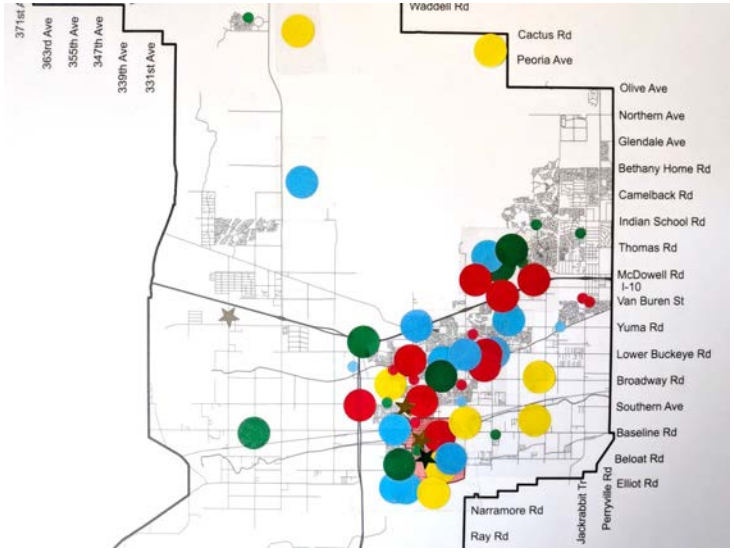
Methodology for Heat Map of Requested Asset and Public Art Locations

These heat maps of desired locations for arts and culture venues and events (Figure A-21) and public art (Figure A-22) are based on findings from the mapping exercise facilitated at Buckeye community events. Members of the public were invited to place stickers where they would like to see more arts and culture and public art in Buckeye. Figure A-19 is a photograph of the community engagement map of desired locations of arts and culture events and venues that serves as the basis for the heat map in
Figure A-21. Figure A-20 is the photograph of the community engagement map of desired locations of public art that serves as the basis for the heat map in Figure A-22.

Findings

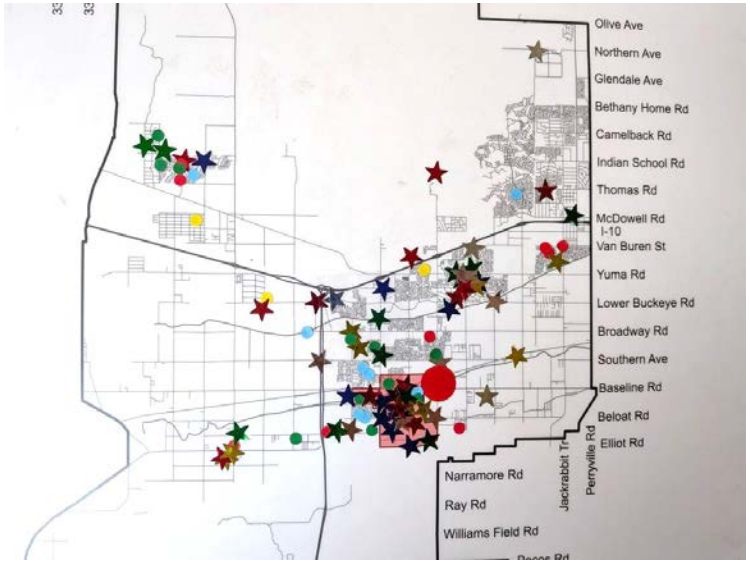
Comparing the heat maps of existing and desired locations for arts and culture venues and events, as well as public art, shows that local participants asked for more offerings and assets in Historic and Central Buckeye. Participants also indicated interest in more arts and culture venues and events, as well as public arts, in locations where these assets are more sparse, such as East Buckeye, Sun Valley Parkway and West Buckeye.

A-19. Community engagement map, desired arts and culture venues and events, at various public outreach events for this planning project



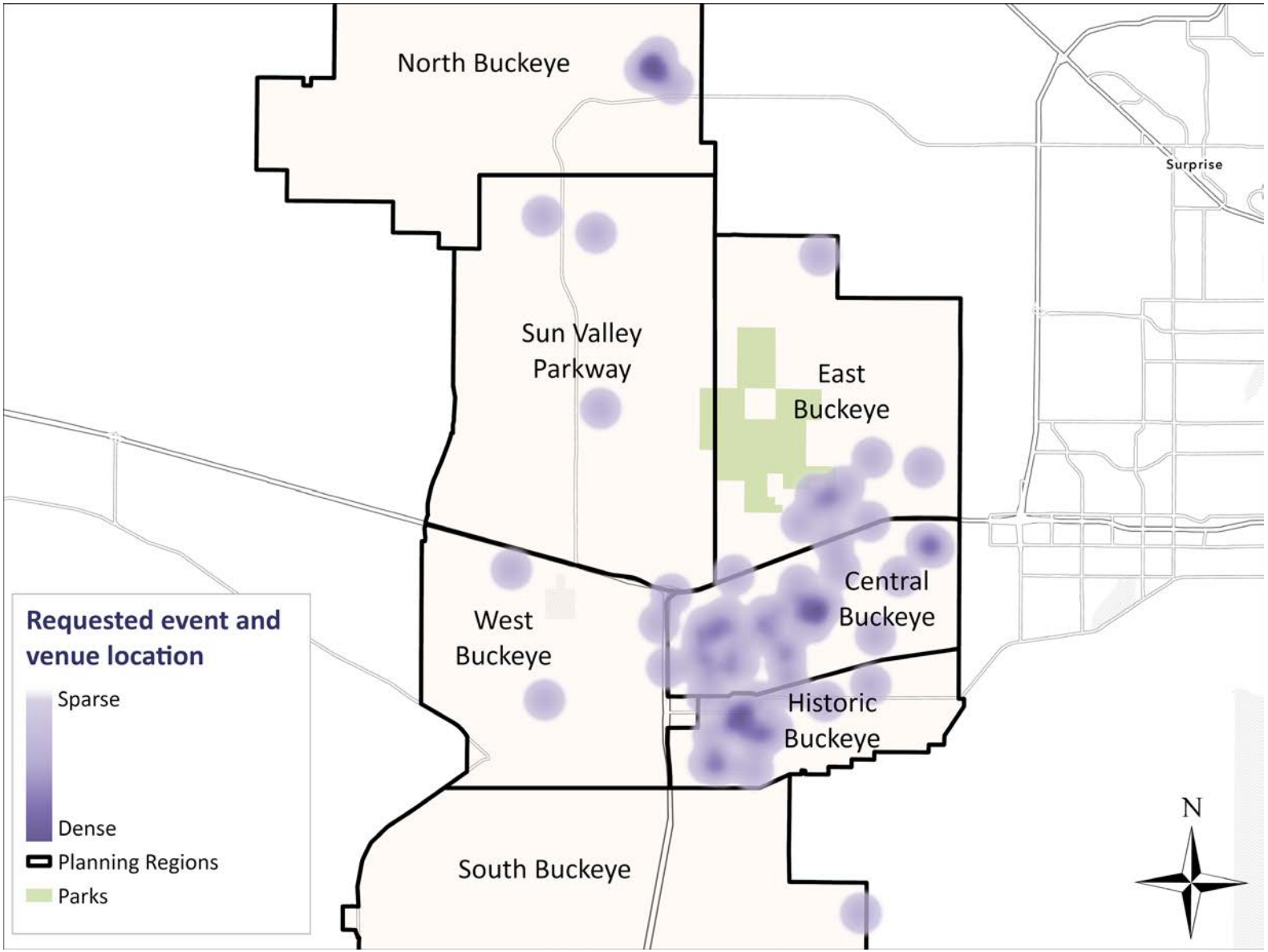
Note: N = 52. Participants could apply multiple stickers.
Source: Keen Independent Research.

A-20. Community engagement map, desired public art locations, at various public outreach events for this planning project



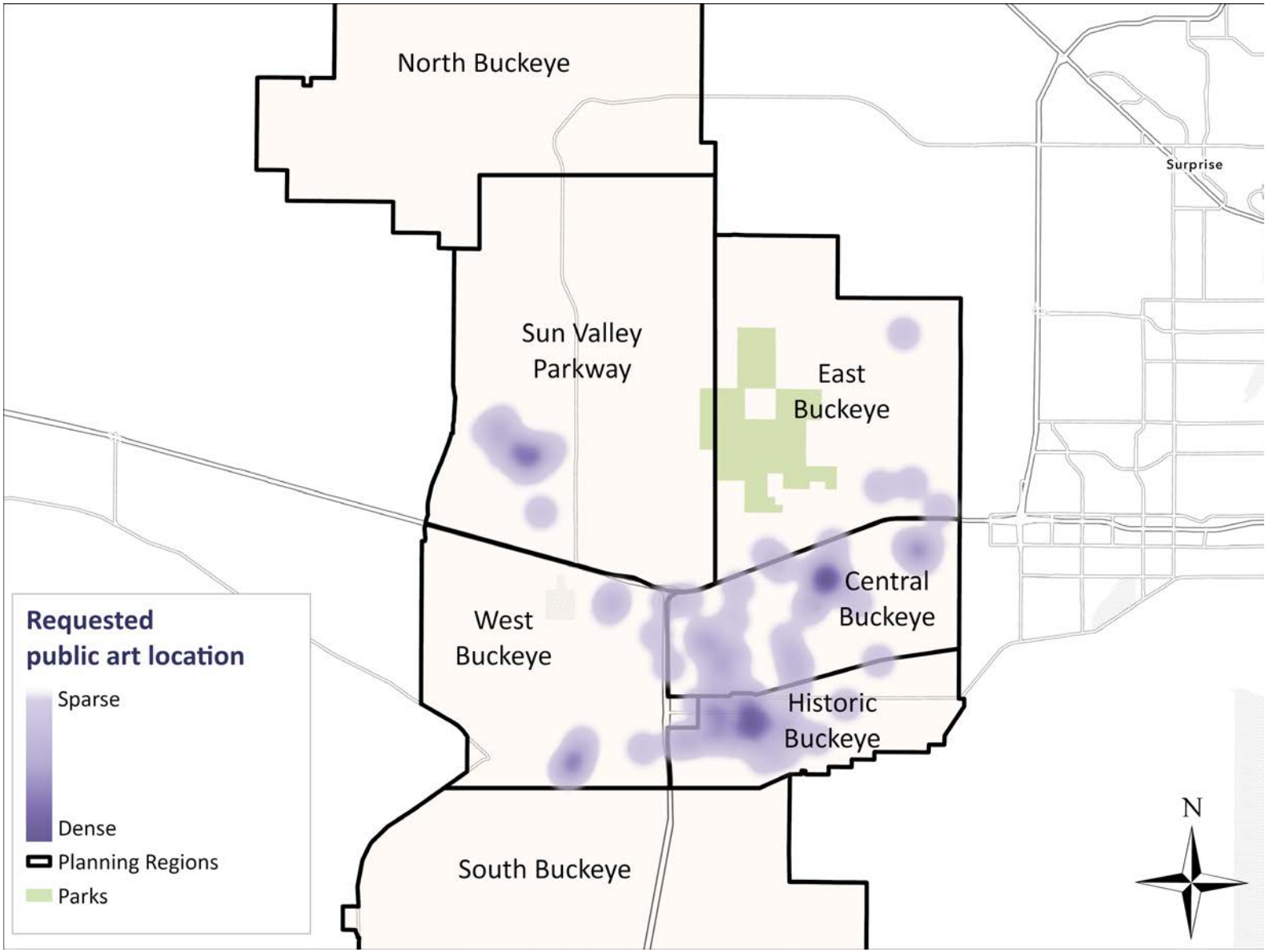
Note: N = 97. Participants could apply multiple stickers.
Source: Keen Independent Research.

A-21. City of Buckeye heat map of requested art and culture venues and events during public outreach, 2026



Source: Esri, TomTom, Garmin, FAO, NOAA, USGS, (c) OpenStreetMap contributors, the GIS User Community, City of Buckeye Library Master Plan Update 2023, Keen Independent Research.

A-22. City of Buckeye heat map of requested public art locations during public outreach, 2026



Source: Esri, TomTom, Garmin, FAO, NOAA, USGS, (c) OpenStreetMap contributors, the GIS User Community, City of Buckeye Library Master Plan Update 2023, Keen Independent Research.

APPENDIX B. Peer Benchmark Research

Peer benchmark research was conducted as part of this plan to better understand how comparable fast-growing communities have developed, funded and sustained arts and culture initiatives over time. The study team interviewed municipal staff and reviewed policies, planning documents and implementation strategies from selected Phoenix metro area communities that share characteristics relevant to Buckeye's growth trajectory, development patterns and evolving community identity.

Peer Communities

Benchmarked communities include:

- Goodyear;
- Surprise;
- Avondale; and
- Gilbert.

Each community has navigated many of the same opportunities and challenges currently facing Buckeye, including rapid population growth, limited initial arts infrastructure, balancing community identity with new development and building sustainable funding and organizational models for arts and culture.

Purpose

The purpose of this appendix is not to identify a single model for Buckeye to replicate, but rather to highlight a range of strategies, lessons learned and implementation practices that may inform Buckeye's future decision-making.

Key Takeaways

Several recurring themes emerged across the benchmark communities. Successful arts and culture programs were often characterized by:

- Clear governance and policy frameworks;
- Dedicated and sustainable funding mechanisms;
- Integration of arts and culture into broader economic development and placemaking efforts;
- Strong community engagement and local partnerships; and
- Incremental, scalable implementation strategies aligned with community growth.

B. Peer Benchmark Research — Goodyear

The City of Goodyear is one of the fastest-growing communities in the Phoenix metropolitan area and provides a highly relevant peer comparison for Buckeye. Over the past two decades, Goodyear has experienced significant population growth and is continuing to expand as development moves westward in the Valley. This rapid growth has transformed Goodyear from a primarily suburban community into a more complex and diverse city, with increasing demand for amenities that support quality of life, including arts and culture.

Like Buckeye, Goodyear has had to build its arts and culture program in tandem with this growth, balancing limited resources, evolving community identity and the need to serve both long-time residents and newcomers.

Public art planning process. The City of Goodyear has developed an approach to arts and culture planning that differs from a traditional long-range master plan. Instead, the City operates through an annual public art planning process, required by ordinance since 2006, which is presented to Council each year. This plan outlines priorities for the upcoming fiscal year along with a five-year outlook.

Public art selection process. Goodyear's public art program is guided by a formal governance structure led by the Arts and Culture Commission, a nine-member body appointed by City Council. The Commission plays a central role in recommending project locations, selecting artists and approving final designs, while Council retains authority over funding decisions.

Once a project is identified, the City issues a call to artists, then Commissioners meet to select a group of artists. Next, those artists engage with the public and come back with designs to present to the Commission for approval. City staff then implement the project.

B-1. Heart of Goodyear World Wide Web



Source: Oliverio Balcells via the Public Art Archives, https://publicartarchive.org/search/art/90b2c7e0

B. Peer Benchmark Research — Goodyear

Funding sources. Funding for public art is primarily supported through a percent-for-art policy that allows up to one percent of eligible CIP project budgets to be allocated to public art.

Community engagement strategies. Community engagement is embedded throughout Goodyear's public art process. All projects require artists to conduct outreach within the community, whether through schools, neighborhood groups or other local stakeholders, to inform the design and ensure it reflects local identity. This localized approach has helped minimize controversy and build strong community buy-in.

Event calendar criteria. The City hosts an event calendar that features only City-organized events.[1] Goodyear takes a "gap-filling" approach to arts and culture programming. The City provides programs, classes and events where there is a demonstrated need and where private or nonprofit providers are not yet meeting demand.

Definitions of success/key performance indicators. Goodyear evaluates its arts and culture efforts using a combination of quantitative metrics and regular communication with elected officials. Key performance indicators include attendance compared to prior-year benchmarks and a target of at least 90 percent participant satisfaction, measured through standardized surveys.

B-2. Community, History & Future



Source: Oliverio Balcells via the Public Art Archives, https://publicartarchive.org/search/art/5102692e

Lessons learned. Goodyear arts and culture staff indicated that establishing a strong policy foundation and aligning closely with Council priorities are essential for long-term success. Building trust through consistent, well-executed projects has enabled the City to expand its program over time without generating controversy. Goodyear staff have also learned the importance of being strategic, focusing on high-impact investments and ensuring maintenance can be sustained.

[1] https://www.goodyearaz.gov/government/departments/parks-recreation/special-events

B. Peer Benchmark Research — Surprise

The City of Surprise is described as having a small-town feel with big-city amenities. Similarly to Buckeye, it has a rich agricultural history and is located along the White Tank Mountain range and other key outdoor amenities within a 20-minute drive.

The City of Surprise has built a structured and steadily expanding arts and culture program over the past several years, anchored by dedicated staffing, formalized planning and strong operational systems. As a fast-growing West Valley community, Surprise offers a useful model for how cities can evolve from limited arts infrastructure into a more coordinated, policy-driven program.

Public art planning process. Surprise's public art program is guided by a combination of a public art master plan and a strategic plan, both of which are informed by community input and implemented with Arts Commission collaboration. While an earlier master plan established a foundation for arts and culture, the City's strategic plan provides more actionable direction and integrates broader arts and culture goals for the Arts & Culture Division.

Public art planning is closely tied to capital improvement projects, which serve as a funding source for projects. The Arts Commission plays a central role in prioritizing projects based on visibility, accessibility and alignment with community preferences, ensuring that investments are both strategic and responsive.

B-3. Bloom Where You're Planted



Source: City of Surprise via the Public Art Archives, https://publicartarchive.org/search/art/5ea05620

Public art selection process. Surprise utilizes a formalized, multi-step selection process that balances professional expertise with community input. Projects typically begin with early community engagement to inform themes and context, followed by an artist call and a structured panel review process.

Selection panels include Arts Commission members, artists, community representatives and relevant City staff, ensuring a diversity of perspectives. Community members contribute input throughout the process while final decisions remain panel-driven. In some cases, such as traffic cabinet projects, the public is invited to vote on design options, further enhancing engagement.

Funding sources. The City's public art program is primarily funded through a percent-for-art model, which allocates approximately 1.33 percent of capital improvement project budgets to public art. This funding supports permanent installations and is supplemented by:

- General fund allocations for staffing and programming;
- Grants for cultural initiatives and partnerships;
- Private support, including sponsorships and fundraising efforts; and
- A partner 501(c)(3) foundation, which helps facilitate philanthropic contributions.

Community engagement strategies. Community engagement is embedded throughout Surprise's public art process. The City gathers input at multiple stages, including early concept development, artist selection and design refinement. Engagement strategies include public meetings, targeted outreach to nearby residents, artist-led community interactions and opportunities for public voting on design options.

Surprise is also developing tools to deepen participation, such as a database of community members interested in serving on panels and geographically targeted outreach efforts.

Event calendar criteria. The City has several calendars, including one for events and Surprise Stadium, one for local businesses and community groups and a comprehensive city-wide calendar where you can search events by category, department or district.

Criteria for an event to be included on the local business/organization calendar includes the event needing to be tourism-related and is subject to City staff approval.

B-4. Courage Walk



Source: City of Surprise via the Public Art Archives, https://publicartarchive.org/search/art/c10dd11f

Definitions of success/key performance indicators. Key metrics include the number of public art installations, growth in event attendance and the overall expansion of programming tied to increased staffing capacity. Some community impact measures include survey participant feedback on feelings of connection and belonging. The City also frames performance in terms of progress over time, comparing outcomes before and after the establishment of a dedicated arts and culture department.

Lessons learned. Several key lessons have shaped Surprise's approach to arts and culture development. The City emphasizes the importance of clear policies and procedures, which provide consistency, transparency and support for decision-making across departments.

Investing time upfront in planning and process development has proven critical to long-term success. The City also identified the value of proactive maintenance planning, using detailed assessments to quantify needs and secure funding.

B. Peer Benchmark Research — Avondale

Avondale is a family-oriented community with sports tournaments and festivals happening year-round. Avondale's arts and culture efforts are centered primarily on its public art program, which is housed within the Parks, Recreation, and Libraries Department and managed alongside library services.

Public art planning process. Avondale operates under a public art plan that functions as an implementation guide. The plan is used primarily to inform public art and artist procurement methods such as open calls, limited invitations and direct selection.

Public art selection process. Avondale employs a structured, multi-step selection process that balances staff coordination, leadership oversight and community input. Staff issue a call to artists and compile submissions, which are first reviewed by city leadership.

Approved concepts are then forwarded to the Municipal Art Committee, a volunteer body that votes on final selections. The committee is composed of residents from varied backgrounds, with an intentional emphasis on representing community perspectives rather than requiring professional arts expertise. Members apply through a formal process, but the City has prioritized flexibility in membership criteria to ensure quorum and broad participation.

Funding sources. The City allocates approximately $100,000 annually to support the public art program. In addition, a developer requirement, which is codified through an ordinance, requires new developments to either provide public art or pay a fee-in-lieu based on project size. Public art is also occasionally funded through capital improvement projects.

B-5. "Bug's Eye View" at Festival Fields Park



Source: City of Avondale Public Art Photo Gallery, https://avondaleaz.photoshelter.com/galleries.

B. Peer Benchmark Research — Avondale

Community engagement strategies. Community engagement in Avondale is largely project-specific and participatory in nature. For major installations, artists may be required to incorporate community input into their designs. For example, one project invited residents to submit drawings representing the city, which were then integrated into the final artwork.

Additional engagement efforts focus heavily on youth and education, including bookmark design contests, high school art scholarships and partnerships with local schools and teachers. The City also supports community access through gallery exhibitions curated in partnership with the West Valley Arts Council.

Event calendar criteria. The City hosts an event calendar that includes City meetings, community activities and large community-wide events organized by the City. Organizations can submit their event to be included on the calendar, but it is subject to City staff approval.

Definitions of success/key performance indicators. Avondale does not currently use formal key performance indicators (KPIs) for its public art program. Success is generally measured through project completion and progress reporting to City leadership and Council.

Lessons learned. Several lessons learned emerged from Avondale's experience, including:

- Cross-department coordination is essential but can be complex, particularly for capital projects requiring permitting and engineering review;
- Prioritizing community representation in decision-making can help ensure that public art reflects local values;
- Establishing multiple funding streams for public art can create long-term sustainability; and
- Engagement strategies that are tangible and participatory, particularly those involving youth and local schools, tend to be especially effective.

B-6. "Family at Play" at City Hall



Source: City of Avondale Public Art Photo Gallery, https://avondaleaz.photoshelter.com/galleries.

B. Peer Benchmark Research — Gilbert

Gilbert offers a distinctive model for integrating arts and culture into community development by positioning public art as a core component of placemaking, tourism and economic development strategies. Through a largely incentive-based and partnership-driven approach, Gilbert has cultivated a vibrant Heritage District where arts and culture enhance identity, increase visitation and support local businesses.

Public art planning process. Gilbert's approach to public art is rooted in its Heritage District Redevelopment Plan, where placemaking (and by extension, public art) is embedded directly into planning and design frameworks. Rather than maintaining a separate arts master plan, the Town integrates arts into broader strategies for redevelopment, tourism and economic growth. Public art is reinforced through design guidelines and development review processes, ensuring it is considered early in project planning.

Public art selection process. For Town-led initiatives, staff issue calls for artists for projects such as utility box wraps and alley activations. In private development, however, art is largely developer-driven, with the Town providing guidance rather than strict oversight. Design guidelines establish baseline criteria (e.g., art must promote interaction, meet community standards and avoid functioning as signage), but beyond these parameters, artistic direction is left open. This approach prioritizes creativity and developer buy-in over centralized curation.

Community engagement strategies. Engagement is often embedded in programming, such as seasonal events, student art displays and interactive installations. Partnerships with schools, cultural organizations and tourism initiatives help ensure that arts experiences are accessible and reflective of the community.

B-7. Angel Wings



Source: Gilbert Art Map.

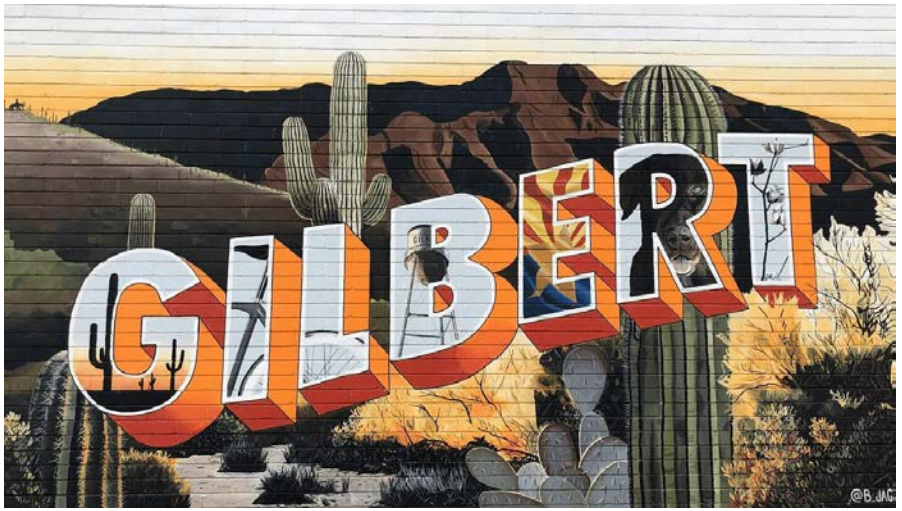
Funding sources. While the general fund provides some funding, the Town has been particularly successful in leveraging developer contributions through land disposition agreements, often negotiating placemaking investments as part of larger development deals. Additional support comes from tourism-related revenues, including bed tax funds, as well as an annual redevelopment allocation for placemaking projects.

Partnerships with schools, community organizations and local programs further expand resources, allowing Gilbert to implement both high-impact and low-cost initiatives.

Event calendar criteria. Gilbert's event calendar focuses on maximizing visitation and community participation. The Town emphasizes family-friendly, experiential activities that encourage exploration. These events are closely tied to tourism strategies.

Definitions of success/key performance indicators. A key metric for the Town is dwell time, based on the understanding that longer visits to the Heritage District correlate with increased spending. The Town also tracks sales tax revenue, visitation patterns and event participation. Community sentiment, captured through regular surveys, provides additional validation, while social media engagement offers insight into public interest. While formal arts-specific KPIs are limited, these broader indicators are supported by arts and culture investments.

B-8. O.H.S.O. Mural



Source: Gilbert Art Map.

Lessons learned. Gilbert's experience highlights several important lessons such as:

- Incentives can be more effective than mandates, particularly when working with private developers;
- Framing arts and culture as a driver of economic development and community vibrancy has been critical in building political and public support; and
- The Town demonstrates that arts initiatives are most impactful when they are integrated into broader community goals, reflect local identity and create meaningful, interactive experiences for residents and visitors.

APPENDIX C. Community and Stakeholder Feedback — Introduction

Input was gathered from a variety of stakeholders, including City leaders and staff, local arts and cultural leaders, educators and creatives, and Buckeye residents.

This appendix includes quantitative analysis from a public input questionnaire and qualitative analysis that integrates results from:

- A public input questionnaire;
- In-depth interviews and focus groups;
- In-person engagement at community events;
- Interactive engagement materials at City facilities such as City Hall, senior center, libraries and community centers; and
- Study hotline and email feedback.

The analysis in this appendix reflects the perspectives of approximately 700 respondents. Analysis is organized by the following topics:

- Methodology and participation;
- Demographics;
- City's role regarding arts and culture;
- Buckeye identity;
- Perceptions of arts and culture in Buckeye;
- Looking to the future; and
- Preferences.

Throughout this appendix, sample quotes illustrate themes the study team identified when analyzing stakeholder and community input.



Community engagement at Buckeye Air Fair
Source: Keen Independent

APPENDIX C. Community and Stakeholder Feedback — Introduction

Public Input Questionnaire

Buckeye residents and community members were invited to participate in a public input questionnaire related to arts and culture. A questionnaire is an online, asynchronous instrument, similar to a survey in format, but containing more open-ended questions which encourage deep, thoughtful responses. The questionnaire was live for two and a half months, from end of January 2026 to mid-April 2026.

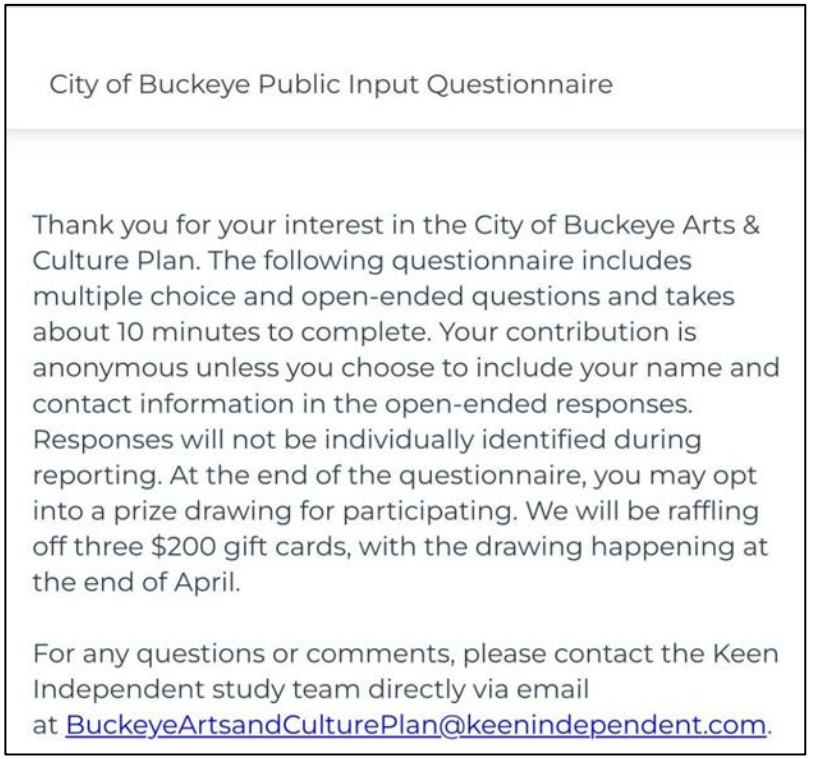
Questions. Participants responded to three primary question types: multiple choice, Likert scales (where respondents ranked their agreement with different statements on a scale from 1 to 7) and open-ended responses. The questions covered a range of topics related to Buckeye arts and culture engagement, including:

- Demographics;
- The City's role regarding the cultural arts;
- Perceptions on existing and future cultural arts;
- What makes Buckeye unique; and
- Fostering the cultural arts in Buckeye.

Distribution. The City of Buckeye shared the public input questionnaire digitally through its website, email lists, networks, social media, press releases and other means. Figure C-1 shows the questionnaire's landing page.

Participation. The survey gathered 538 complete and 105 partial responses.

C1. Buckeye public input questionnaire landing page



Source: Keen Independent Research.

APPENDIX C. Community and Stakeholder Feedback — Introduction

In-depth Interviews and Focus Groups

This appendix presents qualitative information that was collected and analyzed as part of its facilitation of in-depth interviews and focus groups with community stakeholders including City leadership and staff, representatives of local nonprofits, local arts and cultural leaders, business owners, artists and educators.

Interviews and focus groups covered many topics including Buckeye's existing arts and culture ecosystem, the City's role in supporting arts and culture, and opportunities for increased collaboration.

Some comments are directly quoted, while others are summarized and condensed. Comments have been intentionally anonymized to maintain confidentiality and are organized by subject matter as detailed below.

Study team members used interview guides to facilitate semi-structured conversations, meaning that predetermined questions guided the discussion, but facilitators asked follow-up questions and probed when necessary to deepen understanding or clarify comments.

Facilitators informed participants that their comments would be used in aggregate and would not be attributed to individuals by name.

Topics explored. Interview guide questions included the following topics in relation to arts and culture:

- Strengths and areas for improvement;
- Vision for long-term success; and
- Most important future priorities.

Participation. In total, 42 stakeholders provided input to the planning process through in-depth interviews or focus groups.



Community engagement at Buckeye Air Fair
Source: Keen Independent

Public Communication Portals

The study team hosted a dedicated hotline and study email address to invite comments and questions about the project. All stakeholders and community members could use the hotline and study email to provide anonymous feedback. Feedback received through those channels is analyzed as part of this appendix.

C. Community and Stakeholder Feedback — Demographics

The demographics of questionnaire participants were examined, including their race, ethnicity, gender, age and residency in Buckeye, in addition to analyzing respondents' attitudes towards arts and culture.

Race and Ethnicity

A majority of respondents (53%) identify as white. The race and ethnicity of survey participants is proportionate to the demographics of Buckeye residents, which Keen Independent discusses in Appendix A "Market Analysis" in this document.

Of those that selected multiple races, 84 percent identified as white and another race. The most common identity of those that selected multiple races was white and Hispanic or Latino (64%).

Figure C-2 shows the race and ethnicity of questionnaire participants.

C-2. Race and ethnicity of public input questionnaire participants

	Count	Percent
White	277	52.6 %
Hispanic or Latino	94	17.8
Two or more races	52	9.9
Black or African American	31	5.9
American Indian or Alaskan Native	7	1.3
Asian	9	1.7
Native Hawaiian or Pacific Islander	1	0.2
Middle Eastern or North African	0	0.0
Other race	5	0.9
Prefer not to answer	51	9.7
Total	**527**	**100.0 %**

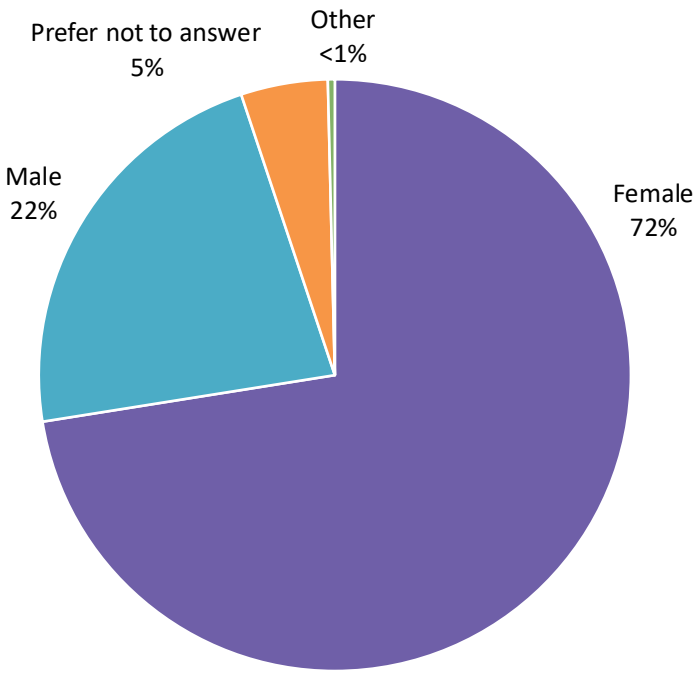
Note: Race, n = 527. For Race, participants could select more than one answer.

Source: Keen Independent Research.

Gender

Figure C-3 shows how questionnaire participants identified their gender. The majority of questionnaire participants identified as female (72%), followed by male (22%). Gender demographics of questionnaire participation are consistent with what the study team sees in responses across arts and culture planning research.

C-3. Gender of public input questionnaire participants



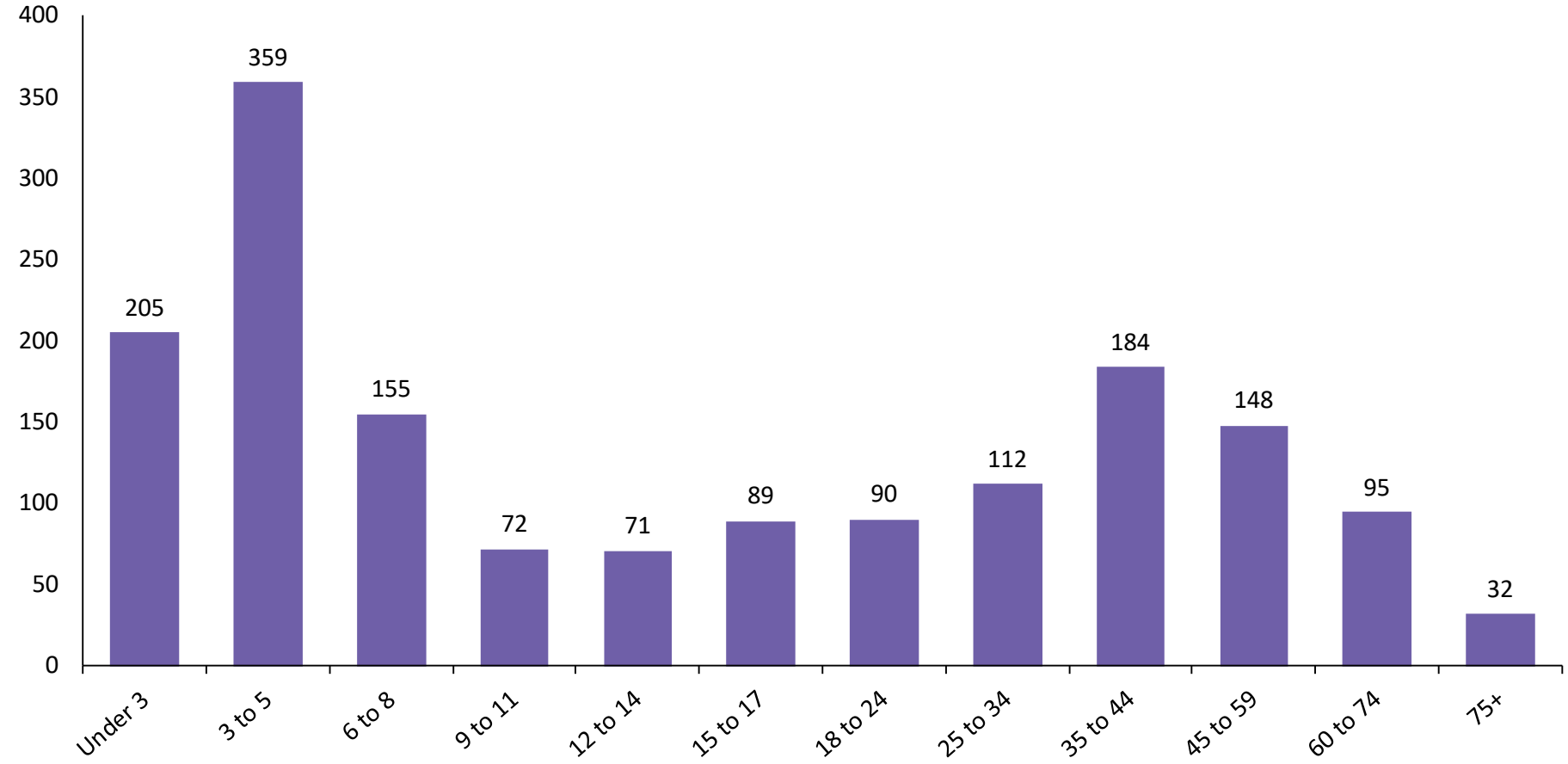
Note: n = 527.
Source: Keen Independent Research.

Ages of Household Members

Questionnaire respondents indicated the age ranges for members of their households. Figure C-4 shows the distribution of household members by age as indicated by survey participants.

Most participants reported that they have household members under the age of 18 in the home. However, 15 percent of respondents are the only member of their household.

C-4. Age of household members reported by survey participants



Note: n = 473. Participants could select more than one answer.

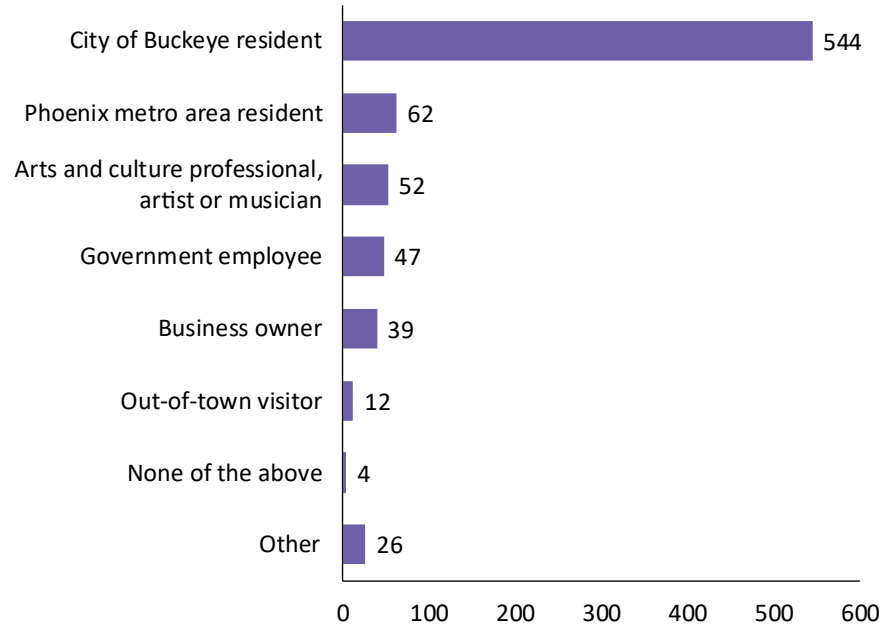
Source: Keen Independent Research.

Relationship to Buckeye

Questionnaire participants were also invited to share their relationship to Buckeye as residents, Phoenix metro area residents, arts and culture professionals, government employees, business owners, out-of-town visitors, other or none of the above. All survey participants chose to answer this optional question. They could select more than one answer.

Figure C-5 illustrates responses to this prompt. More than three fourths of respondents identify as a Buckeye resident, while less than five percent of participants who answered this question selected "none of the above."

C-5. Public input questionnaire respondents' relationship to Buckeye



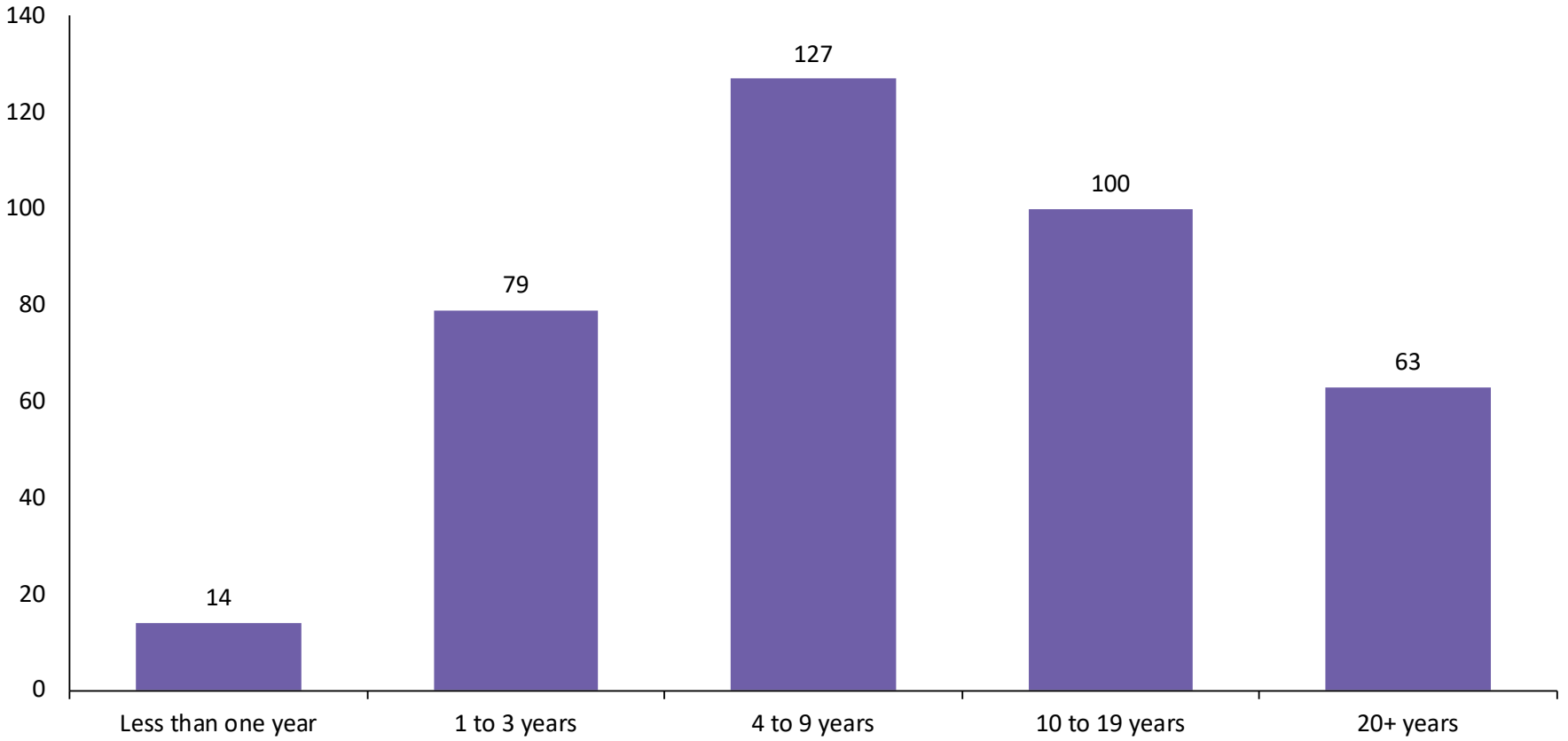
Note: n = 644. Participants could select more than one answer.

Source: Keen Independent Research.

Residency in Buckeye

Most questionnaire respondents (76%) indicated that they have lived in Buckeye for four or more years, with 43 percent of participants living in the City for 10 or more years. Figure C-6 shows the length of time that participants have lived in Buckeye.

C-6. Length of residency of public input questionnaire participants



Note: n = 383.

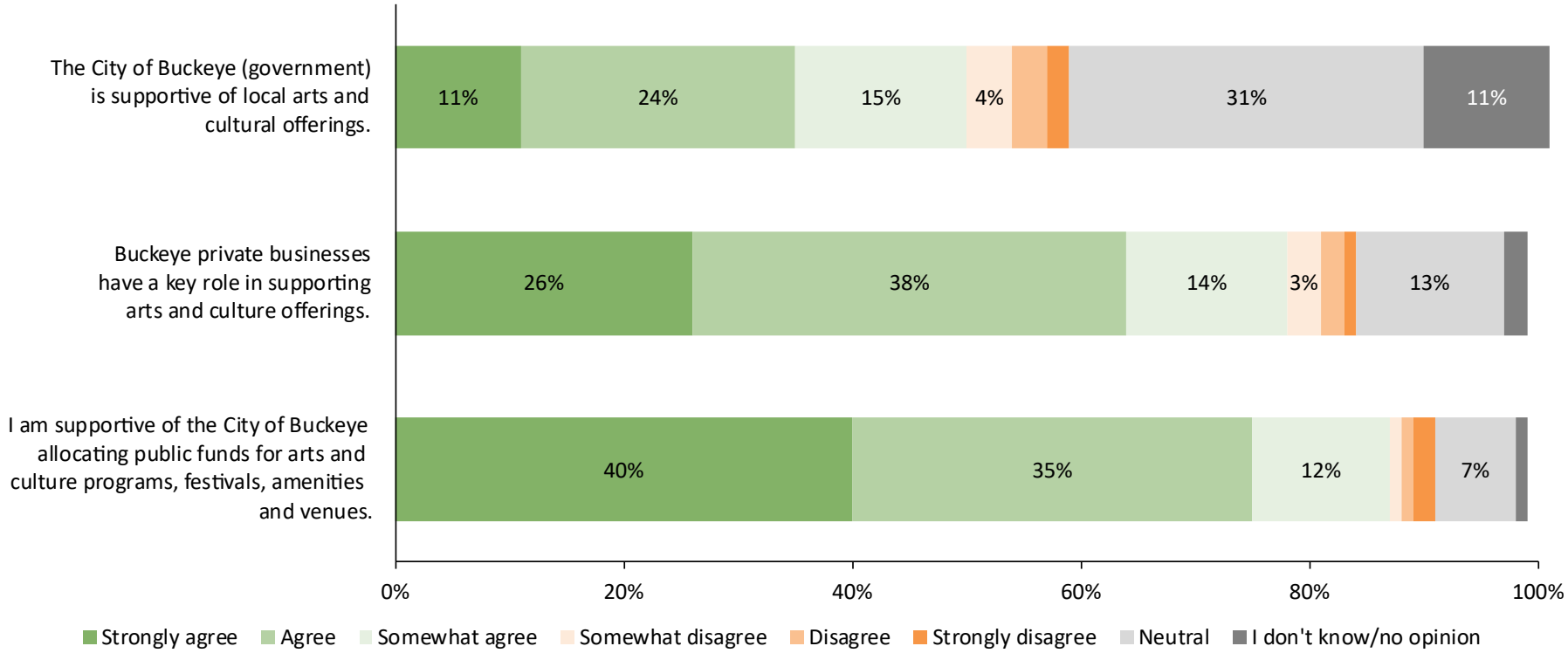
Source: Keen Independent Research.

Residents' Perceptions of the City's Role

Questionnaire participants provided their perceptions of the City's role in arts and culture. Figure C-7 shows responses from City of Buckeye residents along a seven-point agreement scale ranging from "strongly disagree" to "strongly agree."

Over three-quarters of Buckeye residents agreed or somewhat agreed that they are "supportive of the City of Buckeye allocating public funds for arts and culture." Most participants also agreed or somewhat agreed that "Buckeye private businesses have a key role in supporting arts and culture offerings" (78%). A smaller portion of participants agreed (slightly to strongly) that the "City is supportive of local arts and cultural offerings," but these respondents still made up a majority (50%).

C-7. Perceptions of the City's role in arts and culture



Note: n = 498-500. Results are filtered for those that indicated that they were City of Buckeye residents.

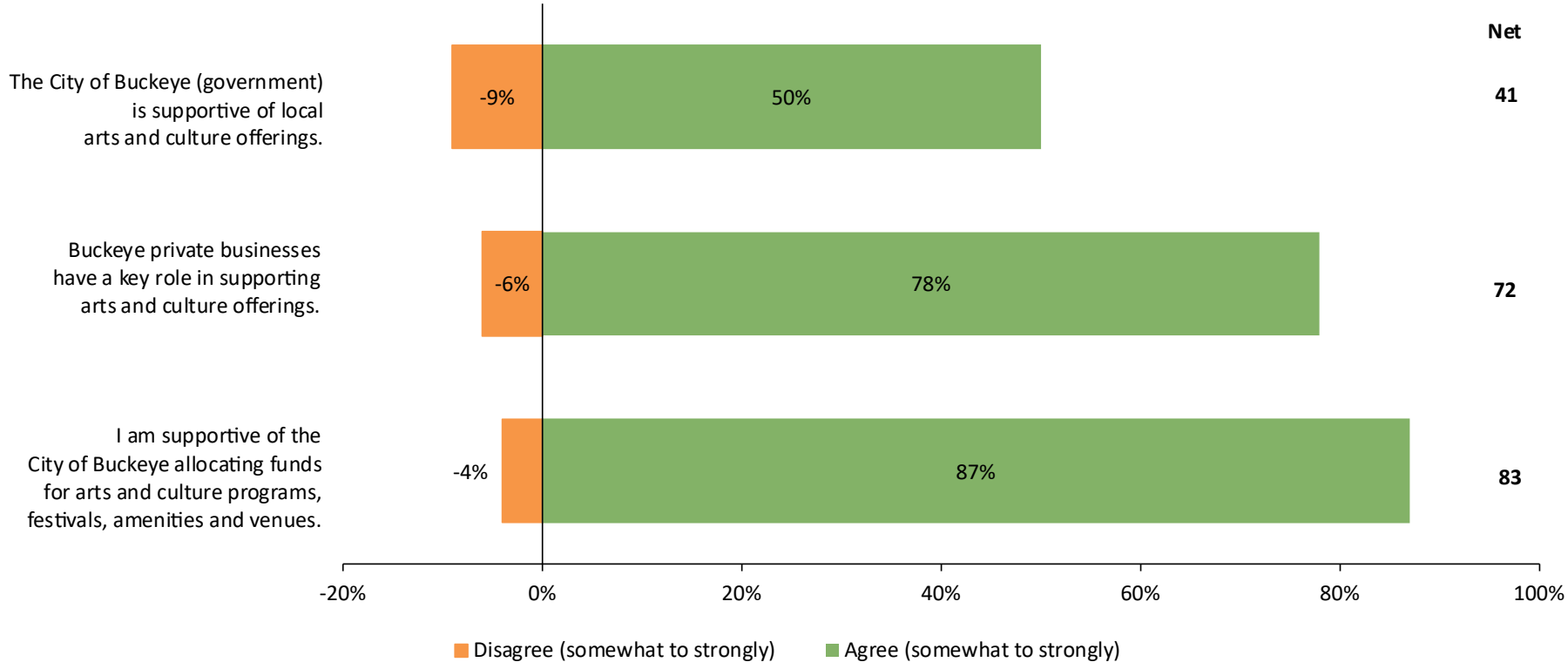
Source: Keen Independent Research.

C. Community and Stakeholder Feedback — City's role regarding arts and culture

Net rating. Net rating provides a simple representation of the overall slant of participants toward agreement or disagreement. The net rating is calculated by subtracting the sum of the "strongly disagree," "disagree," and "slightly disagree" responses from the sum of the participants who "strongly agree," "agree," and "slightly agree." These results can be seen below in Figure C-8.

Almost all respondents were supportive of the City "allocating funds for arts and culture" (net rating of 83) and agreed that private businesses in Buckeye have a key role in supporting arts and culture offerings (net 72). With a net rating of 41, respondents said that the City is somewhat supportive of local arts and culture offerings. This gap suggests that perhaps there is room for growth in support of local creatives.

C-8. Perceptions of the City's role in arts and culture net rating



Note: n = 498-500. The net rating is calculated by subtracting the sum of the "strongly disagree," "disagree," and "slightly disagree" responses from the sum of the participants who "strongly agree," "agree," and "slightly agree." Results are filtered for those that indicated that they were City of Buckeye residents.

Source: Keen Independent Research.

C. Community and Stakeholder Feedback — Buckeye identity

This section discusses perceptions of Buckeye identity and what makes Buckeye unique.

Uniqueness of Buckeye

Figure C-9 is a word cloud that illustrates the range and frequency of phrases that survey respondents identified as unique to Buckeye.

The descriptors "community," "small town," "history," "farming," and "diverse" appear largest in the image, indicating that these words and phrases were mentioned most frequently. These words and phrases were also echoed by interviewees and focus group participants.

C-9. What makes Buckeye unique



Note: n = 390. Respondents were asked to share up to three words or short phrases.

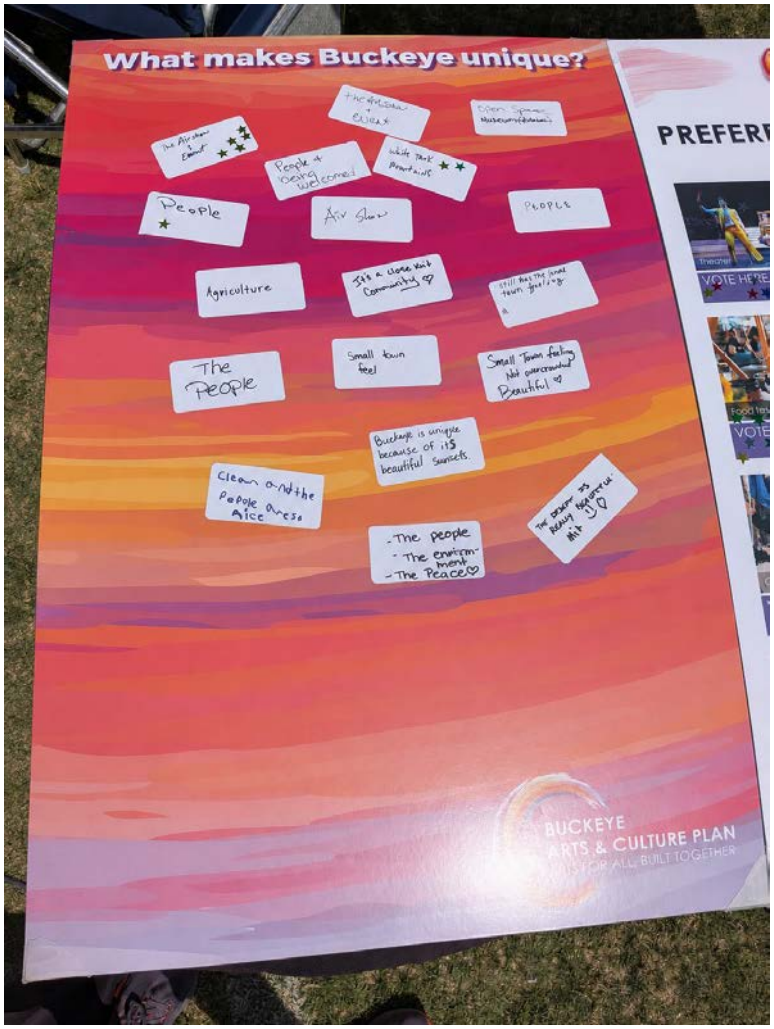
Source: Keen Independent Research.

C. Community and Stakeholder Feedback — Buckeye identity

Input was also collected about what makes Buckeye unique from community members at local events in Buckeye, including Buckeye Days, Buckeye Air Fair and Spring Celebration. Community members were able to "upvote" input from other community members using stickers. An example of one of the boards used to collect community input is shown in Figure C-10 to the right.

Many themes that emerged from these community input boards mirrored those mentioned by questionnaire participants. Some of the most mentioned themes included the people and the community, Buckeye's small town or hometown vibes and the environment or landscape. A popular theme that emerged from these boards that differed from the questionnaire was Buckeye's Air Fair.

C-10. Public input regarding what makes Buckeye unique



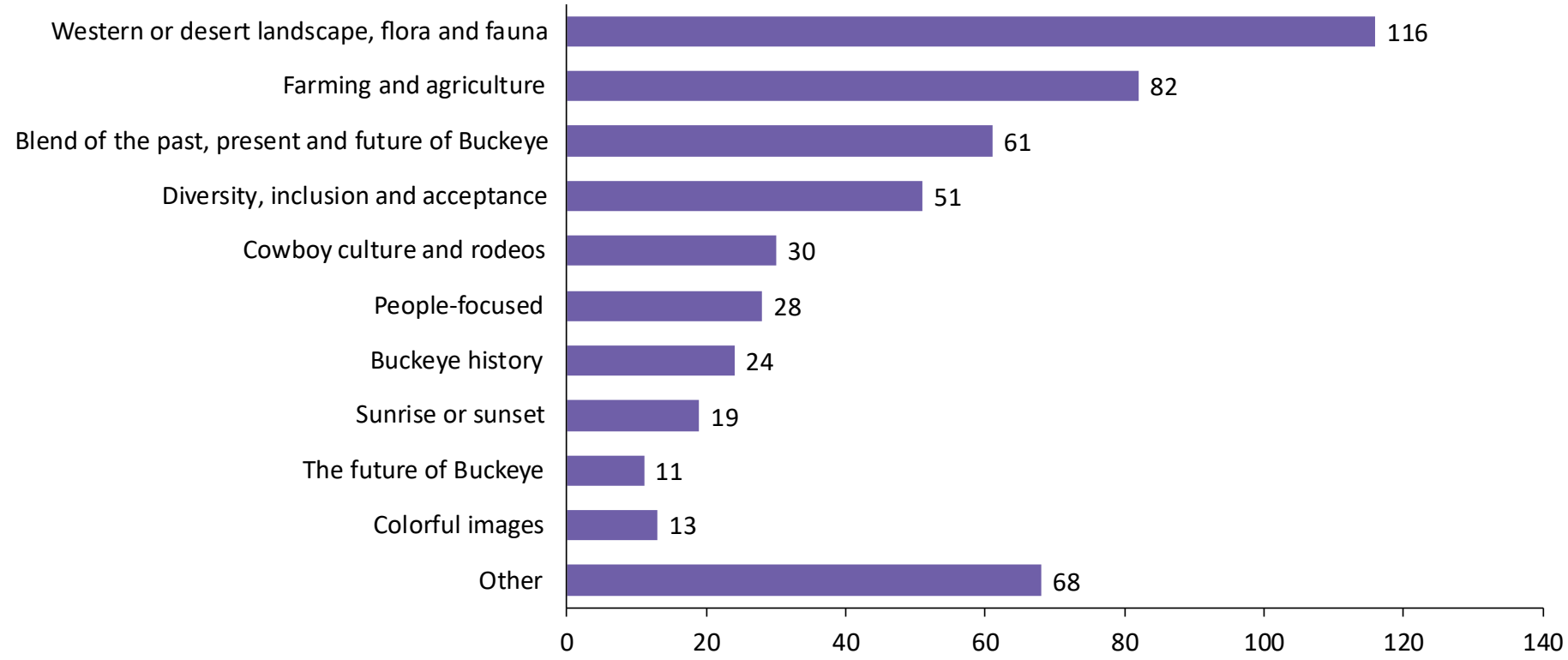
Source: Keen Independent Research

Mural Signifying Buckeye's Community Identity

As a part of the questionnaire, respondents were asked what a mural signifying Buckeye's community identity would look like. Figure C-11 highlights some of the commons themes mentioned by respondents.

Some of the most common themes mentioned by respondents included western or desert landscape, flora and fauna (116); farming and agriculture (82); a blend of the past, present and future of Buckeye (61); and diversity, inclusion and acceptance (51). Many of these themes also appeared in the word cloud in Figure C-9, such as "farming," "history," "western," "desert," "agriculture" and "diverse," suggesting that these themes are important to the identity of Buckeye residents and therefore important to their art.

C-11. Themes in a mural signifying Buckeye's community identity



Note: n = 320. Responses for this question were open-ended.

Source: Keen Independent Research.

C. Community and Stakeholder Feedback — Buckeye identity

Buckeye residents shared perspectives about what a mural signifying Buckeye's community identity would look like.

Agricultural and western themes. Many residents described Buckeye's identity through agricultural and western imagery that reflects the community's rural roots and long-standing connection to the land. Respondents referenced farms, horses, cowboys and western heritage as defining characteristics of Buckeye.

Desert landscape. Respondents often described Buckeye through imagery connected to desert landscape. Common themes included sunsets, mountain views, desert vegetation, cacti and wildlife native to the region.

Cultural diversity. Respondents mentioned being welcoming to newcomers and creating a community where people from different backgrounds feel connected and represented. Many participants noted that diversity is becoming a defining characteristic of the City.

Community and family. Respondents described Buckeye as a family-oriented community with a strong small-town atmosphere where neighbors support one another.

History and heritage. Participants highlighted Buckeye's agricultural roots and celebrating the stories that shaped the community. Several respondents expressed interest in public art and cultural programming that educates residents and visitors about Buckeye's history while reinforcing local pride.

Blending the past with the future. Respondents expressed interest in balancing Buckeye's historic identity with its rapid growth and future development. Participants described a desire for arts and culture efforts that honor Buckeye's agricultural and western heritage while also reflecting its transformation into a growing and increasingly diverse city.

A green farm field with new small/medium sized buildings right across the street

Western history with agricultural roots

A beautiful sunset with a hummingbird in the scene, AZ native wildflowers

A sun with different gradients of color reflecting the sunsetting with plants and landscape!

A blend of people and cultures being welcomed

All cultures & races represented- enjoying desert together, colorful playful mural

... highlight families at the center of the community- children playing, neighbors connecting, and multigenerational relationships

... it could be cool to paint, a timeline of Buckeye history ...

A growing City with a backdrop of agriculture and the mountains

A large desert sunset over the White Tank Mountains, transitioning into a thriving community scene ... and families of all ages. It would represent Buckeye's wide-open spaces, family-centered lifestyle, and forward momentum while honoring its agricultural and Western heritage.

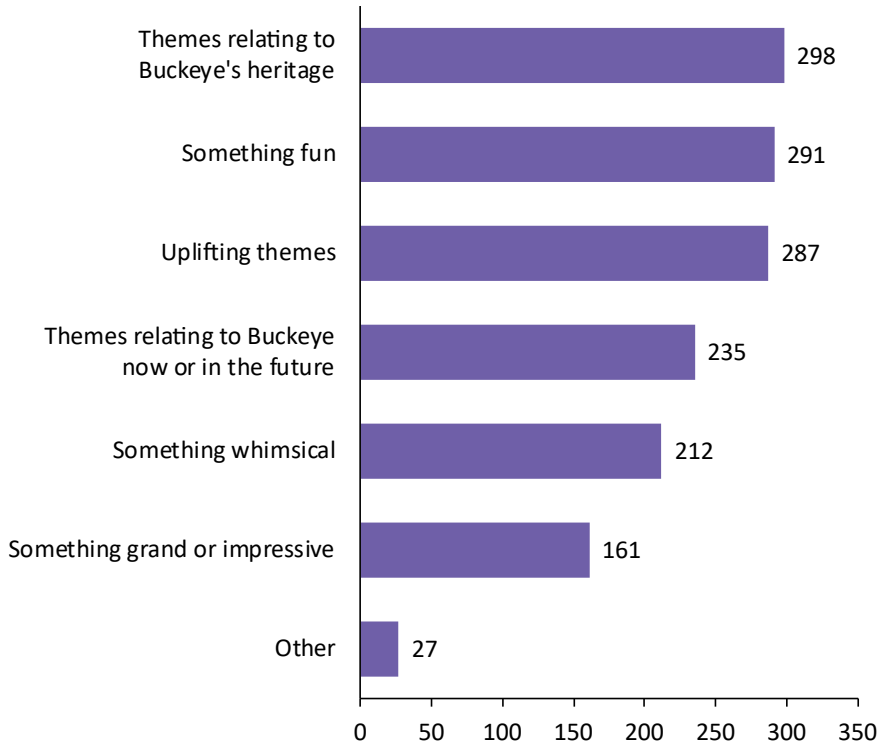
Themes for Art for the Downtown Specific Area Plan

The Downtown Specific Area Plan (DSAP) places a priority on creating art that provides photo opportunities. Questionnaire respondents were asked about themes or qualities that they envisioned for such sites. Respondents were able to choose as many options as they would like. Results are presented in Figure C-12 to the right.

Some of the most popular themes among respondents include themes relating to Buckeye's heritage (298), something fun (291) and uplifting themes (287). Themes relating to Buckeye now or in the future (235) and something whimsical (212) were also popular themes. Many of these themes also echo words or phrases commonly used by respondents to describe what makes Buckeye unique.

Some themes mentioned by respondents in the "other" category include Buckeye landscapes and nature, art specific to Buckeye culture and inclusive or diverse art.

C-12. Downtown Specific Area Plan (DSAP) art themes



Note: n = 535. Respondents could select all answers that applied.

Source: Keen Independent Research.

C. Community and Stakeholder Feedback — Perceptions of arts and culture in Buckeye

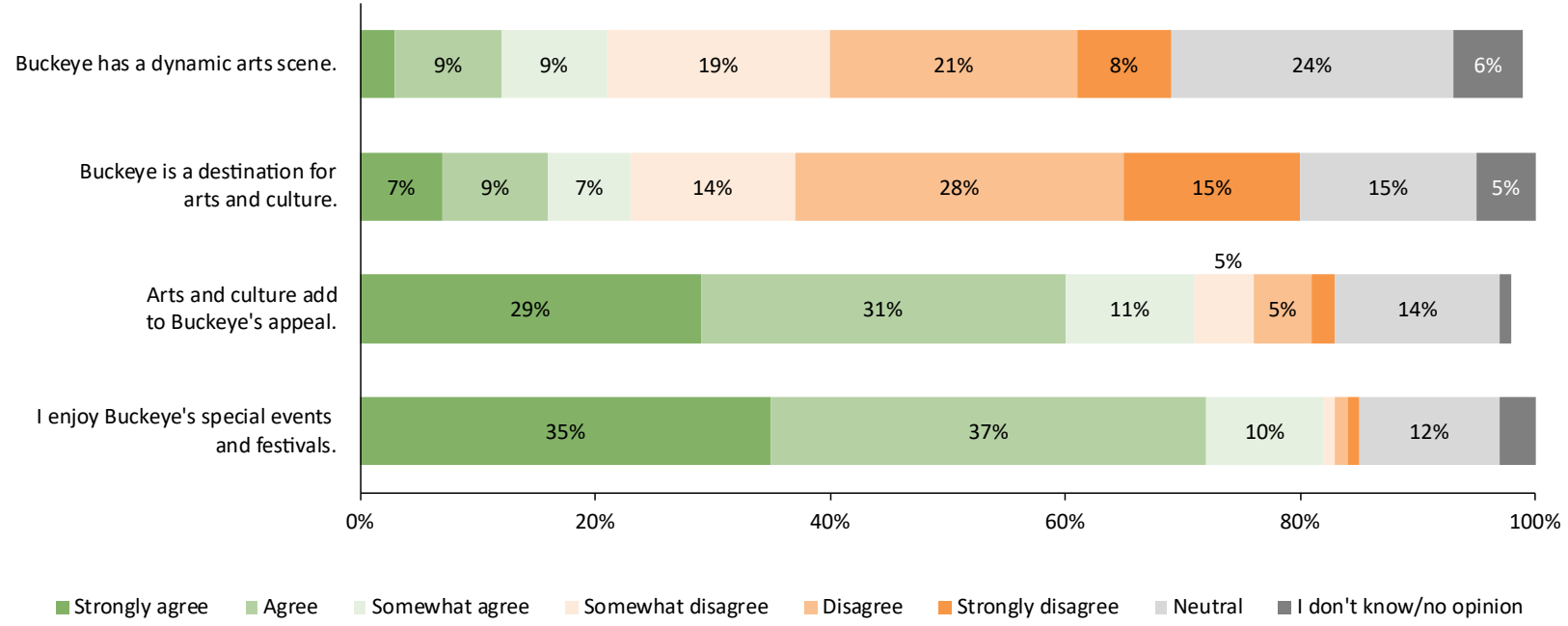
Questionnaire participants provided their perceptions of the local arts and culture scene. This section presents these results.

Arts and Culture in Buckeye

Figure C-13 shows all responses along a seven-point agreement scale ranging from "strongly disagree" to "strongly agree."

Respondents overwhelmingly agreed that they "enjoy Buckeye's special events and festivals," with 35 percent strongly agreeing with this statement and 82 percent agreeing or somewhat agreeing. Respondents also generally agree that arts and culture add to Buckeye's appeal (71%). However, respondents generally disagree that Buckeye has a dynamic arts scene (21% strongly agree to slightly agree) and that Buckeye is a destination for arts and culture (23% strongly agree to slightly agree). This pattern suggests that residents may see arts and culture as an important local asset but are less confident about the City's regional or external reputation as a destination.

C-13. Public input questionnaire respondents' perceptions of arts and culture



Note: n = 576-585.

Source: Keen Independent Research.

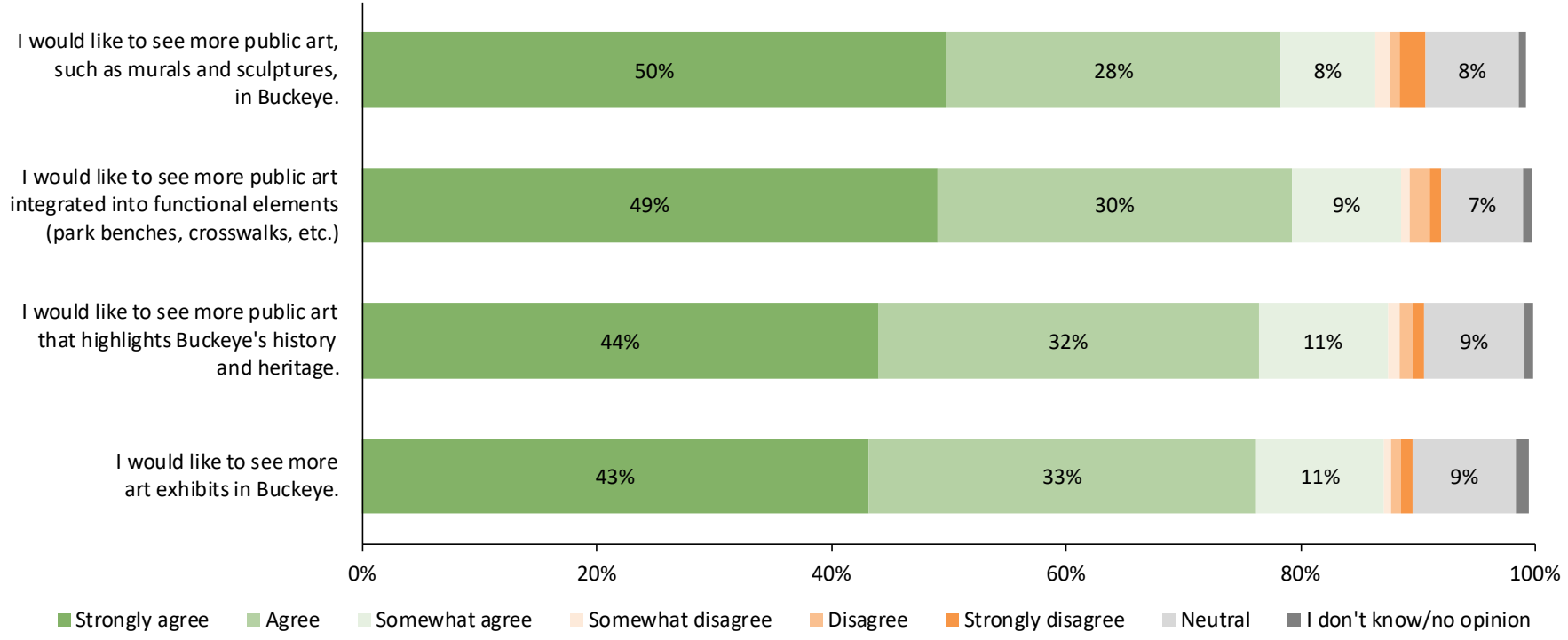
C. Community and Stakeholder Feedback — Perceptions of arts and culture in Buckeye

Public input questionnaire participants also provided preferences for arts and culture in Buckeye, as shown in Figure C-14.

In general, respondents expressed preferences for more public art in Buckeye. For example, about half of respondents expressed a strong preference for more public art, such as murals and sculptures, throughout the City. This preference was held by about 86 percent of survey respondents.

Respondents also expressed preferences for more public art integrated into functional elements (88%), public art that highlights Buckeye's history and heritage (87%) and art exhibits in Buckeye (87%). Very few people expressed that more public art and art exhibits in Buckeye were not desirable to them (between 2% and 4%).

C-14. Questionnaire respondents' preferences for arts and culture in Buckeye



Note: n = 618-624.

Source: Keen Independent Research.

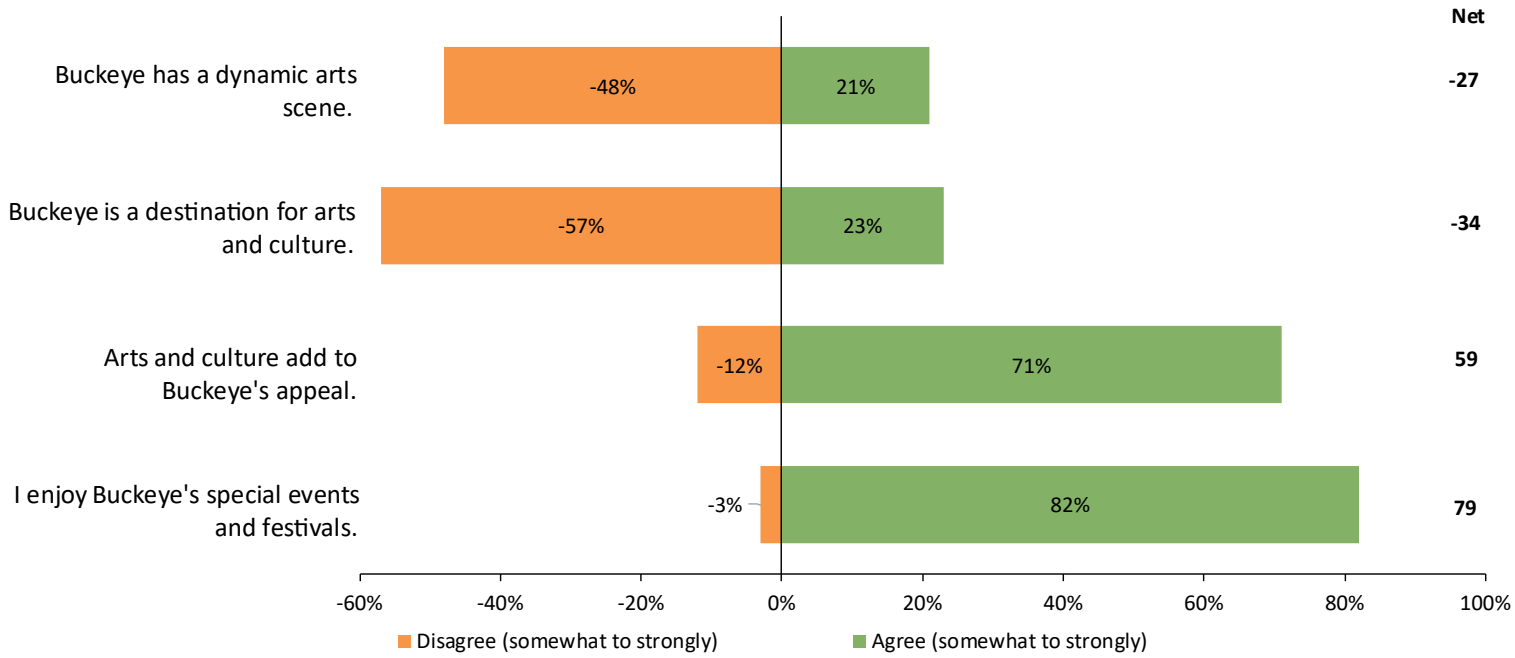
Perceptions of Arts and Culture Net Rating

Net rating provides a simple representation of the overall slant of participants toward agreement or disagreement. The net rating is calculated by subtracting the sum of the "strongly disagree," "disagree," and "slightly disagree" responses from the sum of the participants who "strongly agree," "agree" and "slightly agree."

Figure C-15 highlights the net rating for the same perception of arts and culture statements discussed in Figure C-13.

The net ratings reinforce that respondents strongly agree that they enjoy special events and festivals in Buckeye (79 net score) and somewhat agree that arts and culture add to the appeal of Buckeye (59 net score). However, views are notably weaker on Buckeye as an arts and culture destination with a net score of -34. Perceptions of Buckeye having a "dynamic arts and culture scene" are also weaker with a net score of -27.

C-15. Public input questionnaire respondents' perceptions of arts and culture net rating



Note: n = 576-585. The net rating is calculated by subtracting the sum of the "strongly disagree," "disagree," and "slightly disagree" responses from the sum of the participants who "strongly agree," "agree," and "slightly agree."

Source: Keen Independent Research

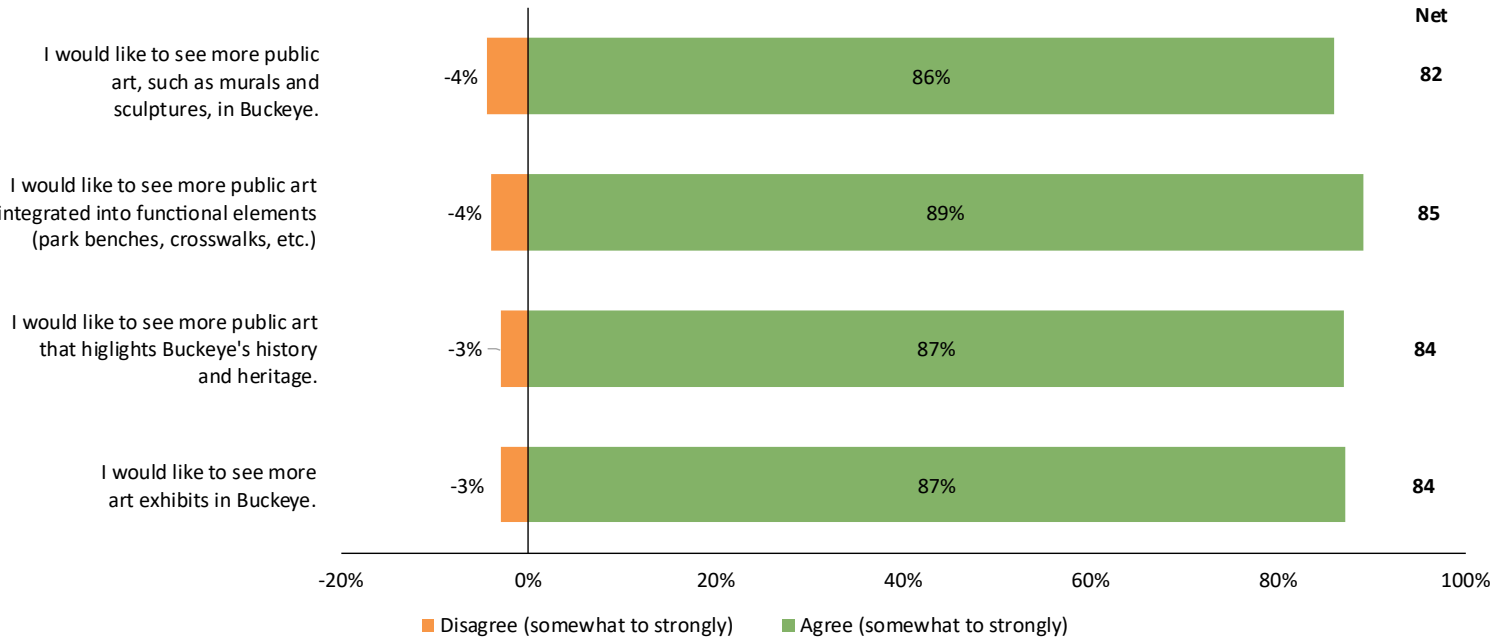
C. Community and Stakeholder Feedback — Perceptions of arts and culture in Buckeye

Figure C-16 highlights the net rating for the same perception of arts and culture statements discussed in Figure E-14. Survey respondents generally expressed preferences for more arts and culture opportunities in Buckeye.

Survey respondents overwhelmingly supported:

- More public art, such as murals and sculptures, in Buckeye (82 net score);
- More public art integrated into functional elements (85 net score);
- More public art that highlights Buckeye's history and heritage (84 net score); and
- More art exhibits in Buckeye (84 net score).

C-16. Public input questionnaire respondents' preferences for arts and culture in Buckeye net rating



Note: N = 618-624. The net rating is calculated by subtracting the sum of the "strongly disagree," "disagree," and "slightly disagree" responses from the sum of the participants who "strongly agree," "agree," and "slightly agree."

Source: Keen Independent Research.

C. Community and Stakeholder Feedback — Perceptions of arts and culture in Buckeye

Arts and Culture Strengths in Buckeye

Key themes that emerged from stakeholder input regarding arts and culture strengths in Buckeye highlighted strong community support for arts and culture investments and programming.

Strong public art momentum. Stakeholders consistently identified growing momentum around public art in Buckeye. Existing projects such as traffic box wraps, murals and other beautification efforts were noted as important first steps toward creating a more vibrant community. Respondents frequently expressed excitement about expanding public art throughout the City.

High-quality event programming. Many stakeholders praised Buckeye's existing special events and festivals, noting that they already provide meaningful opportunities for community gathering and connection. Events such as Buckeye Days, Glow on Monroe and other City-sponsored programming were frequently mentioned as community strengths that encourage residents to spend time in public spaces.

Strong sense of community. Stakeholders repeatedly described Buckeye as a welcoming, family-oriented community with a strong small-town feel. Stakeholders noted that this sense of community creates a strong foundation for future arts and culture initiatives because residents will be interested in gathering together and participating in shared experiences.

Clear commitment from the City through funding, staffing and programming. Stakeholders acknowledged the City's increasing commitment to arts and culture through staffing, programming and ongoing planning efforts. Stakeholders also recognized the importance of continued City leadership and investment in building future arts and culture infrastructure.

I think the traffic boxes were a good start to adding some color to this town. Adding more is a really great idea

We've created an environment that people want to be in but also they want to let their friends know that this is a great space to be

I definitely see that [Buckeye is] growing a lot. It has a lot of potential

Really love the current community events and would love to see even more

It gives you that families helping families, friends helping friends feeling when you come [downtown]

I believe this City is doing a great job incorporating local artists in their murals and artwork

Downtown Buckeye is such an amazing place that needs to be strengthened and highlighted

Arts and Culture Weaknesses or Challenges in Buckeye

Key themes that emerged from input regarding arts and culture weaknesses or challenges in Buckeye included a need for expanded programming, cultural spaces, public art and organizational capacity as Buckeye continues to grow.

Rapid growth outpacing infrastructure. Stakeholders expressed concern that Buckeye's population is growing faster than the development of arts, cultural and community infrastructure. Respondents noted that while the City is expanding quickly, cultural amenities have not yet kept pace with resident demand.

Large geography creates fragmentation between neighborhoods/regions. Stakeholders discussed Buckeye's large geographic size as a challenge for community cohesion and access to arts and culture opportunities. Some noted that Buckeye's dispersed geography contributes to disconnected neighborhood identities.

Limited staff capacity limits ability to support community-led events and activation. Stakeholders indicated that City staff are highly committed but face capacity constraints that limit the ability to expand programming and support additional community-led activities.

Lack of performance and exhibition space. One of the most common themes throughout community input was the need for additional arts and cultural spaces, particularly performance venues. Respondents repeatedly referenced the lack of theaters, music venues, galleries and flexible creative spaces within Buckeye.

Underdeveloped youth programming. Stakeholders expressed strong interest in expanding arts opportunities for youth. Respondents indicated that there are limited local opportunities for youth participation in performing and visual arts.

We haven't been able to keep pace with the growth that we need to

Need more of everything!

[We need] something … to connect a lot of artists so they can meet each other

I think our biggest challenge is our size

Festival is 33 miles away… when Buckeye's built out … it's going to be like driving to Scottsdale

… budgets are getting tighter and tighter …

There's nothing really for them to go to right now… but at the same time the businesses won't come [to downtown] until they know that there's people

I think that Buckeye is missing performance venues.

We love our traditions. But I wish there were more opportunities for my kids to experience things outside our bubble ….

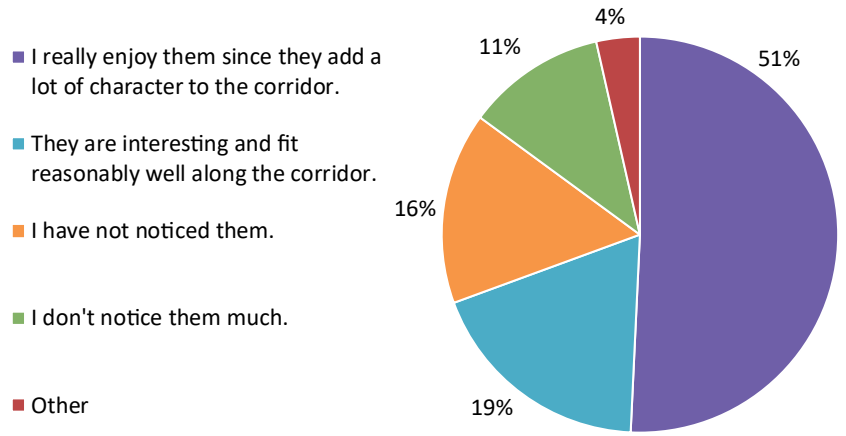
Our music community, particularly young people, do not have enough quality access to music and lessons.

Perceptions of Already-Existing Art in Buckeye

Public input questionnaire participants provided their perceptions of art installed by the City in the past year, including Traffic Box Art wraps. Responses are presented in Figure C-17 to the right.

Generally, respondents reported positive opinions about the wraps. Half of respondents indicated that they believe that the wraps "add a lot of character to the corridor" (51%) and about a fifth of respondents indicated that the wraps are "interesting and fit reasonably well along the corridor" (19%). About a quarter of respondents reported not noticing the boxes or not noticing them much (27%). A majority of respondents that selected "other" indicated that they do not live or drive in the area where the wraps are located.

C-17. Perceptions of Traffic Box Art wraps in Buckeye



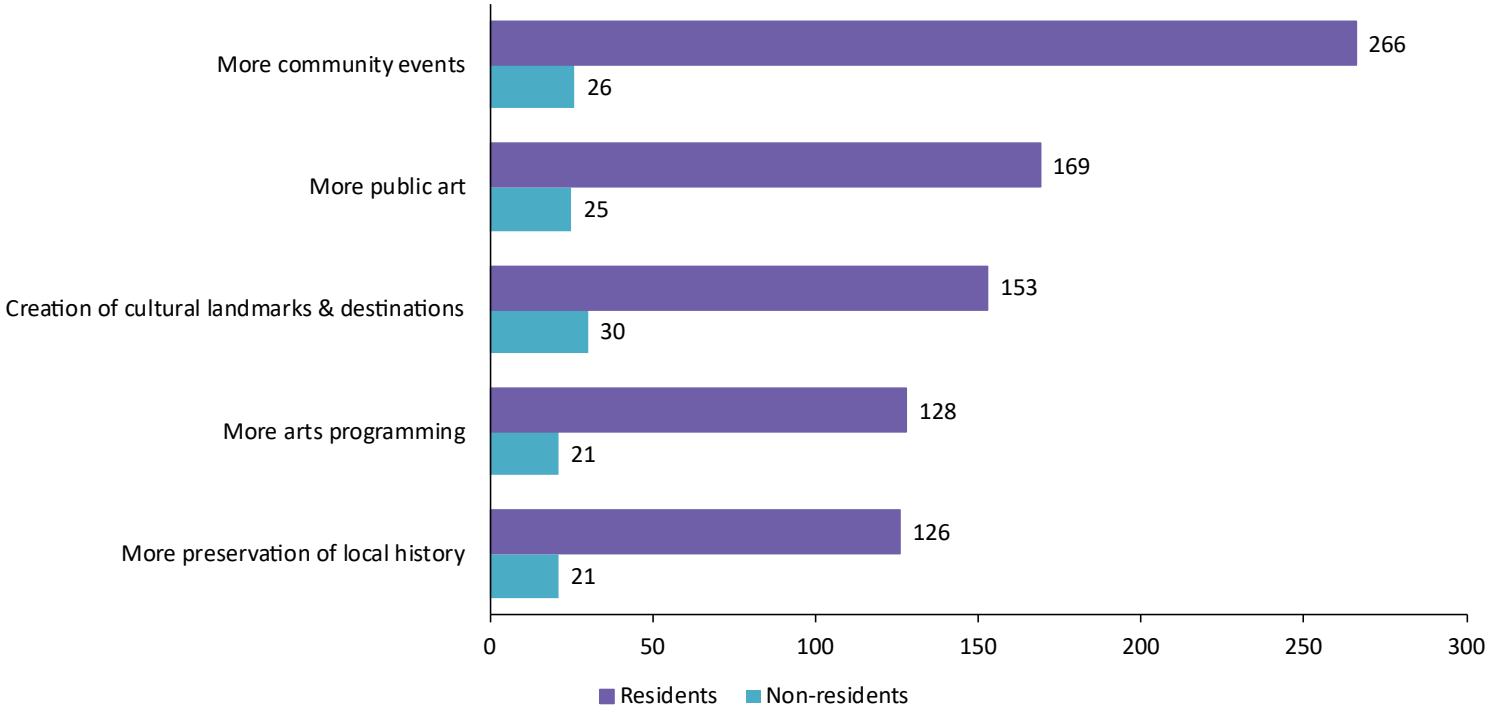
Note: n = 536
Source: Keen Independent Research.

C. Stakeholder and Community Feedback — Looking to the future

Public input questionnaire participants were asked about their vision for what the future of arts and culture in Buckeye might look like. Responses are presented in Figure C-18 below. Responses are presented separately for residents and non-residents.

Residents of Buckeye expressed preferences for more community events (266), more public art (169) and the creation of cultural landmarks and destinations (153). Residents also support more arts programming (128) and more preservation of local history (126), although to a lesser extent. Non-residents expressed similar preferences to residents but expressed the greatest preference for creation of cultural landmarks and destinations (30).

C-18. Preferences regarding arts and culture priorities in Buckeye over the next 5-10 years



Note: n = 521. Respondents were able to select up to two answers.

Source: Keen Independent Research

C. Stakeholder and Community Feedback — Looking to the future

Looking ahead, stakeholders expressed a strong desire for Buckeye to expand its arts and culture offerings as the City continues to grow.

Strong demand for performing arts and dedicated venues. Community members expressed interest in expanding performing arts opportunities in Buckeye. Respondents referenced the need for theaters, concert venues and flexible indoor and outdoor performance spaces. Residents noted that they currently travel to other parts of the Valley for these experiences and would prefer to access them locally.

Need for more arts and cultural spaces overall. Stakeholders also emphasized the need for additional spaces dedicated to arts and culture activities more broadly. Participants described interest in galleries, community arts centers, classrooms, maker spaces and multipurpose venues that could support workshops, exhibitions and gatherings.

Interest in events, festivals and ongoing programming. Respondents expressed support for additional community events and recurring arts programming throughout Buckeye. Participants emphasized interest in family-friendly events, seasonal programming and activities that create regular opportunities for gathering and connection.

Desire for activation and placemaking downtown. Stakeholders identified downtown Buckeye as a key opportunity area for future arts and culture investment. Participants described a desire to see downtown become a more active cultural destination. Some respondents linked arts and culture with economic development, foot traffic and increased activity for local businesses.

Desire for arts that engage youth and families. Residents emphasized the importance of arts opportunities that are accessible and welcoming for children, teens and families. Participants described interest in programming for youth that can strengthen family engagement and provide creative opportunities for younger residents.

Buckeye needs an actual theater. Without it, anyone that wants to experience live theater will go to a different City

I would like more music & theater options out here. I hate driving into Phoenix

There should be a space where creating art is fostered. Pottery, painting, sculpture weaving, jewelry making etc. Get people INVOLVED!

Really love the current community events and would love to see even more …

Please bring more community events!!

Do pieces of art that people can interact with, take their photo with and promote, create landmarks that become tourist attractions

It would be nice to have more venues downtown that feature music, such as jazz clubs, piano bars, & chamber music spaces

The City could develop a centralized arts district in downtown to serve as a permanent hub for artists and creators

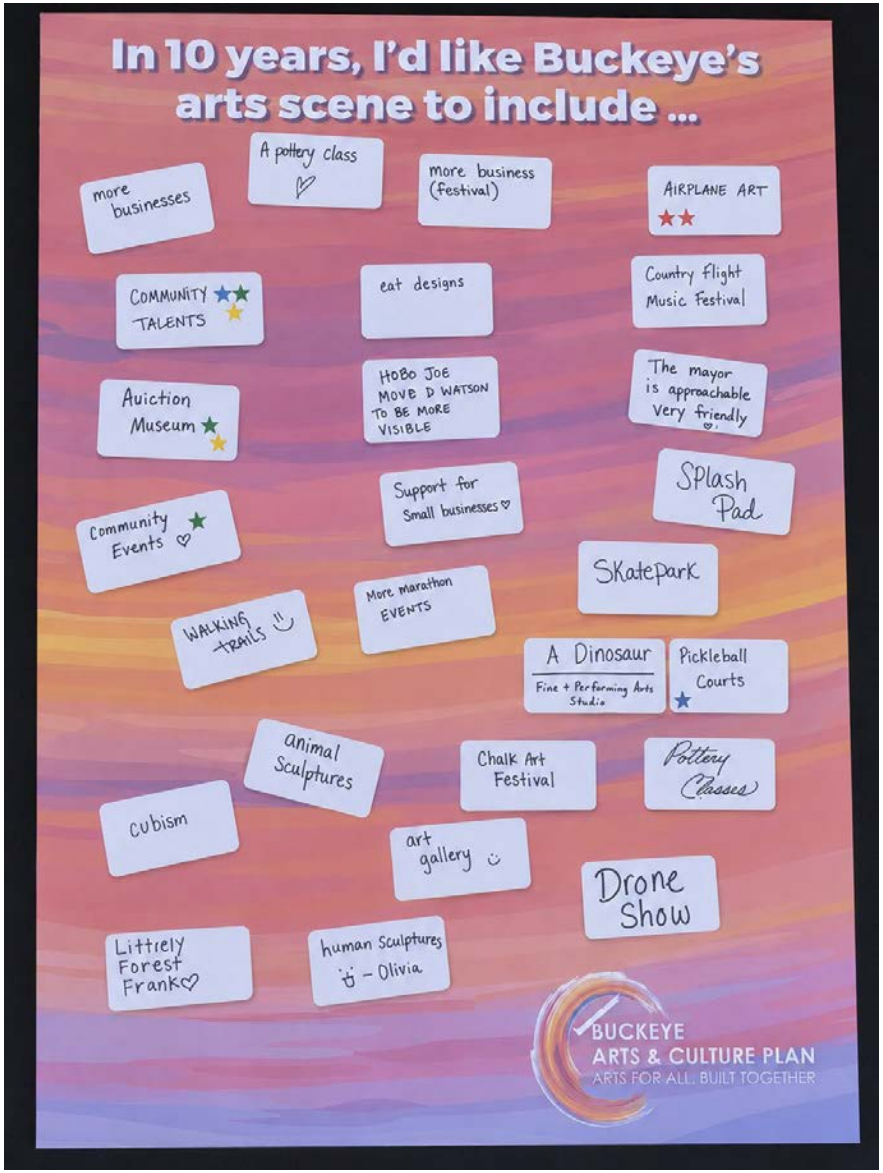
As a parent of a teen who is passionate about theatre, having more local stages, youth productions, and City-supported performances would mean so much

C. Stakeholder and Community Feedback — Looking to the future

Keen Independent also collected input about the future of art in Buckeye from community members at local events in Buckeye, including Buckeye Days, Buckeye Air Fair and Spring Celebration. The study team asked what residents would like to see from Buckeye's arts scene in 10 years. Community members were able to "upvote" input from other community members using stickers. An example of one of the boards used to collect community input is shown in Figure C-19 to the right.

Themes that emerged from these community input boards mirrored those mentioned by questionnaire participants. Some of the most mentioned themes included more events and classes (pottery classes, hands on crafts), arts in active spaces (pickleball courts, walking trails, skatepark), more galleries and museums (art museum, aviation museum, fine and performing arts studio) and more public art (murals, art in intersections).

C-19. Public input regarding Buckeye's arts scene in 10 years



Source: Keen Independent Research.

C. Stakeholder and Community Feedback — Looking to the future

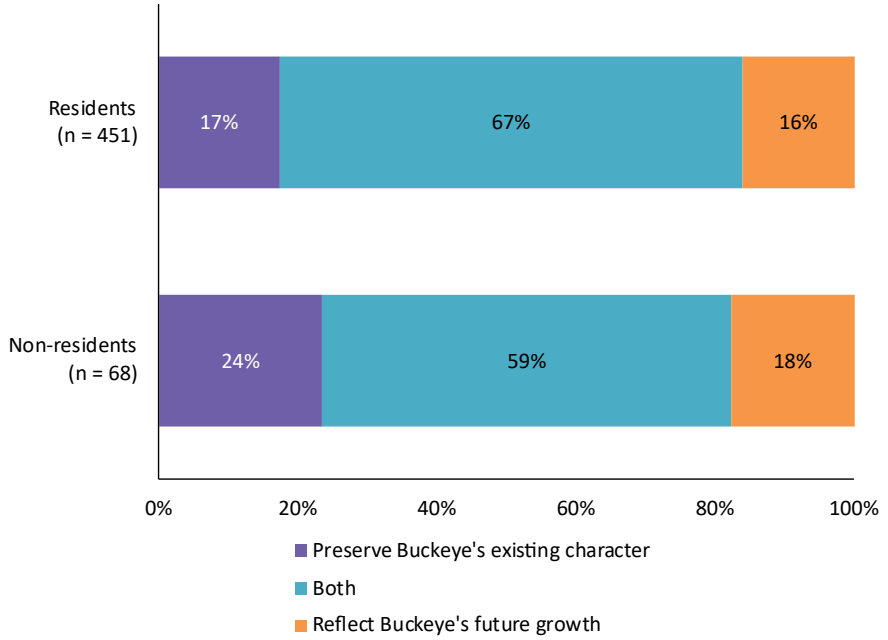
Participants were asked to identify their preferences regarding potential future arts and cultural priorities for the City.

Direction of Arts and Culture

Public input questionnaire respondents were asked about what direction Buckeye arts and culture should take. Results are presented in Figure C-20 to the right. Results are presented separately for residents and non-residents.

In general, both residents and non-residents expressed a preference for arts and culture that both preserves Buckeye's existing character and reflects Buckeye's future growth, although residents had a slightly stronger preference for this blend of elements (67% for residents versus 59% for non-residents). Non-residents were more likely to prefer arts and culture that preserves Buckeye's existing character (24% for non-residents versus 17% for residents).

C-20. Direction of arts and culture in Buckeye



Note: n = 519

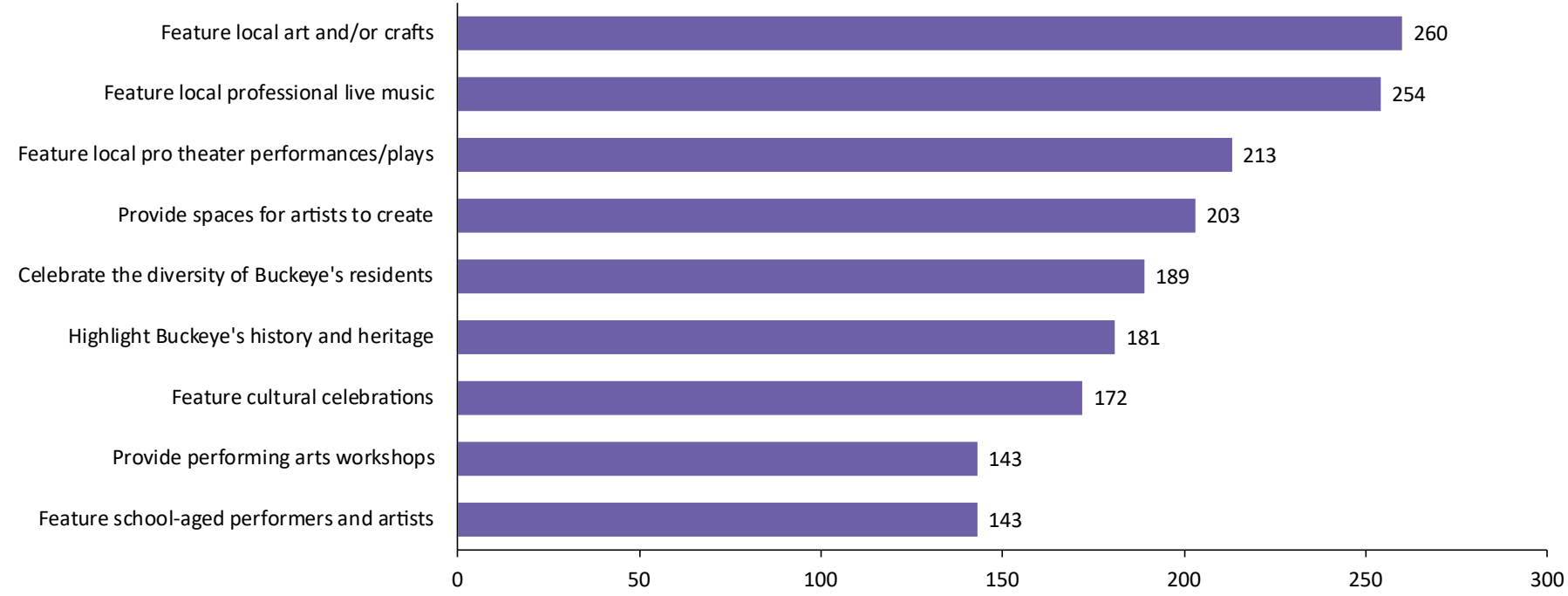
Source: Keen Independent Research.

City-organized Event Preferences

Figure C-21 shows questionnaire participants' responses about types of potential City-organized events. Respondents were allowed to select up to two options for this question.

Overall, the most frequently selected preferences were for City-organized events that feature local art and/or crafts (260) and feature local professional live music (254), followed by events that feature local pro theater performances or plays (213). Results suggest a strong interest in programming featuring local artists, creators and performers. Events that celebrate the diversity of Buckeye's residents (189) and highlight Buckeye's history and heritage (181), further suggesting that residents want art and cultural events that celebrate their local culture.

C-21. Public input questionnaire participants responses to, "I would like the City to offer more events that…"



Note: n = 541. Respondents could select up to four responses.

Source: Keen Independent Research.

Public Art and Placemaking

When asked about preferences regarding public art and placemaking (Figure C-22), questionnaire respondents most often prioritized art that focuses on Buckeye's natural environment (291), highlights Buckeye's history and heritage (274) and features local or regional artists (274). Many also emphasized public art that tells a story (170) and is created collaboratively with the community (170), signaling interest in public art that is created locally and incorporates aspects of Buckeye that make it unique.

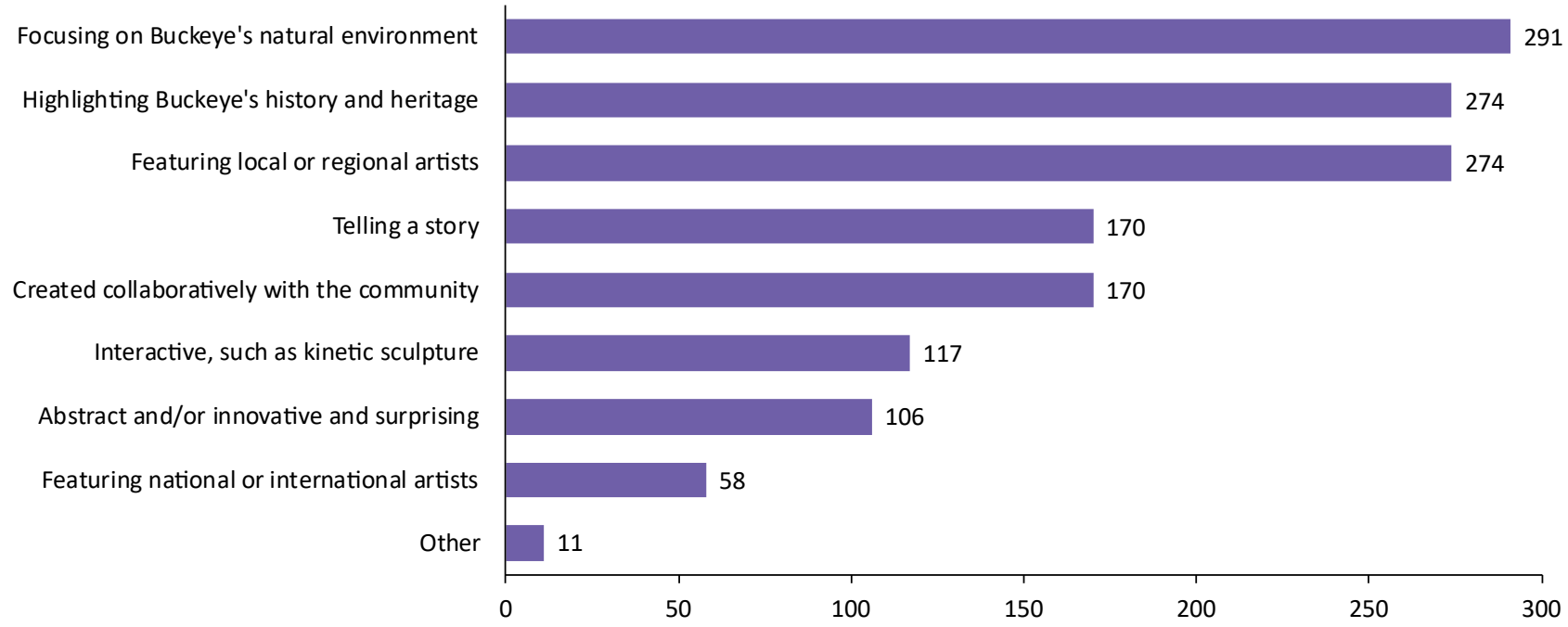
As Buckeye is unique so too should be the art …

Art that is interactive and educational

…angel wings that you can pose in front of… a great place to get social media attention

Desert scenes, Buckeye/Arizona history painted by artists on benches, electrical structures etc.

C-22. Questionnaire participant responses to, "I would like to see more public art and placemaking that are…"



Note: n = 557. Respondents could select up to three answers.

Source: Keen Independent Research.

C. Stakeholder and Community Feedback — Preferences

Keen Independent also collected input about preferences for themes in public art from community members at local events in Buckeye, including Buckeye Days, Buckeye Air Fair and Spring Celebration. An example of one of the boards used to collect community input is shown in Figure C-23 to the right.

Themes that emerged from these community input boards mirrored those mentioned by questionnaire participants. Some of the most mentioned themes included:

- Agriculture;
- Desert scenery;
- The past, present and future of Buckeye; and
- Cultural representation.

Keen Independent also collected input from Buckeye middle schoolers about what kind of art they want to see in Buckeye. Feedback overwhelmingly showed that middle school students want to see more public art, including murals and other public art at City Hall, their school, public parks and other public spaces across the City.

C-23. Public input regarding preferred themes of public art in Buckeye



Source: Keen Independent Research

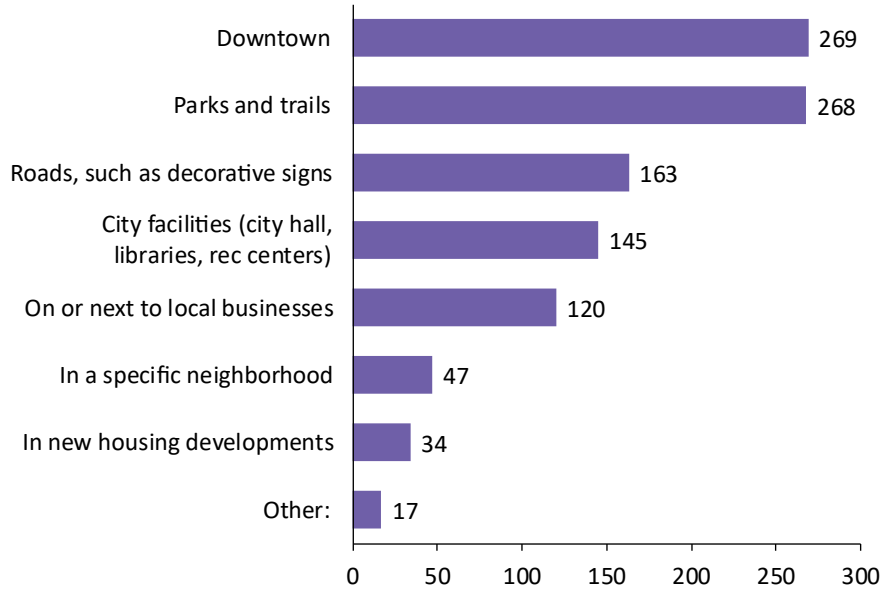
Desired Locations for Public Art and Placemaking

When asked where they would like to see more arts and culture, a large portion of questionnaire participants said "downtown" (269) and "parks and trails" (268), as seen to the right in Figure C-24. Many participants also indicated "roads, such as decorative signs" or "City facilities."

A portion of the questionnaire participants indicated that they would like to see more arts and culture in specific neighborhoods. Some neighborhoods that respondents mentioned included Verrado (17), Tartesso (5), Watson (3), Festival Foothills (2) and Blue Horizons (2).

When asked about other specific locations, participants noted locations such as the Sun City Festival, senior center, downtown, the airport and along the I-10 corridor.

C-24. Desired locations for public art and placemaking



Note: n = 566. Respondents could select up to two answers.

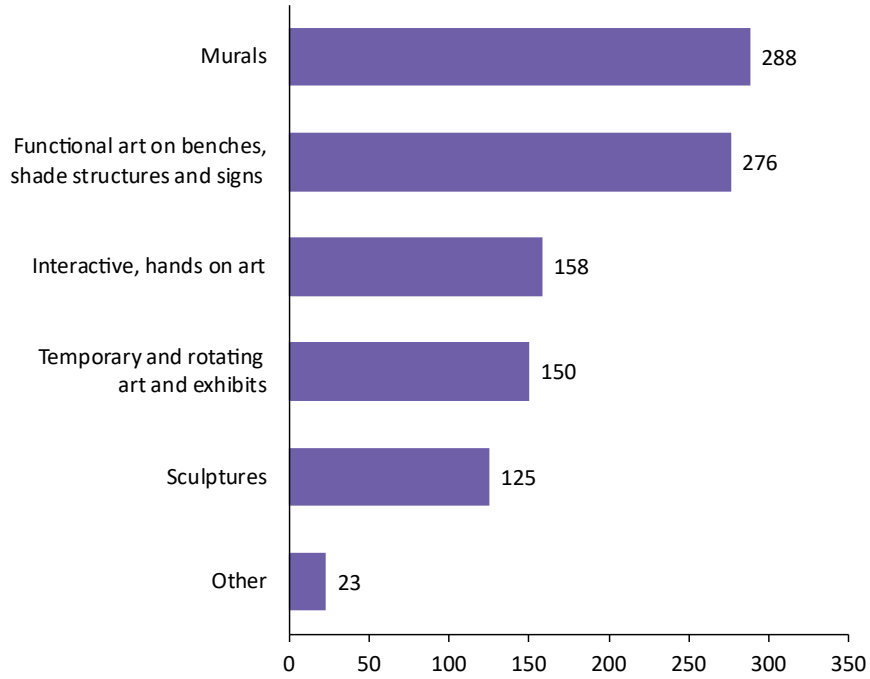
Source: Keen Independent Research.

Types of Public Art

Questionnaire respondents were asked which types of public art they enjoy the most. Respondents were able to pick their top two choices. Responses are presented in Figure C-25 to the right.

The most popular types of public art among questionnaire participants included murals (288) and functional art (276). Other popular options included interactive, hands-on art (158) and temporary and rotating arts and exhibits (150).

C-25. Types of public art enjoyed



Note: n = 555. Respondents could select up to two answers.

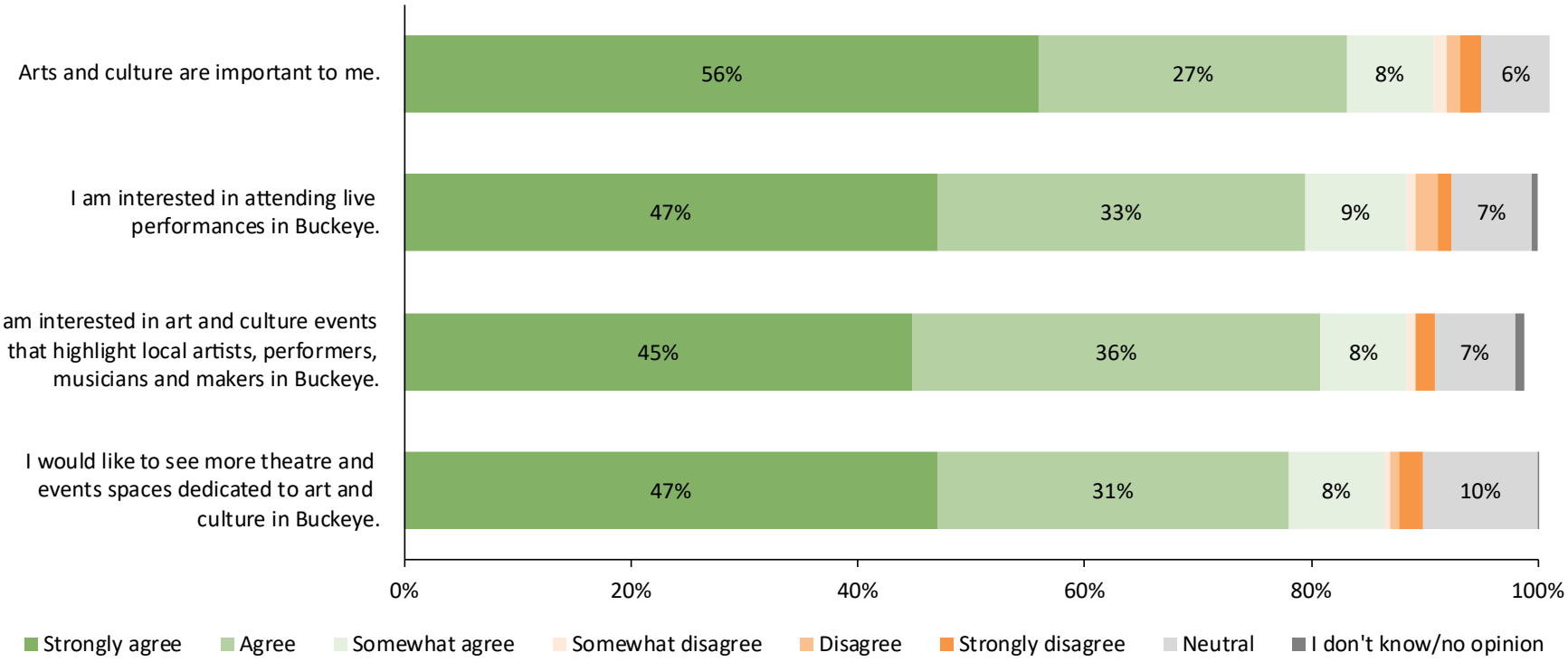
Source: Keen Independent Research.

Art-related Interests

Public input questionnaire participants responded to four statements about arts and culture interests and priorities in Buckeye. Figure C-26 shows all responses along a seven-point agreement scale ranging from "strongly disagree" to "strongly agree."

In general, respondents expressed that arts and culture are important to them. Responses skew strongly positive for the other three statements as well. The strongest level of support is for interest in attending live performances (89%). Majorities are also interested in varying degrees (somewhat to strongly) in art and culture events that highlight local artists, performers, musicians and makers (88%) as well as theatre and events spaces dedicated to art and culture (86%).

C-26. Public input questionnaire participant art-related interests



Note: n = 620-629.

Source: Keen Independent Research.

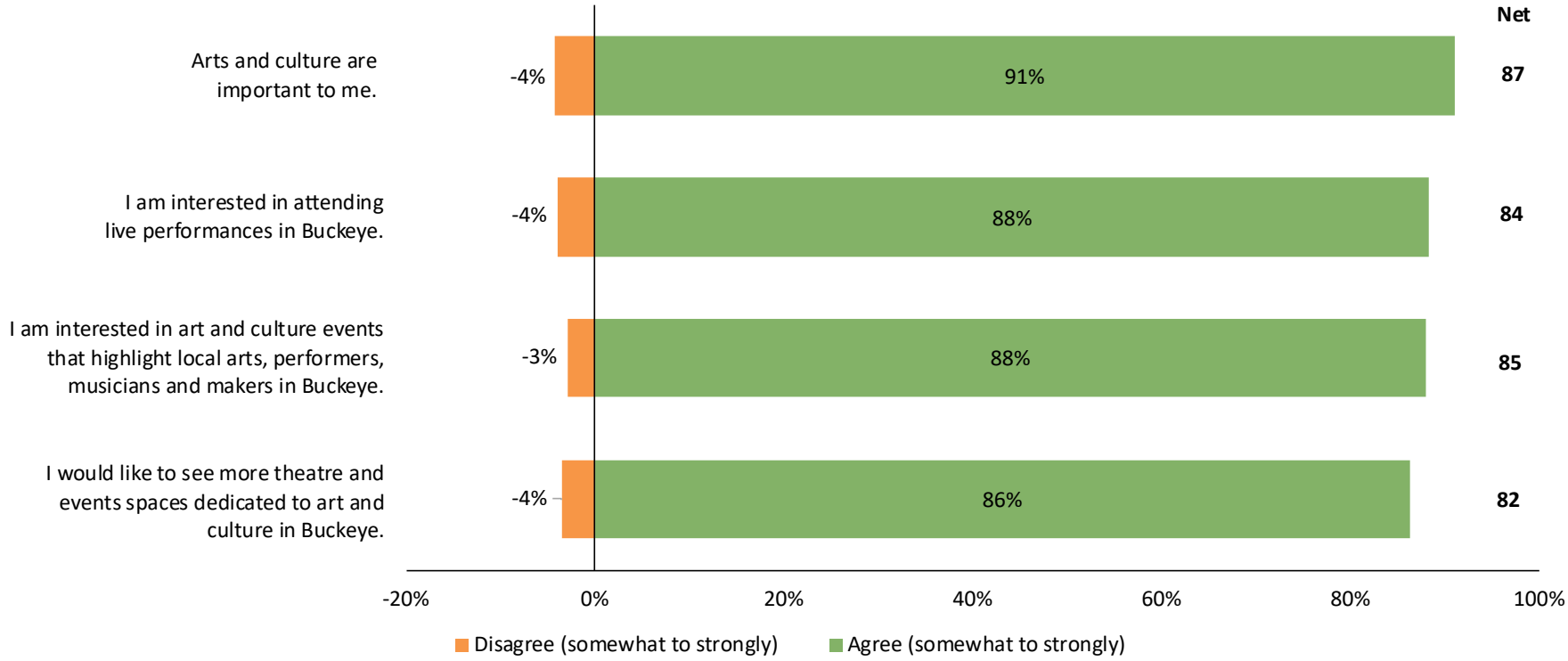
C. Stakeholder and Community Feedback — Preferences

Net rating. Figure C-27 highlights the net rating for statements discussed in Figure C-26. All statements have a net score of 82 or higher, indicating strong agreement across all four statements.

Respondents strongly indicated that arts and culture are important to them. This statement has the highest net rating (87), which suggests that Buckeye may have a strong base of potential patrons and audiences.

The results suggest residents see arts and culture as an area where Buckeye could expand infrastructure and opportunity. Net ratings of 84 and 82 show strong agreement that the City should seek to increase performing arts events, including theatre. The results also suggest that respondents would like to see the City offer more events that highlight local artists. Results indicate that respondents value arts and culture and want to see more opportunities for attending events locally and showcasing fellow residents in these events.

C-27. Public input questionnaire participant art-related interests net rating



Note: n = 620-629. The net rating is calculated by subtracting the sum of the "strongly disagree," "disagree," and "slightly disagree" responses from the sum of the participants who "strongly agree," "agree," and "slightly agree."

Source: Keen Independent Research.

Favorite Types of Live Entertainment

Public input questionnaire participants were asked to select up to four types of performances or live entertainment that they enjoy. Figure C-28 shows that respondents indicated an affinity for a broad range of show types. Concerts received the greatest number of participant responses with 439 total responses. Some of the most popular types of concerts included country (158), rock (115) and jazz (101).

Other types of events that received large numbers of votes included family-friendly shows (266), musicals and plays (242), comedy shows (193), cultural performances (165) and education and teaching programs (126). Several respondents that selected "other" mentioned that they would like the City to bring back the Buckeye Melodrama.

C-28. Favorite types of performances and live entertainment, all and broken down by concert type

Types of performances	Count
Concerts	439
Family-friendly shows	266
Musicals and plays	242
Comedy shows	193
Cultural performances	165
Education and teaching programs	126
Film festivals	99
Dance	91
Ballet	45
Other	10

Concert type	Count
Country concerts	158
Rock concerts	115
Jazz concerts	101
Faith-based and gospel concerts	90
Pop concerts	87
Orchestral concerts	85
R&B/Hip-hop concerts	58
Rap concerts	9

Note: n = 554. Respondents could select up to four responses.

Source: Keen Independent Research.

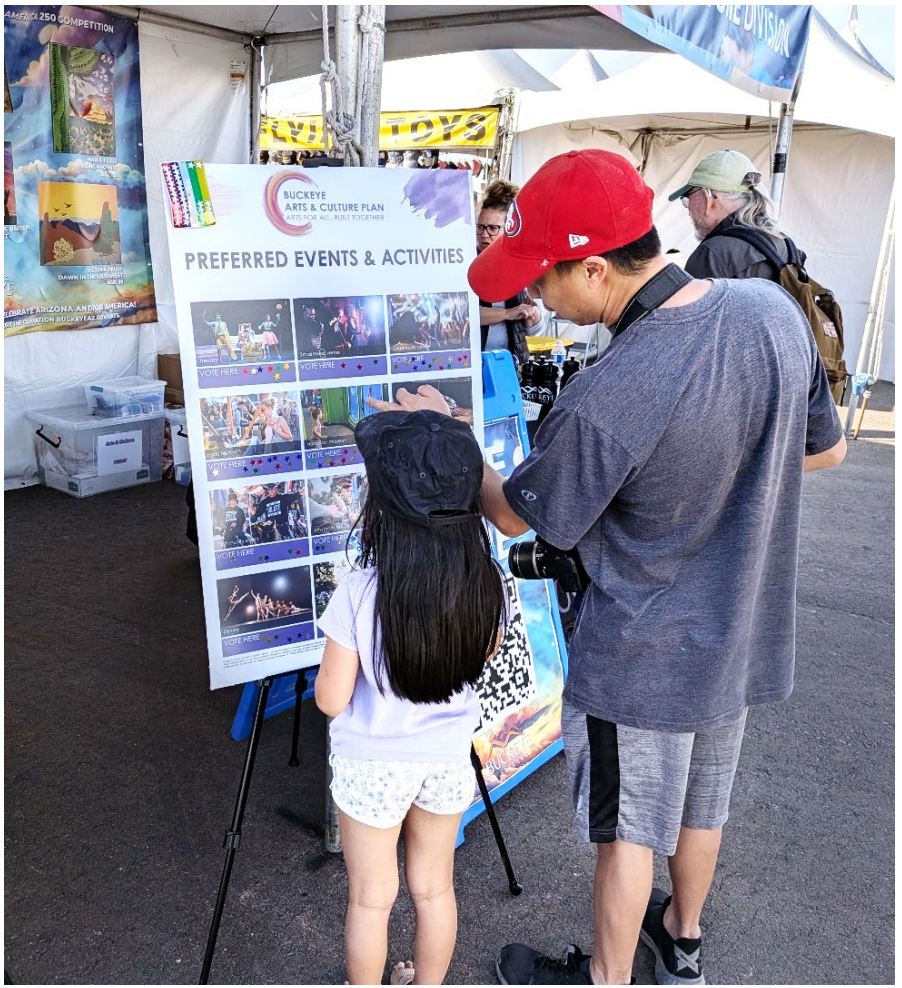
Voting Boards

Voting boards were placed throughout the City and at community events for residents to vote on preferred events and activities as well as a preferred public art style in Buckeye. Each "upvote" sticker counted as one endorsement.

The preferred events boards generated 690 endorsements (387 from the event board and 303 from the board in town), and the preferred art style boards generated 609 endorsements (361 from the event board and 248 from the board in town). An example of one of the voting boards is shown in Figure C-29 on the right.

Voting board results are shown in Figures C-30 and C-31 on the following page.

C-29. Preferred public events and activities voting board at the Buckeye Air Fair



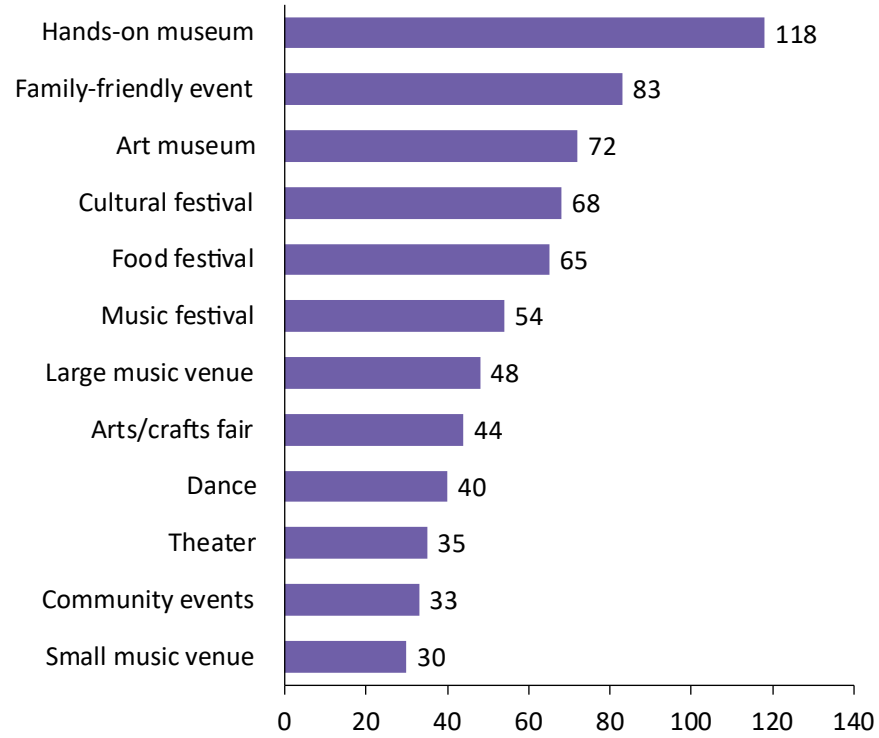
Source: Keen Independent Research

C. Stakeholder and Community Feedback — Preferences

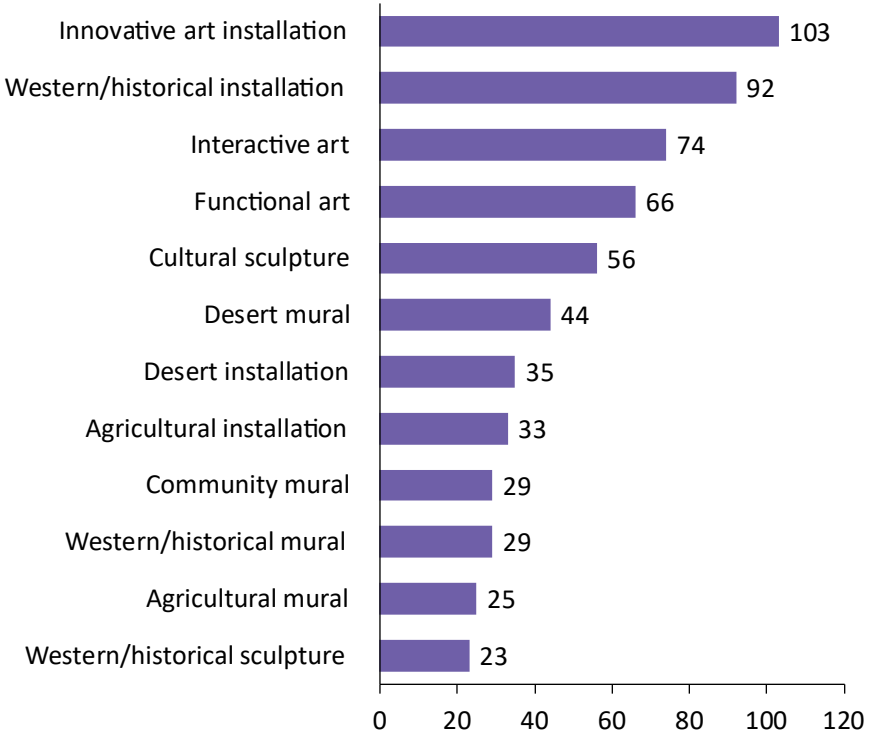
Figure C-30 shows that respondents expressed that a hands-on museum would be the most widely preferred event or activity for residents to have in Buckeye. Other common events and activities include family-friendly events (83), an art museum (72), a cultural festival (68) and a food festival (65). Some less commonly voted for items include theater (35), community events (33) and a small music venue (30).

According to Figure C-31, respondents voted most widely for an innovative art installation (103) or a Western/historical installation (92) as their preferred public art style. Other common votes included interactive art, functional art and cultural sculpture. Some less voted public art styles include Western/historical mural, agricultural mural and Western/historical sculpture. This does not match with the results from the questionnaire, where some of the most suggested themes for a mural representing Buckeye included Western and agricultural themes.

C-30. Voting board results for preferred events and activities



C-31. Voting board results for preferred public art style



Note: n = 609-690.

Source: Keen Independent Research.

C. Stakeholder and Community Feedback — Preferences

Residents and stakeholders shared broader perspectives about the role arts and culture should play in the community moving forward. These themes reflect community priorities related to public art, local artists, cultural representation and the ways arts and culture can contribute to Buckeye's long-term identity and quality of life.

Purpose of arts and culture in Buckeye. Residents and stakeholders described arts and culture as important contributors to Buckeye's quality of life, economic development and community identity. Participants frequently connected arts and culture with placemaking, tourism, community pride and business attraction. Respondents also indicated that they viewed arts and culture as a way to create more vibrant gathering spaces and strengthen Buckeye's identity as it continues to grow.

Strong support for local artists. Many residents expressed interest in supporting local artists and expanding opportunities for creatives within Buckeye. Respondents discussed the importance of showcasing local talent through festivals, exhibits, performances and public art.

Need for cultural diversity and representation. Community members consistently emphasized the importance of ensuring that Buckeye's arts and culture efforts reflect the diversity of its population. Respondents expressed support for multicultural programming, inclusive public art and events that celebrate a range of cultural traditions and experiences.

Public art as a visible expression of identity. Public art emerged as one of the most visible and widely supported tools for expressing Buckeye's identity. Residents frequently referenced murals, sculptures, creative streetscapes and interactive installations as ways to beautify the City, create landmarks and foster community pride.

We're selling quality of life, a sense of place

As a local resident and artist, I would love it if the City supported us more

Have art festivals for local artists to sell their art. And buy from only Buckeye locals

Family-friendly, culturally inclusive experiences … can bring people together and reflect the values of the community while making Buckeye a vibrant place to live

Please bring representation for ALL cultures!

There is power in diversity and inclusion …

Public art will help bring a pop of much needed color to our City! Making it more lively and inviting

I think the traffic boxes were a good start to adding some color to this town

APPENDIX D. Literature Review of City Plans — Introduction

This appendix includes a summary of current plans and ordinances for the City of Buckeye ("City") with specific consideration given to initiatives that include or impact arts and culture. Information for each document is represented as it was written at the time it was adopted.

Introduction

Keen Independent assessed the following plans in the development of the Arts and Culture Plan, presented in chronological order:

- Connect Buckeye: Bicycle and Pedestrian Master Plan (2019);[1]
- El Rio District Area Plan (2021);[2]
- Imagine Buckeye 2040 General Plan (amended July 2022);[3]
- City of Buckeye Library Facilities Master Plan (2023);[4]
- City of Buckeye Arterial Gateway Guide (2023);[5]
- Downtown Buckeye Specific Area Plan (amended May 2024);[6]
- Buckeye City Council Strategic Plan 2025-2028 (2025);[7]
- Buckeye at Play: Parks and Recreation Master Plan (2025);[8,9] and
- City of Buckeye Transportation Master Plan Update (2025).[10]

While the recommendations in this Arts and Culture Plan are informed by research and conversations with stakeholders from most major arts and cultural players in Buckeye's greater ecosystem, this appendix focuses on City documents because the City will be the driver of its arts and cultural planning efforts.

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[1] Connect Buckeye Bicycle and Pedestrian Master Plan (2019). Retrieved on January 7, 2026, from https://www.buckeyeaz.gov/home/showpublisheddocument/7884/637087358982070000

[2] Reclaim the River; Enliven the Banks: El Rio District Area Plan (2021). Retrieved on January 7, 2026, from https://www.buckeyeaz.gov/home/showpublisheddocument/12485/638132637524500000

[3] Imagine Buckeye 2040 General Plan (2022). Retrieved on January 7, 2026, from https://www.buckeyeaz.gov/home/showpublisheddocument/15143/638948395281930000

[4] City of Buckeye Library Master Plan (2023). Retrieved on January 22, 2026, from https://www.buckeyeaz.gov/community/library/library-master-plan

[5] City of Buckeye Arterial Gateway Master Plan (2023). Retrieved on January 28, 2026, from https://www.buckeyeaz.gov/home/showpublisheddocument/12983/638641683081730000

[6] Downtown Buckeye Specific Area Plan (2024). Retrieved on January 7, 2026, from https://www.buckeyeaz.gov/home/showpublisheddocument/13073/638590759081930000

[7] Buckeye, AZ Council Strategic Plan (March 2025). Retrieved on January 7, 2026, from https://www.buckeyeaz.gov/home/showdocument?id=13135&t=638374493117411338

[8] Buckeye at Play: Parks and Recreation Master Plan (June 2025). Retrieved on January 7, 2026, from https://www.buckeyeaz.gov/home/showpublisheddocument/14971/638888699553830000

[9] Buckeye at Play: Parks and Recreation Master Plan Executive Summary (June 2025). Retrieved on January 7, 2026, from https://www.buckeyeaz.gov/home/showpublisheddocument/14973/638888699564770000

[10] City of Buckeye Transportation Master Plan Update (December 2025). Retrieved on January 7, 2026, from https://www.buckeyeaz.gov/home/showpublisheddocument/7882/637087355580900000

D. Literature Review of City Plans — Connect Buckeye Bicycle and Pedestrian Master Plan

We begin with a discussion of the Connect Buckeye Bicycle and Pedestrian Master Plan ("Connect Buckeye," "BPMP"). The BPMP plan lays key planning groundwork to address Buckeye's need for "a safe, convenient, and connected bicycle and pedestrian network."[11]

Public workshops – connectivity prioritization. The BPMP development process included three public workshops to help guide the visioning process and develop practical goals for the plan. Through the public engagement process, participants were asked the key factors that keep them from bicycling or walking in Buckeye. The top answer to both questions was lack of connectivity to destinations, with more than one-fifth of respondents providing this answer for both bicycling and walking.[12] When asked what kind of connectivity should be prioritized, workshop participants indicated that connections to recreation including parks, open spaces and trailheads should be key priorities for bicycle and pedestrian infrastructure.[13]

Trip generators. The BPMP also emphasized connectivity through the theme of Trip Generators, including six Activity Centers (discussed further below), community facilities such as libraries, recreation centers, parks and trailheads.[14] These ideas all contribute to the building of a Buckeye cultural identity around outdoor recreation and mobility.

Goals. The goals of the Connect Buckeye plan provide connection to the City's arts and cultural goals through ideas of connectivity, engagement and the theme of outdoor recreation. Key culture-related goals are presented on the right.

Goals of Connect Buckeye

- Goal 2. Improve connectivity within the community by linking residents and visitors with activity centers, employment areas, recreational facilities, corridors and opportunities for transit.
- Goal 3. Improve convenience of the bicycle and pedestrian network to connect people with transit corridor hubs and stops.
- Goal 4. Improve awareness and use of the bicycle and pedestrian network through awareness programs, events and other public engagement activities.[15]



Source: Connect Buckeye

[11] Connect Buckeye Bicycle and Pedestrian Master Plan (2019), 1.1.

[12] Connect Buckeye, 1.14.

[13] Connect Buckeye, 1.10–14.

[14] Connect Buckeye, 3.14–3.15.

[15] Connect Buckeye, 1.4.

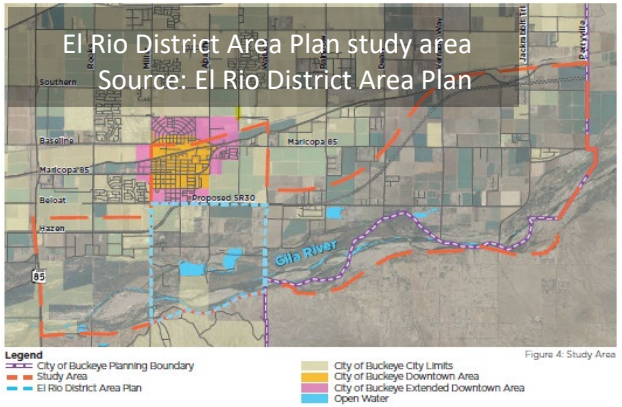
D. Literature Review of City Plans — El Rio District Area Plan

Released in 2021, the City of Buckeye's Reclaim the River; Enliven the Banks: El Rio District Area Plan, A Vision for Buckeye's El Rio District and the Gila River (El Rio District Area Plan; El Rio Plan) was developed as "one of the first attempts to support the implementation of the original 'El Rio Vision' from 1999."[16] Plan development kicked off in 2014 and included a community workshop and open house meeting.

The El Rio District area. A 3.5 square mile area including several open bodies of water,[17] the El Rio District is outlined in blue in the image on the right alongside the downtown and extended downtown areas. Main objectives of the plan are presented on the lower right.

Detailed approach for the district. The El Rio District Plan provides an outline to achieve the vision of redeveloping the area in accordance with Plan objectives.

- Claim. The idea of claiming the El Rio District includes construction of a levee to protect floodway fringe property as well as other preparations for further development.
- Integrate. Increased connectivity, both vehicular and non-vehicular, could open the space to visitors and future growth.
- Activate. This portion of the approach notes that enhanced programming will make use of the newly claimed and integrated land. Programming and infrastructure improvements should all work together to highlight the unique character of the El Rio District.[18]



El Rio District Area Plan study area
Source: El Rio District Area Plan

Objectives of El Rio District Area Plan

- Goal 1. Preserve and restore existing pristine natural habitat areas in the Gila River in Buckeye.
- Goal 2. Complement those preservation efforts with appropriately designed recreational opportunities that take advantage of open water bodies and an interconnected trail system.
- Goal 3. Establish a vision for supporting land uses along the north bank of the Gila River that celebrate the river to become a premier destination place in Buckeye.[19]

It will take an integrated network of urban and natural systems to create a new waterfront legacy for Buckeye.

El Rio District Area Plan

[16] Reclaim the River; Enliven the Backs: El Rio District Area Plan (2021), 2.

[17] El Rio District Area Plan, 4.

[18] El Rio District Area Plan,

[19] El Rio District Area Plan, 2.

D. Literature Review of City Plans — Imagine Buckeye: 2040 General Plan

The City of Buckeye, along with all other Arizona cities and counties, is required to update its general plan every 10 years. The Imagine Buckeye 2040 General Plan (Imagine Buckeye, General Plan) was approved and ratified by the City and amended in 2022.[20] To create the plan, the City performed over 75 public outreach efforts and engaged more than 3,900 community members through meetings, the project webpage and surveys or other comments.[21]

The General Plan is organized into the following three themes, each of which pertain in numerous ways to arts and culture planning. The figure on the righthand side of this page presents each of these themes, followed by the theme elements that relate to arts and culture.

- **Growth**
  - Land Use
  - Economic Development
  - Growth Areas
- **Services**
  - Public Services, Facilities, Buildings and Safety
  - Education
  - Transportation/Circulation and Bicycling
  - Recreation and Open Space
- **Stewardship**
  - Environmental Planning and Urban Design
  - Neighborhood Preservation, Rehabilitation and Healthy Communities
  - Arts and Culture

Buckeye in 2040 is an innovative, healthy, resilient, and forward-thinking community that is safe and secure with diverse employment, housing, education and business opportunities. Buckeye offers rural to urban lifestyles with a genuine sense of heritage while being good stewards of our natural resources, open spaces, and overall quality of life.

Imagine Buckeye Vision Statement

[20] Imagine Buckeye 2040 General Plan (2022), 1-1.

[21] Imagine Buckeye 2040 General Plan (2022), 1-8.

Growth

Imagine Buckeye presents growth as "essential for a healthy and vibrant community." The Growth section of the General Plan provides further details regarding how growth should be managed and directed to improve the overall Buckeye landscape over time. Land use, economic development and growth areas are all key elements of this and relate to placemaking in Buckeye.

Land use. Certain types of land use, described below, are particularly relevant to arts and culture planning in the City of Buckeye.

Neighborhoods, master planned communities (MPCs) and Area Plans. The General Plan notes that neighborhoods and master planned communities typically have their own distinct characters and that residents sometimes relate more to that identity than to a City-wide identity. The Plan also indicates that the character of future master planned communities should be considered as the City evaluates development plans for new MPCs. Specific Area Plans such as the El Rio District Area Plan (see above) are also mentioned as key to developing a distinctive Buckeye character.[22]

Activity Centers. Defined Activity Centers require additional oversight and direction by the City of Buckeye. Activity Centers "denote live, work, play areas that are vibrant mixed-use areas providing destination locations" which must be developed following a "theme," according to the General Plan. The Plan identifies six Activity Centers (see below)[23] which can help Buckeye develop and maintain cohesive placemaking and create focal points for arts and culture efforts.

Open Space. This land use is described in the General Plan as "both active parks and passive natural areas that are intended for public recreation" and which "contribute to the overall natural character and scenic beauty of Buckeye."[24] Further information regarding Buckeye's open space planning is provided in the Parks and Recreation Master Plan, described later in this appendix.

Economic development. The General Plan indicates that the City must maintain economic stability as it grows. Buckeye has experienced strong residential growth and has a resultant lower jobs-to-population ratio than Maricopa County overall. In order to keep up with population growth, the plan notes that the City must "diversify its local economy" and encourage industry growth.[25] This diversification could help Buckeye continue to develop its local culture through both financial means and the development of its non-residential infrastructure.

[22] Imagine Buckeye 2040 General Plan (2022), 2.5–2.18.

[23] Imagine Buckeye, 2.15–2.17.

[24] Imagine Buckeye, 2.17.

[25] Imagine Buckeye, 2.19–2.20.

Growth areas. Imagine Buckeye outlines both general and specific areas where the City anticipates future growth.

Generalized areas for growth. The Plan indicates an intention to focus growth in infill areas south of I-10 and north of the Gila River, expanding existing development into areas that can be served by reasonably extending infrastructure.[26] This pattern of growth will help ensure that Buckeye can continue to provide exemplary services, including arts and culture infrastructure and programming, as new areas develop.

Activity Centers. As mentioned above in the land use section, Activity Centers are a key land use category for driving art and culture in the City of Buckeye. The General Plan notes that Activity Centers should be characterized by the following:

- Ease of access using multimodal transportation;
- Proximity to existing infrastructure in order to reduce costs and promote efficiency;
- Attractiveness to private development because of nearness to existing resources and amenities; and
- Positioned as growth drivers in western Maricopa County.

The General Plan identifies the following six existing or future Activity Centers in Buckeye:

- Buckeye Highlands Activity Center;
- White Tank Mountain Resort Activity Center;
- Buckeye Airport Employment Activity Center;
- Buckeye Gateway Activity Center;
- Historic Downtown Buckeye Activity Center; and
- Buckeye Hills Activity Center.[27]



Hobo Joe statue and Buckeye Valley Museum

[26] Imagine Buckeye, 2.21.

[27] Imagine Buckeye, 2.21–2.22.

Growth goals. The General Plan also establishes growth goals as well as associated policies. Goals related to arts and culture are presented below.

- Goal G-1. To guide a pattern of land use that provides opportunities for diverse, active lifestyles and excellent quality of life.
- Goal G-4. Mixed-use land patterns are developed in appropriate areas throughout the community.
- Goal G-8. Buckeye Activity Centers are regional destinations that are developed with a concentrated mix of uses promoting a vibrant, dynamic, synergistic energy, and appropriate transitions.
- Goal G-9. Buckeye has an expansive and diverse economy.
- Goal G-10. Buckeye fosters local entrepreneurship, and its economy is supported by small firms.
- Goal G-14. Buckeye has low unemployment, is economically stable and has a high standard of living.
- Goal G-15. Buckeye is a thriving City that is an attractive destination for new growth.
- Goal G-16. Buckeye's Generalized Areas for Growth are developed in a manner that promotes the most efficient use of resources and maintains or improves the quality of life for residents.
- Goal G-19. Buckeye has attractive, high-quality, healthy neighborhoods.[28]



Buckeye City Air Fair
Source: Buckeye, AZ City Government Facebook

[28] Imagine Buckeye, 2.25–2.38.

Services

Some of the services in the City of Buckeye's General Plan relate to arts and culture goals.

Libraries and education. Imagine Buckeye notes the City's two libraries and bookmobile but also reports a need for additional library services in underserved areas of the community.[29] This could improve access to culture as well as improve overall Buckeye quality of life.

Comprehensive transportation network. The General Plan emphasizes transportation as means for connection and cohesiveness, providing "the central nervous system of the City."[30] Further details on Buckeye transportation planning are provided in the "Buckeye in Motion" Transportation Master Plan section later in this appendix.

Parks, recreation and open space. The City of Buckeye identifies four different types of parks: pocket parks, neighborhood parks, community parks and municipal sports complex. Recreation opportunities provided in the various spaces "offer residents numerous benefits to their social, physical, economic, and mental health." The General Plan also notes that Buckeye focuses on "providing a wealth of opportunities for children, particularly children from low-income families, to get the balanced and active play opportunities they need." The plan also remarks that open space increases property values and provides natural resources and scenic views,[31] which would provide benefits for both visitors and all residents. These priorities indicate the City's emphasis on providing enrichment for the whole Buckeye community, regardless of socioeconomic status.

Services goals. As with the growth section of the plan, the services section presents numerous goals supported by related policy. Goals which relate to arts and culture are presented below.

- Goal S-1. Growth in Buckeye is supported by first-rate public facilities and services.
- Goal S-3. Buckeye has a reputation of being a safe community with strong law enforcement services.
- Goal S-6. Growth in Buckeye is supported by a high-quality educational system.
- Goal S-7. Post-secondary schools in Buckeye are regarded as regional places of educational excellence.
- Goal S-8. Buckeye's educational institutions meet the needs of a growing and diverse community.
- Goal S-9. Buckeye is a connected community with an efficient multimodal transportation network
- Goal S-12. Buckeye's multimodal system provides alternatives for modes of travel.
- Goal S-14. The bicycle and pedestrian circulation system is a well-connected and maintained network, enabling access to all parts of the City.[32]

[29] Imagine Buckeye, 3.5–3.6.

[30] Imagine Buckeye, 3.6–3.7.

[31] Imagine Buckeye, 3.14–3.15.

[32] Imagine Buckeye, 3.16–3.26.

Stewardship

The General Plan indicates that stewardship extends to the natural Buckeye environment as well as built structures, including historic buildings. The plan notes that both the built and natural environments can provide many community benefits.[33]

Environmental planning and urban design. This portion of the plan indicates that City planning must emphasize sensitivity to the "unique desert environment" of the Buckeye area. This consideration of placemaking includes natural areas such as river corridors and desert monuments; it also extends to urban development, including walkability and connectivity: "the aesthetics of the vertical built environment, but also the horizontal public spaces such as streets, parks, plazas, and other gathering spaces." Paths and trails, a network which the City intends to expand in coming years, are also considered under this planning umbrella.[34] Paths and trails are further discussed in Buckeye at Play: Parks and Recreation Master Plan.

Neighborhood preservation, rehabilitation and redevelopment. The General Plan reports that many residents identify as much or more with the "unique and distinctive character" of their respective neighborhoods as with the greater identity of Buckeye. The plan notes that central planning efforts must respect the characters of individual neighborhoods as the City seeks to connect and streamline transportation.[35] The document also emphasizes the need for preservation and rehabilitation in case of neighborhood deterioration.[36]

Healthy communities. This portion of the stewardship section reiterates the need for community access to recreation and open space as well as healthy community design. Additionally, it reports public engagement as a key factor when identifying City priorities related to programing and placemaking.[37]

Arts and culture. Existing arts and cultural offerings in Buckeye reflect the "rich" history of the area. Various resources provide this connection.

Historic resources. Buckeye's historic buildings include two properties on the National Register of Historic Places: the Buckeye Union High School A-Wing and the Hassayampa Bridge, both of which were built around 100 years ago and have been restored or repaired since then. Additional historic places are joined by the Buckeye Valley Museum, which has been operated by the City since 2007.[38]

Arts in Buckeye. The General Plan reports that the Community Services Department, located in downtown Buckeye, "is a great resource for arts and culture activities" but may be hard to access for those living farther north in Buckeye.[39]

[33] Imagine Buckeye, 4.1.

[34] Imagine Buckeye, 4.2–4.3.

[35] Imagine Buckeye, 4.2–4.3.

[36] Imagine Buckeye, 4.9–4.10.

[37] Imagine Buckeye, 4.10–4.13.

[38] Imagine Buckeye, 4.13.

[39] Imagine Buckeye, 4.13–4.14.

Stewardship goals. As with the other two sections of the plan (growth and services), stewardship goals are supported by policies and other planning, much of which is detailed further in separate planning documents. The stewardship goals which relate to arts and culture planning are presented in the righthand column.

In sum, this portion of the General Plan is particularly relevant to arts and culture in Buckeye. It emphasizes the need to highlight the aesthetics of the Buckeye desert character and guard natural assets as well as preserve existing historical character and expand arts and culture services to reach the whole community.

- Goal ST-1. Buckeye is dedicated to preserving the aesthetic and environmental qualities of the desert.
- Goal ST-2. Important natural assets are protected from the man-made environment.
- Goal ST-3. Landscaping and architecture are compatible with the desert character.
- Goal ST-4. Buckeye upholds a standard of high-quality design in the built environment.
- Goal ST-5. Buckeye has a network of paths and trails that provide local and regional links.
- Goal ST-11. Neighborhoods in Buckeye are unified while maintaining their own unique character.
- Goal ST-12. Neighborhoods that are in need of rehabilitation or redevelopment are revitalized, creating vibrant places in Buckeye.
- Goal ST-14. Buckeye is an active City with programs and facilities that enable healthy lifestyles.
- Goal ST-18. The Buckeye community is celebrated through the arts, events, and programs.
- Goal ST-19. Buckeye's history is well preserved.
- Goal ST-20. Buckeye's art and culture promotes the City of Buckeye as a desirable destination for visitors and residents.
- Goal ST-22. Buckeye is a regional tourist destination.[40]

[40] Imagine Buckeye, 4.14–4.24.

D. Literature Review of City Plans — City of Buckeye Library Facilities Master Plan

The City of Buckeye Library Facilities Master Plan (Buckeye Library Master Plan, Library Plan), adopted in 2023, engaged the public with outreach including six public workshops and two online surveys.[41]

Guiding principles. Several of the guiding principles identified in the Buckeye Library Master Plan align with the development of arts and culture goals:

- 1. All residents of Buckeye are Library Patrons, to be conveyed via broad messaging at every opportunity.
- 2. One size does not fit all - success arrives via awareness plus delivery for evolving community needs.
- 3. The 21st Century Library contains broad based learning opportunities in addition to books. Libraries to prepare for a dynamic approach with flexibility and contingency as new modalities arise.
- 4. The library is often the gateway and information hub for community services, public amenities, and civic history.
- 7. A key ingredient for a timeless, and impactful library is participation by a variety of residents from all walks of life.
- 8. The library is a catalyst for social, economic, cultural, and community well-being.[42]







Buckeye Public Library Downtown Branch, Coyote Branch and Bookmobile
Source: Buckeye Library Master Plan

[41] Buckeye Library Master Plan, 1.7.

[42] Buckeye Library Master Plan, 3.2.

Toolkit for expansion. The Library Plan considers tools for expansion of library footprint and services under three broad themes.

Places. In addition to library branches and satellite branches, the Library Plan suggests the concept of co-location, or "a permanent or semi-permanent physical space for the library that is located in or adjacent to a partner's physical facility." Potential co-locating opportunities could include recreation centers, City Hall or community colleges.

Activities. As "curated moments in time," activities provide a way for existing library resources to foster learning, creativity, assistance and more. They activate places, build community and provide a catalyst for meaningful cultural connections.

Opportunities. This portion of the plan suggests future partnering opportunities, including potential partnerships with the Community Services Department, cultural institutions, local businesses, senior centers, schools and others. It also notes the possibility for expanded mobile options in Buckeye, such as a Mobile Outpost at a major trailhead or a Parks and Recreation Equipment Lending Library. The plan also suggests pop-ups, such as a temporary storefront on Main Street in collaboration with local artist installation.[43]

Native wildlife naming structure. The plan recommends that the Buckeye library system continue to name library facilities in accordance with Sonoran Desert native wildlife. The existing Coyote Branch Library, Roadrunner Bookmobile and Falcon Digital Library follow this naming convention, and the plan suggest that naming efforts should connect to Buckeye culture through native wildlife and particularly avoid incorporating the names of living people or residential developments.[44]



Buckeye Public Library events
Source: Buckeye Library Master Plan



Existing BPL Library characters
Source: Buckeye Library Master Plan

[43] Buckeye Library Master Plan, 3.9–3.14.

[44] Buckeye Library Master Plan, 3.29.

D. Literature Review of City Plans — City of Buckeye Arterial Gateway Guide

One of the key ideas to address when creating an arts and culture plan is establishing a sense of place that is visible to both residents and visitors. The City of Buckeye Arterial Gateway Guide (Gateway Guide) was developed in 2023 to help the City create "an iconic sense of place at prime locations entering the community …." The guide presents practical ways in which Buckeye can achieve "consistent identity" through the use of a "brand recognizable streetscape median."[45]

Project strategy. Two key placemaking ideas are addressed in this guide's project strategy:

- Theming. The guide used "local culture, history and the natural environment" to identify "inspirational regional materials" and worked with stakeholders to narrow down Buckeye placemaking themes to include:
  - Natural assets (river/mountain);
  - Heritage; and
  - Urban-Aviation.
- Identity materials. The guide recommends expanded placemaking by utilizing architectural materials already used in Buckeye facilities. These include materials that could have been historically collected early in the area's City's history, such as items found in natural assets like mountains and rivers, as well as early manufactured products in the area.[46]

Gateway signage. The guide presents different tiers of gateway signage for the city. The left image below presents a prototype for a higher-dollar Tier 1 gateway. This gateway signage option is intended for freeway and highway arrival locations into the city, leading to arterial and parkway corridors. [47] The right image demonstrates what this option might look like in a potential gateway space, welcoming all to the City.



Proposed Buckeye Tier 1 gateway signage

Sources: City of Buckeye Arterial Gateway Guide and Arterial Gateway Guide Prototype

[45] City of Buckeye Arterial Gateway Guide (2023), 5.

[46] Gateway Guide, 5.

[47] Gateway Guide, F1.0.

D. Literature Review of City Plans — Buckeye Downtown Specific Area Plan

On May 21, 2024, the City of Buckeye amended its Downtown Buckeye Specific Area Plan (Downtown Plan), originally created in 2023. The Historic Downtown Buckeye Activity Center[48] (Downtown Buckeye) is one of the General Plan's six proposed Activity Centers. The Downtown Plan considers Downtown Buckeye through a lens of tourism, land use, entertainment and economic development, noting that "downtowns often can function as an economic powerhouse of a community."[49]

Community engagement. Public participation for the Downtown Plan indicated that many residents see the downtown area as "unsafe, vacant, and lifeless after hours - a ghost-town after the workday ends." However, respondents expressed hope for the future of Downtown, with one participant commenting, "What I see … are businesses and buildings being restored and revitalized … I see vacant buildings with potential."[50] About 98 percent of survey respondents reported that they would like more community space in downtown Buckeye.[51]

According to the Downtown Plan, community members and leaders want Downtown Buckeye to be the "soul of the City," its "identity" and its "culture." The Downtown Plan examines how arts and culture can be integrated into the Downtown area through values (presented on the right) which are expanded upon thorough practical approaches:

- Land use and development framework;
- Public realm and street life framework; and
- Economic development and vibrancy framework.[52]

Downtown Buckeye Specific Area Plan values

Value 1: Community-focused. Foster a community-focused downtown by creating opportunities for organic and organized community gathering and grassroots economic activity to take place.

Value 2: Day and night. Create a regionally recognized and safe day-and-night destination that has attractions and activities all throughout the day focusing on play, entertainment, and nightlife.

Value 3: Active. Curate an active downtown environment that has regular foot traffic, programmed events and recreational activities.

Value 4: Mixed-use. Establish mixed-use and quality public and private downtown spaces that provide inherent flexibility for multiple purposes and changing market demands.

Value 5: Feels like home. Make downtown feel like home by celebrating the culture and heritage of Buckeye and fostering a strong sense of place through physical design and cultural events.

Value 6: Downtown for all. Build a downtown for all through accessible infrastructure, connectivity enhancements, and attractions that make Buckeye appealing to anyone and everyone.[53]

[48] Downtown Buckeye Specific Area Plan (2024), 2.

[49] Downtown Plan, 4.

[50] Downtown Plan, B6.

[51] Downtown Plan, B15.

[52] Downtown Plan, vii.

[53] Downtown Plan, 19.

Land Use and Development Framework

The Downtown Plan divides the downtown area into "Downtown West," also known as the Downtown Core, and "Downtown East," a proposed development to the east of Apache Road along Monroe Avenue. The land use framework emphasizes the value of different development areas with specific purpose, placement and character, some of which are strongly related to arts and culture. (The following page presents projected locations for each land use type.)

Parks and recreation. In this land use, "flexible and dynamic space" allows for "active and passive recreational activities and programming." These areas, exemplified by Downtown Mesa's Pioneer Park (below), would be integrated into many other use areas.

Downtown residential. This land use encourages the development of front porches and patios as well as "planting strips and shade trees to create a comfortable walking environment." This concept can allow residents to feel comfortable and visitors to feel welcomed even in residential areas of Downtown Buckeye.

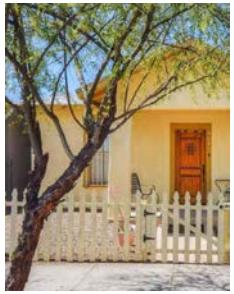
Mixed-use core. The Downtown Specific Area Plan indicates that this type of land use would make up the majority of the Downtown East area and be "centered around a community anchor."

Downtown core. This land use "focuses on dining, nightlife, entertainment, boutique hotels, civic uses (e.g., libraries and museums, though new civic uses should be concentrated in the [Downtown East] area of downtown), retail, and destinations."

Education. In addition to schools, this land use can include libraries, auditoriums and recreational spaces, including sports facilities. Such areas present an opportunity to engage in intellectual and active pursuits key to developing and encouraging the culture of Buckeye.

Arts and creativity. This land use is intended primarily for "activity that supports local arts and cultural uses" including entertainment destinations, food truck courts, art workshops and classes, galleries, breweries and other community gathering spaces, marked by "unique and artistic building designs and integration of walkable infrastructure and public spaces."[54]

Left to right: Examples of land uses including Parks and Recreation – Downtown Mesa, AZ, Pioneer Park; Downtown Residential – Tucson, AZ; Mixed-Use Core – Verrado, Buckeye; Downtown Core – Gilbert, AZ; Education – Fresno, CA; and Arts and Creativity – Flagstaff, AZ (Downtown Buckeye Specific Area Plan).





[54] Downtown Plan, 47–68.

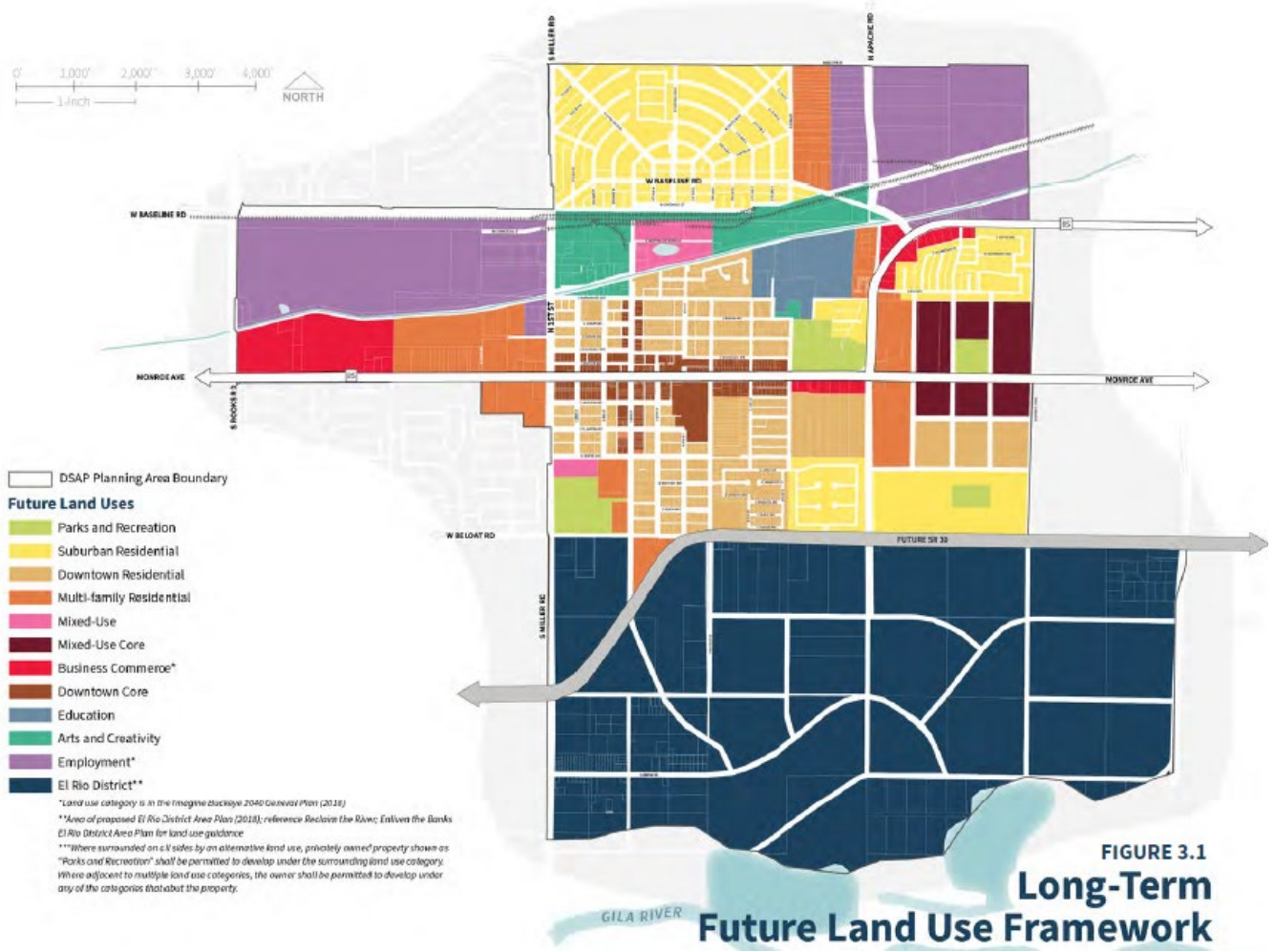


FIGURE 3.1
Long-Term
Future Land Use Framework

Source: City of Buckeye Downtown Specific Area Plan, p. 49

Public Realm and Street Life Framework

This section of the Downtown Plan "explores ideas and principles of urban design, aesthetics, and street life" with an eye toward "creating better spaces for all." Key issues discussed in this section include the need for additional shade throughout Downtown, the need to enhance a feeling of safety and encourage gathering at all times of day as well as develop consistency of "aesthetic elements throughout the entire area."[55] These concepts all contribute to placemaking, and community development which can enhance a sense of identity in Buckeye.

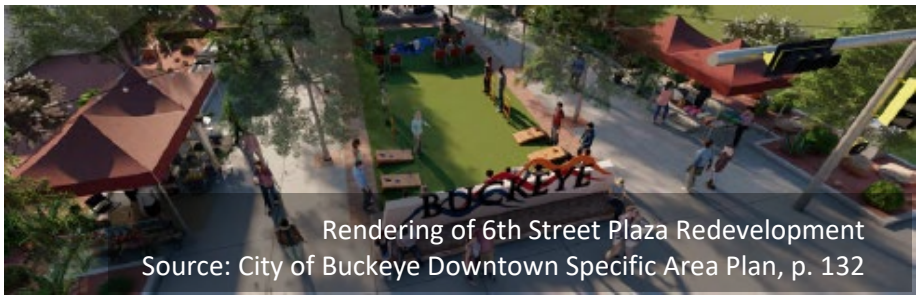
Conceptual landscape and hardscape. This portion of the plan examines likely landscape elements such as trees, succulents and other flora which both embody elements of the Buckeye natural landscape and create impactful visuals and color in the Arizona heat. It also considers hardscape elements appropriate to Buckeye's sense of character. This includes items such as benches and other outdoor furniture that mimic regional landscape forms, as well as surfaces made of decomposed granite and integral-color concrete that would incorporate well into Buckeye's sense of place.[56]

Gateways. The Downtown Buckeye Specific Area Plan identifies the need for thematic gateway entrances as "bookends that frame key corridors, locations or destinations." These landmarks denote key points of change between land use types while also helping create a distinctive identity for the City.[57] Gateway example drawings are presented on the following page.

Festival streets. The Downtown Plan presents two different ideas for festival streets which could be closed to traffic temporarily to allow for markets, shows, outdoor dining and other gathering opportunities.[58]

Public space development and redevelopment. Specific areas of Downtown were noted as possibilities for development and redevelopment to create an improved Downtown experience. These all suggest opportunities for an improved pedestrian experience and community development through site furnishings, wayfinding and landscaping and include Benbow Park, 6th Street Plaza and Buckeye Town Park.[59]

The Plan also notes possible alleyway enhancement along the south side of Monroe Avenue. This would include modifying the spaces for activation using pedestrian-scale lamps or festoon lighting, movable street furnishings and possible bollards to cut off the alleys from vehicle traffic.[60] Entrances to these alleyways could also be an ideal location to include creative, community-specific wayfinding signage, as it will be a place where pedestrians can pause and regroup in a safe environment.



Rendering of 6th Street Plaza Redevelopment
Source: City of Buckeye Downtown Specific Area Plan, p. 132

[55] Downtown Plan, 119–120.

[56] Downtown Plan, 125–126.

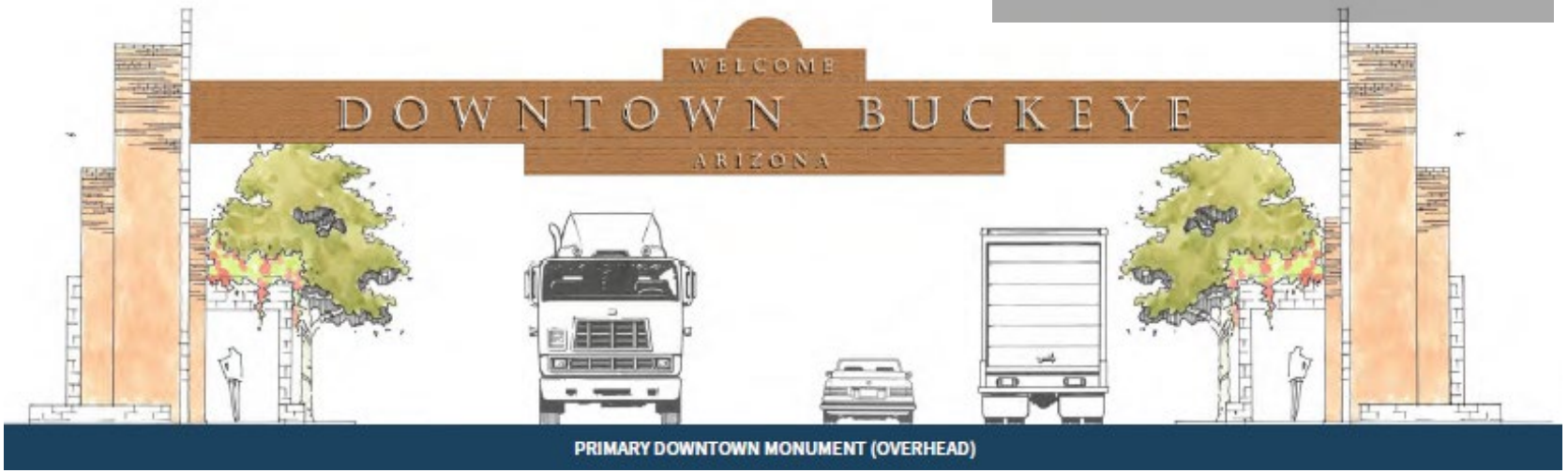
[57] Downtown Plan, 127–128.

[58] Downtown Plan, 129.

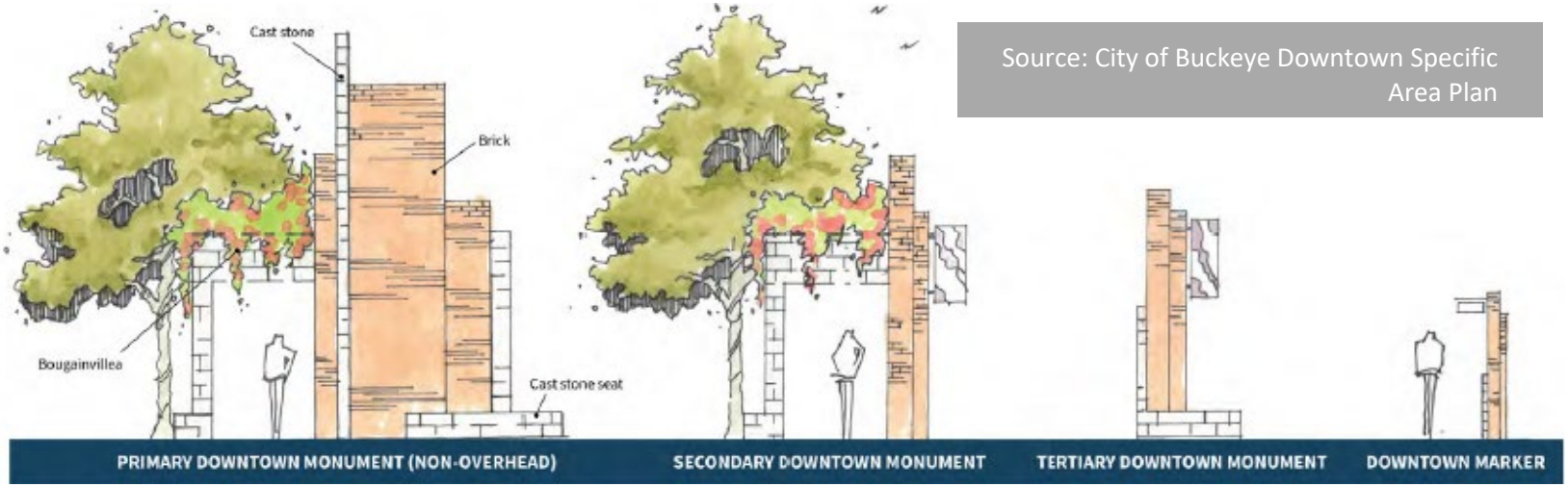
[59] Downtown Plan, 130–134.

[60] Downtown Plan, 76.

Source: City of Buckeye Downtown Specific Area Plan



Source: City of Buckeye Downtown Specific Area Plan



Economic Development and Vibrancy Framework

This portion of the Buckeye Downtown Specific Area Plan indicates that vibrancy is a key goal of downtown planning and that this contributes to economic viability and development. Key issues are identified related to this goal, including lack of identity and programming within the Downtown area. The plan recommends the following ideas to address these issues.

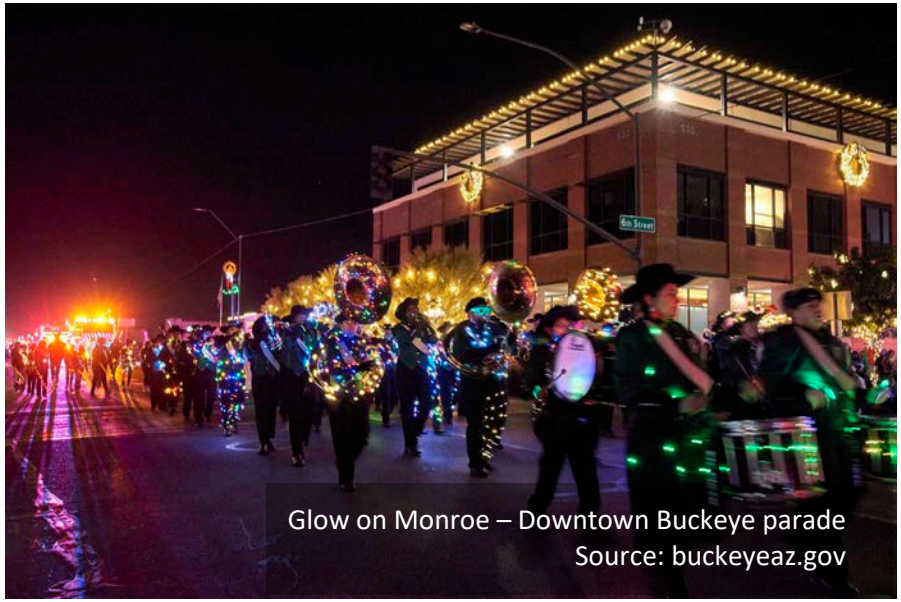
Solidify a market niche and brand. The Downtown Plan indicates the need to develop "identifiable branding and a market niche." The Plan suggests that the core of the market niche celebrate the intersection of heritage, culture, entertainment and recreation in the City.

Ensure ample entertainment and community spaces. To develop and strengthen the market niche mentioned above, the plan notes that Downtown Buckeye, like many other urban centers, must serve numerous functions, including recreation and leisure space. The Downtown Plan suggests that entertainment venues could create vibrancy as well as economic activity related to event attendance.

Enhanced marketing, promotion and events. In order to bring in the volume of foot traffic needed to sustain Downtown, marketing and promotion of events and the Downtown's brand must increase to bring awareness to improved options and opportunities.[61] Programming must increase to match the new and enhanced spaces mentioned in the Downtown Plan, which will allow for activation and could increase demand for and visibility of Downtown Buckeye's offerings.



Buckeye Days
Source: The Arizona Republic, via Buckeye Downtown Specific Area



Glow on Monroe – Downtown Buckeye parade
Source: buckeyeaz.gov

[61] Downtown Plan, 137–141.

D. Literature Review of City Plans — Buckeye City Council Strategic Plan

The Buckeye City Council Strategic Plan 2025–2028 (Council Plan) is based on an original plan which was adopted in 2022 and amended each year thereafter.[62] The plan includes goal areas, guiding principles and activities which relate to arts and culture efforts in the City.

Economic growth. This portion of the Council Plan outlines Buckeye's aspiration to build the City economically in part through creating ongoing business partnerships and other relationships. Planned activities to further this aim include:

- Drafting Gateway Activity Center (aka "The Landing") Special Area Plan (currently underway as of this writing); and
- Develop timeline and funding source for downtown streetscape enhancement.[63]

Safe and sustainable quality of life. The Council Plan emphasizes the City's desire to continue providing programming, gathering places and events to strengthen the Buckeye community. Specific arts- and culture-related activities discussed in this section of the plan include:

- Updating the Recreation, Parks, and Trails Master Plan (completed in 2025);
- Completing an Arts and Culture Master Plan (this plan, currently underway); and
- Conducting a right-of-way landscape beautification assessment (intended for 2027 as of the writing of the Council Plan).[64]

Economic growth guiding principles

- Guiding Principle 2. Continually update and refine a long-range planning that incorporates resident and stakeholder input to provide a road map for community design, strategic economic development, infrastructure and budget planning.
- Guiding Principle 5. Employ economic development strategies, including development agreements that invest in public amenities and infrastructure to enhance our quality of life and thereby drive economic growth.[65]

Safe and sustainable quality of life guiding principles

- Guiding Principle 1. Preserve and enhance the historic and cultural identity/resources that reflect the values and traditions of our community. We support and promote cultural activities that reflect our historic legacy.
- Guiding Principle 5. Foster and support initiatives and evaluate community policies, programs, gathering places, and events that promote healthy and quality lifestyles for our diverse community.
- Guiding Principle 6. Foster citywide "open space" initiatives, policies and City codes that support a clean, well-maintained, and sustainable community.[66]

[62] Buckeye City Council Strategic Plan 2025–2028 (March 2025), 2.

[63] Council Plan, 7.

[64] Council Plan, 11.

[65] Council Plan, 6.

[66] Council Plan, 10.

D. Literature Review of City Plans — Buckeye At Play: 2025 Parks and Recreation Master Plan

Buckeye at Play: 2025 Parks and Recreation Master Plan (Buckeye at Play) engaged extensively with the public, incorporating inputs from a combination of surveys, public meetings, pop-up events and other sources.[67] A key goal of the plan is to create a vision and direction for the Buckeye Community Services department.[68] Arts performances ranked among residents' highest-priority facility needs, while arts programs, arts performances, special events and festivals and family- programming were among the highest-priority programming needs. The Arts and Culture Plan can help advance these interests by:

- Expanding arts classes, performances, festivals and pop-up programming within parks, recreation centers and other Community Services facilities;
- Identifying opportunities to incorporate public art, functional art and culturally relevant design into new and renovated parks;
- Developing interpretive art and signage that communicate Buckeye's history, natural environment and community identity along trails and within parks;
- Coordinating the geographic distribution of cultural programs so residents can access activities closer to home;
- Pursuing shared-use cultural spaces and performing arts facilities through partnerships with schools and other community organizations; and
- Coordinating cultural facility feasibility studies with long-term planning for community centers, parks and recreation facilities.





[67] Buckeye at Play: 2025 Parks and Recreation Master Plan (June 2025), 55-56.

[68] Buckeye at Play, 2.

Cultural, historic and community identity. Buckeye at Play frames cultural and historic resources as essential to fostering community belonging and pride.[69] The plan emphasizes preserving architectural heritage, celebrating Buckeye's diverse cultural history, expanding education and awareness, and leveraging partnerships with organizations such as the Buckeye Main Street Coalition, Buckeye Valley Historical Society and the Buckeye Valley Museum. Historic preservation is also positioned as a tool for economic revitalization and tourism, reinforcing Buckeye's unique character as it urbanizes.[70]

Service levels and future parks. The plan recommends strategic service expansion through partnerships and coordinated land planning. Land acquisition and programming strategies emphasize flexibility, long-term sustainability, and meeting evolving recreation needs across Buckeye's growing population. Actions with the most community support include the following:

- Partner and co-locate future schools with land for a community park, recreation center and aquatics facility.
- Work with developers on opportunities to construct parks in master planned communities.
- Create a shared use performing arts space[71]



Arial view of Buckeye
Source: Buckeye at Play

[69] Buckeye at Play, 276.

[70] Buckeye at Play, 287–289.

[71] Buckeye at Play, 314.

D. Literature Review of City Plans — Buckeye in Motion: Transportation Master Plan Update

The 2025 Buckeye in Motion: Transportation Master Plan Update (Buckeye in Motion, Transportation Master Plan) provides updates to the City's 2019 Transportation Master Plan. The updated document provides transportation planning support for development indicated in the Imagine Buckeye 2040 General Plan.[72] The public involvement process for this project included an online survey evaluating public transportation perceptions that was open for two weeks in December 2023 and garnered perspectives from over 592 respondents, not including those who sent in responses by mail.[73]

Although the Transportation Master Plan is primarily focused on mobility, transportation investments also shape how residents and visitors experience Buckeye. The Arts and Culture Plan can help further transportation objectives by:

- Incorporating public art, functional art and distinctive design into transportation projects, including gateways, streetscapes, pedestrian areas, transit facilities and multi-use paths;
- Coordinating public art planning with capital improvement programs so arts opportunities can be identified early in the design of major corridors and transportation facilities;
- Using gateway art, corridor treatments and creative wayfinding to reinforce Buckeye's citywide identity while recognizing the character of individual sub-areas; and
- Engaging artists in the design of elements such as shade structures, seating, retaining walls, fencing, bicycle facilities and other visible infrastructure.

Transportation goals as drivers of Buckeye culture and economy. Buckeye in Motion's transportation goals provide further information on the goals identified in Imagine Buckeye and relate to arts- and culture-related themes including connectedness, placemaking, community development and City identity and walkability.

Activity Centers and mode prioritization. As discussed earlier in this appendix, the City has identified six Activity Centers where mixed-use development will enable a variety of commerce and recreation to occur side by side. Buckeye in Motion indicates that while main arterials and parkways should prioritize bringing vehicular traffic to those Activity Centers, once inside the centers, streets should shift toward bicycle and pedestrian priority. These areas can also function as transfer hubs for transit and should be positioned to support associated ridership.[74] Varied transportation modes to Activity Centers will also support economic development.

Transportation Goal 1. Buckeye is a connected community with an efficient multimodal transportation network.

Transportation Goal 4. Buckeye's multimodal system provides alternatives for modes of travel.

Transportation Goal 6. The bicycle and pedestrian circulation system is a well-connected and maintained network, enabling access to all parts of the City.[75]

[72] Buckeye in Motion: Transportation Master Plan Update (December 2025), 1.

[73] Buckeye in Motion (2025), 17.

[74] Buckeye in Motion (2025), 80.

[75] Buckeye in Motion (2025), 14–16.

D. Literature Review of City Plans — Key opportunities for arts and culture

Through this review of City plans and related documents, Keen Independent identified key opportunities for existing and potential initiatives that relate to this Arts and Culture Plan. Thoughtful integration of arts and culture initiatives can help support existing and future City planning efforts. Opportunities can be grouped by the following themes:

- Connectivity;
- Linking arts and culture with economic impact;
- Branding;
- Integrating the arts into future planning efforts;
- Building arts and culture into daily life and movement; and
- Identifying spaces for more arts and cultural resources.

Connectivity. The theme of connectivity is woven through all City planning documents. The City of Buckeye thoughtfully emphasizes connection through active transportation planning, shared activities and natural gathering spaces, and cultural and historical exchange. Leaning into the theme of connectivity could help in curating placemaking and identity for Buckeye.

Linking arts and culture with economic development. Based on this literature review, the City might be interested in leveraging arts and culture to foster economic development in Buckeye.

Branding and placemaking. The City is invested in presenting a clear identity to residents and others. Based on review of the planning documents, interest in branding expands beyond the City's logo to include placemaking, or planned design and interventions that highlight, or cultivate, a sense of place. For Buckeye this could include:

- Expanding nature-focused branding centered around Sonoran Desert plants, wildlife and scenery;
- Thoughtful wayfinding and placemaking, including signage, lighting and design elements; and
- Ease of access, shade and resting places and other infrastructure for bicyclists and pedestrians as Buckeye enhances its identity as an active city.

Integrating art into future planning. The Downtown Specific Area Plan is the only Activity Center planning document completed as of this writing. As other documents are written, specific, cohesive arts and culture planning measures could be woven through each of them. These could include public art planning as well as methods for partnering with cultural institutions, a future arts district or other nonprofit organizations.

Building arts and culture into daily life and movement. Buckeye has a considerable inventory of arts and culture offerings but can continue to integrate the arts more thoroughly through the following strategies:

- Building on the idea of festival streets in Downtown to encourage cultural activities throughout the area.
- Developing interpretive signage to highlight the natural environment.
- Expansion of branded interpretive signage to integrate outdoor experiences with bicycle and pedestrian activities.

Locations for arts and culture. While there are many areas of Buckeye that may benefit from more arts and cultural resources, upcoming efforts should focus on the six Activity Centers as well as the Gateways identified in planning documents.

APPENDIX E. Art in Public Places Recommended Practices — Introduction

This appendix presents best practices and policies for art in public places that are tailored to municipalities in Arizona, with relevance to fast-growing communities such as Buckeye.

The City of Buckeye can use this appendix to:

- Introduce ordinance-level public art policy informed by recommended practices;
- Scale public art policy and implementation to support rapid population growth and new development patterns;
- Activate its governance and decision-making process;
- Develop a public art program implementation manual;
- Plan for dedicated funding sources for public art; and
- Treat public art as a civic asset that requires:
  - Inventory;
  - Condition assessments;
  - Conservation planning; and
  - Lifecycle funding.

Keen Independent reviewed public art policies and procedures for the following municipalities in Arizona to inform this summary:

- Apache Junction;
- Avondale;
- Gilbert;
- Goodyear;
- Phoenix;
- Surprise; and
- Tempe.

E-1. Example of City of Buckeye's Traffic Box Program



Source: City of Buckeye.

E. Art in Public Places Recommended Practices — Definition of public art

We begin this introduction to art in public places recommended practices by defining "public art."

Scope of Public Art

Much like art itself, the term "public art" has many definitions. The right-hand column highlights a few characterizations of "public art," ranging from those that emphasize the value of public art for a community to those that focus on a more technical definition of the term. Generally speaking, "public art" is defined as an original artwork created by an artist, or a group of artists, that is accessible to members of the public. The category of public art most often evokes sculptures and murals, which are artworks painted or directly applied to a wall or other permanent structure, but it also encompasses performances and can feature any material or media. Most public art is site specific, meaning that the artist and/or curator considers the location as important context to the artwork.

Public art can be permanent, or permanently installed in a location, or temporary, which includes ephemeral art and artworks that are installed in a specific location for a limited period. While public art can be owned and maintained by museums, artists, collectors or artist estates, this appendix focuses on art managed by municipalities.

Public art in Arizona. In Arizona municipalities, public art is frequently integrated into transportation corridors, utility infrastructure and rapidly developing commercial areas, reflecting both environmental conditions and growth patterns.

Art is a part of our public history, part of our evolving culture and our collective history. It reflects and reveals our society and adds meaning to our cities. As artists respond to our times, they reflect their inner vision to the outside world and they create a chronicle of our public experience.

Association for Public Art[1]

Public art is art in any media whose form, function and meaning are created for the general public through a public process.

Patricia Phillips in Art Journal[2]

Simply put, public art is art in public spaces. The term "public art" may conjure images of historic bronze statues of a soldier on horseback in a park. Today, public art can take a wide range of forms, sizes and scales—and can be temporary or permanent. It often interprets the history of the place, its people and perhaps addresses a social or environmental issue. Public art can include murals, sculpture, memorials, integrated architectural or landscape architectural work, community art, digital new media and even performances and festivals.

Americans for the Arts[3]

[1] What is public art? Association for Public Art. Adapted from *Public Art in Philadelphia* (1992) by Penny Balkin Bach. Retrieved on March 17, 2026 from https://www.associationforpublicart.org/what-is-public-art/

[2] Patricia Phillips (Winter 1989). Temporality and Public Art in Art Journal. Retrieved on March 17, 2026 from https://www.jstor.org/stable/777018

[3] Public Art (2026). Americans for the Arts. Retrieved on March 17, 2026 from https://www.americansforthearts.org/by-topic/public-art

E. Art in Public Places Recommended Practices — Public art program overview

When a City acquires one or more examples of public art through a commission, donation or bequest, it becomes the steward of the artwork. The City, therefore, becomes responsible for its care and conservation. It also becomes accountable to ensure that the collection is both accessible to the public and that its residents are informed of, and involved in, collections development, which includes installation of the artwork in a public place and potential deaccessioning, or removal of the artwork from the collection.

Value of a Public Art Program

In fast-growing Arizona communities, public art programs play a critical role in establishing civic identity, enhancing new development, and creating a sense of place in areas experiencing rapid population growth.

Value of an ordinance-level policy. A clear art in public places policy (AIPPP) empowers and protects both the municipality and residents by offering transparency and accountability.

Benefits to the City. An AIPPP protects the municipal entity because:

- The policy ensures that the City has a transparent and consistent process for managing all facets of public art; and
- In instances of public dispute regarding a commission, accession or deaccession, a municipality can point to its policy to identify how residents were invited to provide feedback on the process and decision making.

Benefits to the public. An AIPPP protects the public by:

- Identifying how the public can get involved in the management of public art; and
- Ensuring that the City will care for an artwork that an artist, resident or community member gifts, or entrusts, to the municipality.

E-2. Joe Pagac 2026 Well Wall Mural along Verrado Way



Source: City of Buckeye.

A Two-Part Structure: Public Art Ordinance and Operational Procedures

Many emerging public art programs in Arizona begin with administrative procedures and project-based approvals, as is currently the case in the City of Buckeye. As programs mature, municipalities typically formalize these practices through adoption of an ordinance and supporting procedures. A two-part structure of an authorization policy, or ordinance, and operational procedures offers legal clarity and administrative flexibility.

Ordinance. An effective ordinance establishes the purpose of the City's public art program, as well as its scope, governance, where the program lives within City organization, funding authority and review bodies. Ordinance updates are approved by the City Council.

Operational procedures. Public art procedures, which can be organized into a handbook or a procedures manual, often cover submission requirements, selection methods, contracts, maintenance plans and review timelines. Depending on the community, an Arts Commission or the City Manager approve revisions and updates to operational procedures.

Surprise, AZ. The City of Surprise offers an example of this two-part structure because it has:

- The Surprise Municipal Code Ordinance 2016-13, which outlines the "One and One-Third Percent for Art" on capital projects;[4] and
- A Percent for Art Policies and Procedures Guide that "establishes a process for the City of Surprise's selection, placement, maintenance, contracting and funding allocations of works of art."[5]

Clarity of purpose

Effective municipal public art handbooks, or operational procedures, bolster the public art program ordinance and feature a clear statement of purpose, as exemplified below.

The purpose of the Percent for Art Policies and Procedures Guide is to establish a process for the City of Surprise's selection, placement, maintenance, contracting and funding allocations of works of art. This guide includes policies for public engagement, art project management, artist calls, maintenance and conservation, temporary and traveling artworks, deaccession procedures, donations, administration and other aspects of Percent for Art Programs.

City of Surprise, AZ, Percent for Art Policies and Procedures Guide (2023)

[4] Sec. 2-363.Ordinance 2016-13. Surprise Municipal Code (August 2, 2016). City of Surprise. Retrieved on April 22, 2026 from https://library.municode.com/az/surprise/codes/municipal_code?nodeId=PTIGEOR_CH2AD_ARTXONOIRPEPUARPR

[5] Percent for Art Policies and Procedures Guide (July 31, 2023). City of Surprise. Provided by the City of Surprise in April 2026.

E. Art in Public Places Recommended Practices — Arts Commission or Advisory Board

Most established public art programs are supported by an Arts Commission or similar advisory body. In Buckeye, this role is currently performed by the Community Services Advisory Board. As Buckeye's program evolves, the City may consider formalizing this structure into a dedicated Arts Commission or strengthening the public art authority of its existing advisory board.

Arts Commission Roles

An effective Arts Commission operates as an advisory, advocacy and stewardship body that:

- Shapes the public art program's direction by setting vision and priorities;
- Safeguarding public trust by encouraging transparency and equity; and
- Supporting, without duplicating, staff efforts regarding program implementation.

Municipalities can design their Arts Commission to serve in the way that is best suited to that community. It is important for the AIPPP to clearly outline the Art Commission's scope. The municipality can decide between the titles of an "Arts and Culture Board," "Arts Commission" or "Advisory Board" based on precedent to keep the naming and purpose of the appointed group consistent with others. Keen Independent understands that Buckey operates on an "Advisory Board" model and therefore uses "Advisory Board" in place of "Commission."

Advisory responsibility. In some cities, arts and culture advisory boards or commissions develop policies and procedures regarding arts and culture. It is more common, however, for the Advisory Board or Commission to serve in an advisory role for the City Council, who ultimately make final decisions regarding policy.

E-3. Additional panels of Joe Pagac 2026 Well Wall Mural



Source: City of Buckeye.

Arts & Culture Commission or Advisory Board Development

Commission or Advisory Board members are appointed by the Council and represent the interests of their district or neighborhood. When a Council appoints members from across the municipality, the Advisory Board members represent the perspectives of diverse residents.

Expertise. Some cities select Advisory Board members based on their arts and cultural expertise, such as in public art, arts administration, the performing arts, arts education, urban design, design, creative entrepreneurship and community organizing. As a group, Advisory Board members should reflect a broad range of expertise and experience. City leadership can identify an area of need, such as public art maintenance, and recruit members with subject-matter expertise to advise on policy recommendations or focus on ensuring that Advisory Board members represent the community as a whole.

Goodyear, AZ. The City of Goodyear's Arts and Culture Commission is comprised of nine Goodyear residents, one alternate and one Ex-Officio member. Appointed by City Council, the Goodyear's Arts and Culture Commission membership at the time of this study features several artists, one licensed architect, multiple arts educators, a non-profit leader and several business leaders."[6]

Support for local creatives. Naming a commitment to local artists in an AIPPP or the Advisory Board's mission offers clarity regarding public benefit and the municipality's focus.

Example mission and scope of an Arts Commission or Advisory Board

The Goodyear Arts & Culture Commission provides leadership in developing a community identity through the arts that embraces, celebrates and unites all of our diverse histories, beliefs, cultures and aspirations.

City of Goodyear Arts and Culture Mission [7]

"The [City of Goodyear Arts and Culture] Commission makes recommendations to Council with the goal of creating public dialogue, advancing education, and inspiring civic pride with the arts. These goals are accomplished by developing and promoting artistic excellence through:

- Public art that reflects our community's identity and values;
- Creating exciting and economically viable arts events;
- Providing advocacy for the arts in the private and public sector;
- Developing opportunities for local and emerging artists; and
- Ensuring our children attain greater academic achievement through arts education."[8]

[6] Arts and Culture Commission (2026). City of Goodyear. Retrieved on April 21, 2026 from https://www.goodyearaz.gov/government/departments/parks-recreation/arts-culture/arts-culture-commission

[7] Ibid.

[8] Ibid.

As stated in the "Scope of Public Art" section, a municipal public art program may encompass many genres of creative expression including the city's art collection, performance series and cultural events. While an Arts and Culture Advisory Board is responsible for high-level vision, strategy and advocacy, a subcommittee focused on public art can ensure that City staff are supported in managing a municipal arts collection. Buckeye's current projects, including murals and traffic box installations, already demonstrate this approach through artist-led surveys, stakeholder outreach and community engagement processes.

Subcommittees

To facilitate the Advisory Board's efficacy and impact, City Councils grant the governing body the ability to form subcommittees. These subcommittees may feature an Advisory Board member as a Chair and several members of the public to reflect relevant and diverse perspectives. Having an option to include a representative of the neighborhood in which the artwork is placed may help ensure that the artwork accurately reflects the values of the community that it would impact most directly.

Goodyear, AZ. The City of Goodyear's Arts and Culture Commission utilizes a Public Art Subcommittee to support implementation of its public art program. The subcommittee evaluates project-specific initiatives, such as the City's traffic signal cabinet art program, and develops recommendations for the annual Public Art Plan before forwarding them to the full Commission and City Council. This structure enables focused, project-level expertise while maintaining broader governance oversight.[9]

Role of Community Feedback

Many AIPPPs also state that the Arts Commission or Advisory Board is responsible for working with the municipality to gather resident input on collections management, including curation, accessioning and deaccessioning. Without the crucial step of gathering resident feedback, public art installations and deaccessions can appear to be the decisions of individual City staff members rather than reflecting the City's role as a steward of resident property and values.

Community review process for select projects. Public art often inspires passionate reactions as residents adjust to their changing landscape. Cities are more likely to encounter criticism after unveiling a new public art initiative if there is a lack of transparency in the selection process. Community involvement can build consensus for specific projects, as well as enthusiasm for arts and culture in Buckeye more broadly. Budgeting time and resources to involve and inform the community through a Public Art Committee, for instance, often saves municipalities resources in the long term. This community review process may include:

- Requesting that commissioned artists create and/or implement a community outreach plan;
- Notifying neighboring communities or business associations that may be affected by the artwork; and
- Updating the public on progress on project milestones through digital, print and social media.

[9] Public Art Subcommittee (2026). City of Goodyear. Retrieved on April 27, 2026 from https://www.goodyearaz.gov/Home/Components/Calendar/Event/10458/34?curdate=3-3-2026&curm=10&cury=2025

E. Art in Public Places Recommended Practices — Sustainable public art funding

An important strategic shift is to manage the collection as part of the City's long-term infrastructure, placemaking and beautification efforts rather than approach art in public places as a one-time expense, such as the cost of a conservation treatment on one artwork.

Sources of Funding

The most resilient art in public places programs feature diverse funding sources.

Public capital projects. Arizona municipalities commonly fund public art through percent-for-art allocations tied to CIP, providing a predictable and scalable funding mechanism aligned with infrastructure investment. Examples include:

- Phoenix, AZ. The City of Phoenix established its program through a one percent allocation of eligible CIP funds, embedding public art into streets, parks, libraries and civic facilities as part of long-term capital planning.[10]
- Surprise, AZ. The City of Surprise has a Municipal Art Fund sustained through a "One and One-Third Percent" on capital projects in addition to the City's Arts and Culture Division's Operating Budget.[11]

E-4. Example of City of Buckeye's Traffic Box Program



Source: City of Buckeye

[10] About Public Art and the Program (2026). City of Phoenix. Retrieved on April 22, 2026 from https://www.phoenix.gov/administration/departments/arts/public-art/faq.html#About_Public_Art_and_the_Program

[11] Percent for Art Policies and Procedures Guide (July 31, 2023). City of Surprise. Provided by the City of Surprise in April 2026.

E. Art in Public Places Recommended Practices — Public art maintenance

Once a municipality owns public art, it is responsible for managing its collection as a steward for the artwork entrusted to its care.

Maintenance, Conservation and Lifecycle Planning

Municipalities that include maintenance, conservation and lifecycle planning in their AIPPP, as well as conservation requirements in their contracts for commissions and accessions, are less likely to pursue deaccessioning an artwork later due to disrepair.

Visual Artists Rights Act. Under the Visual Artists Rights Act (VARA), artists retain the right to be recognized as the creator of their work, as well as "demand that his or her name be removed from a work in the event of a distortion, mutilation or other modification of the work that the artist has not consented."[12] Having a maintenance plan reduces risk that an artwork falls a condition where the artist considers removing their name, which may be cause for a City to pursue deaccessioning, or permanently removing the artwork from its collection.

Arizona-specific concerns. In Arizona, artwork lifecycle planning must account for extreme environmental conditions, including high ultraviolet exposure, heat and dust. These factors accelerate wear on materials, particularly painted surfaces such as murals and traffic box installations, requiring more frequent maintenance cycles and careful material selection. For Buckeye, artists provide a maintenance plan to City staff.

Fund allocations for maintenance. The City of Surprise, AZ, allocates 10 percent of newly contributed funds to its Municipal Arts Fund for maintenance.[13] Routine maintenance, such as annual cleaning, can prevent the need for a one-time conservation cost, which often requires contracting a licensed professional or team.

Contract requirements for conservation. When contracting an artist to produce artwork that will enter the City's collection, the municipality can require that the artist is responsible for the artwork's maintenance for a period of time. Any fees accrued for maintenance are the responsibility of the artist. This contractual obligation allows a City to see if the artwork has durability, which is crucial for outdoor art maintained through public funds.

Examples. The City of Dallas, Texas, has guidelines for public art to last without significant maintenance for around 20 years.[14] While many municipal contracts state that an artist is responsible for conservation for the first year of installation, communities like Fort Collins, Colorado, require three years of commitment from artists.[15] Given Arizona's extreme climate, Buckeye can look to proactive communities like Dallas and Fort Collins to set conservation requirements in artist contracts.

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[12] Percent for Art Policies and Procedures Guide (July 31, 2023). City of Surprise. Provided by the City of Surprise in April 2026.

[13] Ibid.

[14] Public Artist Handbook (2017). City of Dallas Office of Cultural Affairs. Retrieved August 20, 2024 from https://webfiles.clarkcountynv.gov/Public%20Art/Public%20Art%20Professional%20Education/Public-Artist-Handbook.pdf

[15] Keen Independent interview with City of Fort Collins staff on April 6, 2026.

E. Art in Public Places Recommended Practices — Art in private development

Art in private development occupies a unique policy space because it sits at the intersection of land use regulation, zoning authority, development review, property rights and community design objectives.

Planning for Art in Private Development in Arizona

As a state, Arizona has historically maintained strong protections for private property rights, which influence how municipalities structure land-use regulations and development requirements. Arizona's Private Property Rights Protection Act (Proposition 207), which passed in 2006, created additional scrutiny around regulations that may reduce property value, encouraging municipalities to carefully design development requirements and incentives.[16] As a result, Arizona cities have generally favored approaches that integrate public art through zoning, development review, negotiated development agreements or flexible compliance options rather than prescriptive mandates.

Models common in Arizona. Buckeye may look to the following examples of Arizona art-in-private-development models.

- Gilbert, AZ. The Town of Gilbert's Community Canvas program relies on partnerships among the Town, artists, businesses and property owners to install public art throughout the Heritage District. Project funding and stewardship are addressed through individual partnerships and agreements rather than an ordinance or requirement.[17]
- Avondale, AZ. The City of Avondale's Public Art in Planned Area Development (PAD) ordinance applies to commercial and mixed-use developments containing 50,000 square feet or more of net floor area. Rather than imposing a fixed percentage contribution, the ordinance integrates public art into the development design review process and requires qualifying developments to provide for the installation and maintenance of public art.[18]
- Tempe, AZ. The City of Tempe's Art in Private Development Ordinance applies to projects containing more than 50,000 square feet of commercial or office floor area. Qualifying developments must either install City-approved public art on-site or contribute an equivalent amount to the Tempe Municipal Arts Fund.[19] Offering developers multiple compliance pathways, Tempe treats public art as part of citywide community development and placemaking. Artworks installed to satisfy ordinance requirements remain privately owned and maintained unless specifically transferred to the City.

These examples demonstrate that Arizona municipalities may pursue partnership-based approaches, design-review-based approaches or ordinance-based requirements depending on community priorities, development activity, administrative capacity and legal considerations.

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[16] Jeffrey L. Sparks (2009). 51 Arizona Law Review. 211. Retrieved on June 18, 2026 from https://journals.librarypublishing.arizona.edu/arizlrev/article/id/7298/

[17] Community Canvas (2026). Town of Gilbert. Retrieved on April 22, 2026 from https://www.gilbertaz.gov/departments/economic-development/heritage-district/heritage-district-public-art

[18] Public Art Ordinance (January 2, 2018). City of Avondale. Retrieved on April 22, 2026 from https://www.avondaleaz.gov/our-city/public-art

[19] City of Tempe Art in Private Development Ordinance (1991). City of Tempe. Retrieved on April 22, 2026 from https://www.tempe.gov/government/community-services/arts-culture-history/tempe-public-art/art-in-private-development

Maintenance of Art in Private Development

Approaches to maintaining art in private development largely vary by state. Many California municipalities, for instance, have art in private development ordinances that require in-lieu fee structures and municipal public art review criteria that support long-term ownership and maintenance.[20] Arizona municipalities generally do not assume long-term conservation responsibility for art on private property. As seen across the examples of Avondale, Gilbert and Tempe, the private property owner is responsible for artwork maintenance, conservation insurance and possible removal. As federal law, the already discussed Visual Artists Rights Act (VARA) applies to art in private development.

Buckeye should be cautious about accepting conservation obligations for art located on private property. Otherwise, the City may inadvertently create a long-term maintenance liability for assets it neither owns nor controls.

Apache Junction, AZ. The City of Apache Junction has adopted one of Arizona's most comprehensive public art ordinances, applying to both public projects and qualifying private development, that includes maintenance, conservation and replacement requirements

Overview of ordinance. Under the ordinance, new commercial, mixed-use and multifamily developments are generally required to either install publicly accessible art on-site or contribute an equivalent amount to the City's Art in Public Places Fund (APPF) of about one percent building construction costs.[21]

Maintenance requirements. The City of Apache Junction requires owners of privately developed public art to maintain the artwork, carry insurance, replace artwork if it is removed or destroyed and comply with the Visual Artists Rights Act (VARA) when modifying or removing art. The ordinance also authorizes replacement artwork or payment into a public art fund if artwork is removed.[22]

For Buckeye, Apache Junction offers a particularly useful model because it demonstrates how a municipality can integrate public art into private development while avoiding long-term maintenance liabilities for privately owned artwork. At the same time, it establishes clear expectations regarding maintenance planning, public accessibility, conservation review and possible transfer of ownership should the artwork enter the municipal collection.

[20] In San Francisco, CA, developers are subject to the Privately-Owned Public Open Space and Public Art requirements (Section 429 of the City's Planning Code) to preserve and maintain on-site public art for the lifespan of the building on top of a 1% Art Program that requires all projects involving new building, or the addition of 25,000 square feet or more in the Downtown and nearby neighborhoods to provide public art equal to at least 1% of the total construction cost. San Francisco Planning (2026) Retrieved on June 18, 2026 from https://sfplanning.org/privately-owned-public-open-space-and-public-art

[21] Ordinance 1477 Art in Public and Private Developments (2019). City of Apache Junction. Retrieved on June 18, 2026 from https://apachejunctionaz.gov/DocumentCenter/View/29819/1-13-4-Art-in-Public-and-Private-Developments

[22] Ibid.

E. Art in Public Places Recommended Practices — Summary

In summary, the strongest public art programs are built upon:

- Clear policy and implementation procedures;
- Alignment with growth and development patterns;
- Reliable funding; and
- Proactive and sustainable asset management.

Recommended Actions

The following policy revisions, procedures and mindset shifts can support the City of Buckeye in managing its public art program.

Policy. Keen Independent recommends developing a formal public art ordinance to formalize existing procedures. This ordinance is an opportunity to introduce a percent for art tied to the Capital Improvement Program (CIP) and establish a public art fund where a percentage of contributions is allocated towards maintenance at an as needed basis.

Governance. The City currently has a Community Services Advisory Board and an Arts and Culture Subcommittee. In addition to activating Subcommittee membership to highlight subject matter expertise and perspectives of neighborhoods particularly affected by planned public art initiatives, the City can explore developing the Subcommittee into an Advisory Board as arts and culture become more integral to Buckeye's identity and City planning.

Funding. Keen Independent recommends approaching public art funding as integral to developing and sustaining the City's long-term infrastructure. This recommendation includes:

- Exploring a percent for art tied to CIP;
- Adopting an annual arts and culture workplan, which includes public art, that is tied to the CIP;
- Evaluate opportunities to integrate public art requirements into private development; and
- Consider establishing a dedicated public art fund and maintenance reserve.

For Buckeye, which is experiencing rapid population growth and expanding infrastructure investment, a percent-for-art model tied to Capital Improvement Program (CIP) would align cultural investment with physical development.

Management. Effective public art programs have clear administration. Keen Independent recommends that the City:

- Formalize existing procedures into a comprehensive implementation manual;
- Establish a centralized inventory, tracking system and maintenance standards for public art assets; and
- Clearly define ownership and maintenance responsibility, such as in instances of art in private development. If art is installed within Homeowners Association (HOA) common areas, the City can require that the HOA accepts maintenance responsibility through recorded covenants or governing documents before project approval.