



PLEASE SILENCE ALL ELECTRONIC COMMUNICATION DEVICES. THANK YOU.

**NOTICE OF POSSIBLE QUORUM OF THE BUCKEYE CITY COUNCIL
A MAJORITY OF THE CITY COUNCIL MAY ATTEND THE REGULAR MEETING OF THE
BUCKEYE PLANNING AND ZONING COMMISSION BUT NO LEGAL ACTION CAN OR WILL BE
TAKEN BY THE CITY COUNCIL.**

**CITY OF BUCKEYE
PLANNING AND ZONING COMMISSION
SEPTEMBER 22, 2026
AGENDA**

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

****Live streaming will be available via YouTube****

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.

1. CALL TO ORDER/PLEDGE OF ALLEGIANCE/ROLL CALL

2. MINUTES

2.A [Approval of the minutes from the September 8, 2026 Planning and Zoning Commission regular meeting.](#)

Staff Liaison: Keri Hernandez, Management Assistant, khernandez@buckeyeaz.gov, (623.) 349-6211

3. REGULAR AGENDA

3.A [BUCKAZ0281 - Conditional Use Permit \(PLZU-26-0001\) - Conduct a public hearing and approve a Conditional Use Permit for a cell tower within a total lease area of 1,876 square feet located west of the northwest corner of South Miller Road and West Broadway Road, subject to conditions a-e.](#)

Staff Liaison: Patricia Cooley, Planner II, pcooley@buckeyeaz.gov, (623) 349-6233

3.B [Elianto - Major Community Master Plan \(CMP\) Amendment \(Case No. PLZZ-26-0003\) - Conduct a public hearing and recommend approval to the Mayor and City Council of a Major Amendment](#)

to the approximately 3,931-acre Elianto Community Master Plan (CMP), removing approximately 2,771 acres 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.

Staff Liaison: Ken Galica, Planning Manager, kgalica@buckeyeaz.gov, (623) 349-6214

- 3.C** The Cascade - Planned Area Development (PAD) - PLZZ-25-0014: Conduct a public hearing and recommend approval to the Mayor and City Council of a rezoning of 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 from Planned Community (PC) with Elianto Community Master Plan (CMP) Overlay to Planned Area Development (PAD), establishing a new master planned community framework allowing up to 11,600 dwelling units and between 30 and 115 acres of non-residential development, together with associated land use, development, design, open space, circulation, infrastructure, and administrative standards.
- Staff Liaison: Ken Galica, Planning Manager, kgalica@buckeyeaz.gov, (623) 349-6214

4. COMMENTS FROM THE PUBLIC

Any members of the audience may comment on non-agenda items. However, State Open Meeting Law does not permit the Commission to discuss items not specifically on the agenda. The Commission may direct inquiries to City staff.

Action Required: None

5. PLANNING MANAGER REPORT AND SUMMARY OF CURRENT EVENTS

6. PLANNING AND ZONING COMMISSION SUMMARY OF CURRENT EVENTS

Any regular or alternate Commissioner or Council Liaison may present a brief summary on current events

Action Required: None; there will be no discussion, deliberation, proposals, or legal action.

7. ADJOURNMENT

CITY OF BUCKEYE
Regular Planning & Zoning Commission
PLANNING ACTION REPORT

MEETING DATE: 09/22/26	AGENDA ITEM: 2.A. MINUTES
DATE PREPARED: 09/18/26	DISTRICT NO.:
STAFF LIAISON: Keri Hernandez, Management Assistant, khernandez@buckeyeaz.gov, (623.) 349-6211	
DEPARTMENT: Development Services	AGENDA ITEM TYPE: Minutes

ACTION/MOTION: (This language identifies the formal motion to be made by the Voting Members)
Approval of the minutes from the September 8, 2026 Planning and Zoning Commission regular meeting.

SUMMARY

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

ATTACHMENTS:

[09.08.2026.PZC.MinutesDRAFT.pdf](#)



CITY OF BUCKEYE
PLANNING AND ZONING COMMISSION
REGULAR MEETING MINUTES
SEPTEMBER 8, 2026

City Council Chambers
530 East Monroe Avenue
Buckeye, AZ 85326

****Recording of this meeting is available via YouTube****

1. CALL TO ORDER/PLEDGE OF ALLEGIANCE/ROLL CALL

Chairperson Ted Burton called the meeting to order at 6:00 p.m.

Members present: Chair Ted Burton, Commissioner Rebecca Puppe, Commissioner Gina Ragsdale, Commissioner Deanna Kupcik, Vice Chair Anthony DiMascio, Commissioner Donald Bassler, Commissioner Sebastian Trupiano, Alternate Charles Hester

Members absent: Alternate Les Manuel

Staff present: Planning Manager Ken Galica, City Attorney Tosca Henry, City Traffic Engineer Anissa Gerard, Management Assistant Keri Hernandez

2. MINUTES

2A. APPROVAL OF MINUTES FROM THE JULY 28, 2026 PLANNING AND ZONING COMMISSION REGULAR MEETING.

A motion was made by Commissioner Trupiano and seconded by Commissioner Bassler to approve minutes as presented. Approval 7-0. Motion carried.

3. REGULAR AGENDA

3A. MONTE VERDE – MAJOR COMMUNITY MASTER PLAN (CMP) AMENDMENT – PLZZ-24-0013

Planning Manager Ken Galica presented and was available to answer questions from the Commission.

Applicant Jeff Blilie presented and was available to answer questions from the Commission.

Commissioner Trupiano asked what the standard is for open space. Mr. Galica indicated that the open space would depend on the specific use and density. Mr. Trupiano asked what the plan for the bridge is at the Warner and Miller intersection. City Traffic Engineer Anissa Gerard informed the Commission that the crossing in question is currently under design as part of a CIP project that will extend from Lower Buckeye to Broadway. Mr. Trupiano asked who the property owner is for the northeast portion of the project. Mr. Galica informed the Commission that the city owns that specific land in question will be maintained by the city.

Commissioner Bassler commended the applicant for listening to the community and making significant modifications and stressed his concerns with the shortage of schools in Buckeye.

Commissioner Puppe spoke of her concerns with inadequate schools and commended the modifications made by the developer.

Chair Burton commended the developer for accommodating the requests made at the neighborhood meeting.

A public hearing opened at 6:29 p.m.

Resident Tracy Wolfe spoke of her concerns with three-story multi-family units and higher density of the proposed amendment.

Resident Frank Gait spoke of his gratitude that the developer and applicant listened to the neighboring Westpark community and modified components of the amendment.

With there being no additional comments, the public hearing closed at 6:34 p.m.

Mr. Galica informed the Commission that staff worked with the applicant to place the apartment structures towards the interior of the project, away from the perimeter, and there would be a six-foot wall separating

the two communities. Mr. Blilie indicated that access points to Warner would be addressed at the platting stage of the project. Ms. Gerard informed the Commission that the Traffic Impact Analysis did analyze the access to Warner and was found to work safely and operate efficiently.

Commissioner Trupiano asked for clarification on the west boundary. Ken informed the Commission that a street is along the western border between this project and neighboring Westpark.

A motion was made by Commissioner Kupcik and seconded by Commissioner Bassler to recommend approval to the Mayor and City Council as presented subject to conditions 'a-z'. Approval 7-0. Motion carried.

4. COMMENTS FROM THE PUBLIC

None

5. PLANNING MANAGER REPORT AND SUMMARY OF CURRENT EVENTS

Ken Galica informed the Commission that the Planned Area Development for a project formerly known as Elianto, will be on the next Planning and Zoning Commission regular agenda

6. PLANNING AND ZONING COMMISSION SUMMARY OF CURRENT EVENTS

None.

7. ADJOURNMENT

With there being no further business, Chair Burton adjourned the meeting at 6:42 p.m.

Ted Burton, Chairperson

ATTEST:

Keri Hernandez, Management Assistant

I hereby certify that the foregoing is a true and correct copy of the Planning and Zoning Commission Regular Meeting held on the 8th day of September 2026. I further certify that a quorum was present.

Keri Hernandez, Management Assistant

CITY OF BUCKEYE
Regular Planning & Zoning Commission
PLANNING ACTION REPORT

MEETING DATE: 09/22/26	AGENDA ITEM: 3.A. BUCKAZ0281 - Conditional Use Permit - PLZU-26-0001
DATE PREPARED: 09/18/26	DISTRICT NO.: 3
STAFF LIAISON: Patricia Cooley, Planner II, pcooley@buckeyeaz.gov, (623) 349-6233	
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 Voting Members) BUCKAZ0281 - Conditional Use Permit (PLZU-26-0001) - Conduct a public hearing and approve a Conditional Use Permit for a cell tower within a total lease area of 1,876 square feet located west of the northwest corner of South Miller Road and West Broadway Road, subject to conditions a-e.

SUMMARY

PROJECT DESCRIPTION:

Sam Gudino, Public Safety Towers Company, representing AT&T Mobility, on behalf of Spiker Holdings Buckeye LLC is requesting approval of a Conditional Use Permit to allow for a cell tower on approximately 1,876 total square feet lease area located west of the northwest corner of South Miller Road and West Broadway Road. The total lease area consists of one 256 square foot lease area at the southwest corner of the parcel for the tower and one 1,620 square foot lease area for the associated equipment at the northeast corner of the parcel. The Conditional Use Permit was reviewed by staff under the Development Code in effect at the time of the Pre-Application meeting as requested by the applicant under the provision of Section 1.8.2.A.1.a of the Development Code.

BENEFITS:

The subject cell tower will provide better cell phone coverage for the current and future residents and businesses within this area of the City of Buckeye.

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

ATTACHMENTS:

[PLZU-26-0001-Staff Report](#)

[Exhibit A - PLZU-26-0001 BUCKAZ0281 Conditional Use Permit - Vicinity Map - PZ20260922.pdf](#)

[Exhibit B - PLZU-26-0001 BUCKAZ0281 Conditional Use Permit - Zoning Map - PZ20260922.pdf](#)

[Exhibit C - PLZU-26-0001 BUCKAZ0281 Conditional Use Permit - General Plan Land Use Map - PZ20260922.pdf](#)

[Exhibit D - PLZU-26-0001 BUCKAZ0281 Conditional Use Permit - Narrative - PZ20260922.pdf](#)

[Exhibit E - PLZU-26-0001 - BUCKAZ0281 Conditional Use Permit - Proposed Site Plan and Elevations - PZ20260922.pdf](#)

[Exhibit F - PLZU-26-0001 - BUCKAZ0281 Conditional Use Permit - Citizen Participation Report - PZ20260922.pdf](#)



CONDITIONAL USE PERMIT

Report to the Planning and Zoning Commission

CASE NUMBER: PLZU-26-0001
TITLE: BUCKAZ0281
MEETING DATE: September 22, 2026

Applicant: Sam Gudino, Public Safety Towers Company
Owner: Spiker Holdings Buckeye LLC
Request: Conditional Use Permit to allow a new multi-carrier telecommunications facility, which includes a 75-foot faux broadleaf tower within a 256-square foot lease area and a separate 1,620-square foot lease area with an enclosure for associated equipment within an eight-foot two-inch screen wall.
District: 3
Location: West of the northwest corner of South Miller Road and West Broadway Road at 4290 South Miller Road.
Lease area size: Total 1,876-square feet
Public input: A neighborhood meeting was held on May 21, 2026 at 6:30 p.m. No residents attended, see Exhibit F. All required public hearing notices were completed.
Recommendation: Approval with conditions

PROJECT DESCRIPTION

1. Sam Gudino of Public Safety Towers Company, representing AT&T Mobility on behalf Spiker Holdings Buckeye LLC is requesting approval of a Conditional Use Permit (CUP) located at 4290 South Miller Road to accommodate a new multi-carrier telecommunications facility. The telecommunications facility is proposed to include a tower with a height of approximately 75-feet excluding fronds and a separate equipment compound within a 1,620-square feet leased area. This application included a request under the provision of Section 1.8.2.A.1.a of the Development Code that this project be reviewed under the Development Code in effect at the time of the Pre-Application meeting.
2. The associated proposed Site Plan utilizes the existing lot to provide for one parking space as required by the Development Code, see Exhibit E.
3. The proposed faux broadleaf cellular tower is approximately 80-feet in height including fronds and has been designed to accommodate one AT&T array with one additional future carrier. The tower is proposed to feature a natural bark color and texture treatment. The associated equipment facility will be screened with an eight-foot CMU wall with a two-inch cap. Landscaping will be provided around the base of the tower as well as the equipment compound to match the existing development landscaping.
4. The location of the proposed tower is currently an existing landscape area at the southwest corner of the existing Skyview High School; landscaping consistent with the development is proposed to be installed to replace this landscaping. The separate equipment compound is proposed at the northeast corner of the existing Skyview High School. Five parking spaces are proposed to be removed for this structure. The parking calculations submitted with the proposed Site Plan indicate there are 103 spaces required for the existing uses with 105 spaces available after accounting for the removal of five parking spaces.
5. The City of Buckeye Development Code requires approval of a CUP for all new telecommunication facilities in the Commercial Center zoning district. The purpose of a CUP is to allow for an additional layer of review for uses that have widely varying operational characteristics to ensure appropriate measures are incorporated on a case-by-case basis to minimize potential adverse impacts of the use.

AREA CONTEXT

6. The subject lease area is located west of the northwest corner of West Broadway Road and South Miller Road on existing parcel 504-26-975.

Table 1: Existing Land Use, General Plan Designation, and Zoning District

	LAND USE	GENERAL PLAN	ZONING
Subject Property	Commercial Village on Broadway Retail Center	Neighborhood	Commercial Center (CC)
North	Northwood Park Estates Residential Subdivision	Neighborhood	Rural Residential (RR)
South	Commercial Village on Broadway Retail Center and Agricultural (Copper Falls)	Neighborhood and Master Planned Community	Commercial Center (CC) Planned Community (PC) with Copper Falls CMP Overlay
East	Commercial Village on Broadway Retail Center	Neighborhood	Commercial Center (CC)
West	Northwood Park Estates Residential Subdivision	Neighborhood	Rural Residential (RR)

PUBLIC PARTICIPATION SUMMARY

7. All required notifications of this public hearing were completed over fifteen (15) days in advance of the meeting date, as shown below, see Exhibit F.
8. A neighborhood meeting, providing an opportunity for interested parties to learn more about the request, was held on May 21, 2026, at 6:30 p.m. at 508 East Monroe Avenue. As required by the Buckeye Development Code, written notices to property owners within 300 feet of the subject site were mailed on May 1, 2026, over fifteen (15) days prior to the date of the meeting.
9. No residents attended the neighborhood meeting. Neither the Applicant nor Staff have received feedback pertaining to this request.

Notification Element	Date
Neighborhood Meeting Notice - Mailing to Property Owners within 300 feet	05/01/2026
Planning and Zoning Commission Meeting Notice - Mailing to Property Owners within 300 feet	09/01/2026
Planning and Zoning Commission Meeting Notice - Newspaper Ad	09/02/2026

BACKGROUND

10. *October 18, 1992:* The Mayor and Council approved an annexation under Ordinance 8-92.
11. *February 4, 2003:* The Mayor and Council approved a rezone to Commercial Center (CC) under Ordinance 04-03.
12. *November 13, 2025:* The applicant held a Pre-Application Conference (PAC) with staff under Case PLZM-25-0110.
13. *May 21, 2026:* A neighborhood meeting was held at 508 East Monroe Avenue.

ANALYSIS*General Plan*

14. The subject property is designated as Neighborhood in the General Plan, see Exhibit B. This land use designation denotes areas that have a broader range of residential development than Rural, including low to high density. Neighborhood development may include single-family units (attached and detached), and multi-family units, such as apartments and condominiums. Residential land uses in excess of one du/ac are permitted in this designation. This land use designation may also include other integrated land uses that support neighborhood functions and contribute to the health and livability of neighborhoods. The proposed cell tower would provide improved cell phone coverage, in support of neighborhood functions, health, and livability and would be in compliance with the General Plan Neighborhood Land Use designation.

Zoning

15. The existing zoning, Commercial Center (CC), is an obsolete zoning district designed to accommodate a variety of commerce and specialized development, including commercial uses that comprise the Central Business District of the City, see Exhibit C.
16. The CC Zoning District requires a CUP for a new telecommunications facility.

Conditional Use Permit Review Criteria

17. The purpose of the CUP is to ensure that certain specified uses, by nature of their physical or operational characteristics, or impact on the traffic of adjoining streets, can be designed and developed in a manner that promotes compatibility with the surrounding area, consistency with the Buckeye General Plan, and that the use is not injurious to the health, safety, and general welfare of the community.

18. Per the 2025 Buckeye Development Code Section 3.2.2.I.3, all new telecommunication facilities must comply with the following standards:
- a. Towers shall only be permitted if evidence of need has been produced by the applicant.
 - i. The applicant indicated there are no existing towers or structures located within the geographic area required to meet engineering, capacity, or technical requirements, see Exhibit D.
 - ii. The AT&T indoor signal strength (RSRP) maps indicate a higher indoor signal strength with the proposed tower, see Exhibit D.
 - b. The base maximum height for towers is 75-feet in the CC zoning district. The height for a freestanding tower must be measured from grade at the base of the tower to the highest point on the tower structure, including any installed antennae and lighting and supporting structures, but not including any palm fronds or other stealth application. A new tower may exceed the base maximum height if designed to accommodate one additional user's equipment for every 25-feet of tower height above the base maximum height. The maximum bonus height allowed for co-location is 200-feet for CC zoning districts.
 - i. The proposed design includes one AT&T array with one additional future carrier antenna array. The total height allowance with one colocation is 100 feet. The applicant is proposing a 75-foot tower, under the allowable 100 feet, see Exhibit E.
 - c. All freestanding towers must be set back from any residential property boundary a distance equal to the height of the proposed tower.
 - i. The proposed tower is located approximately 79-feet from the nearest residential property boundary to the east, exceeding the 75-feet minimum, see Exhibits A and E.
 - d. The base of the tower and each guy anchor must be surrounded by a fence or wall at least eight feet in height that effectively screens the view of the tower compound and accessory facilities from view from adjacent streets and properties.
 - i. The proposed tower location is at the southwest corner of the building and is proposed to mimic a faux broadleaf tree with additional stealth features to further disguise the tower as a broadleaf tree. Additional landscaping is proposed around the base to provide additional screening, see Exhibit E.
 - ii. The proposal includes an eight foot wall around the equipment compound to match the architecture of commercial development, see Exhibit E.

- iii. The proposal incorporates stealth methods intended to mimic a broadleaf tree and blend into the trees within the residential community to the west and north of Village on Broadway.
 - e. All tower sites shall be served by a driveway from a public street and said driveway shall be paved with an all-weather surface. However, sites in areas of restricted street access may be served by driveways from paved public or private parking lots. Any existing tower site that uses an unpaved driveway to access a public street, and which driveway allows the deposit of dirt, gravel or similar material to be deposited on the public streets during rain conditions, shall be considered a public nuisance, and may be abated in accordance with the general ordinances dealing with nuisance abatement.
 - i. The proposed tower site access utilizes existing Village on Broadway paved drive aisles and existing paved parking spaces, see Exhibit E.
19. Section 8.7.1.B of the Buckeye Development Code (BDC) outlines the applicable criteria for evaluating a CUP. The Development Services Department must review applications and make a recommendation for approval or denial to the Planning and Zoning Commission based on the following criteria (staff responses in *Italic*):
- The proposed use is consistent with the General Plan and all applicable provisions of this Development Code and applicable state and federal regulations;

The proposed use and design of the proposed telecommunications facility are compliant with the provisions of the Development Code, including, but not limited to, all use specific standards in Section 3.2.2.I. Staff will ensure full compliance with the Development Code at time of Site Plan approval.
 - The proposed use is consistent with the purpose and intent of the zoning district in which it is located and any applicable use-specific standards in Article 3 of this Development Code;

A telecommunications facility is a permitted use in the Commercial Center (CC) Zoning District with a CUP. The applicant has met the burden of proof that a new facility is needed in this location due to a gap in coverage in this area. Additionally, the proposal meets or exceeds all use-specific standards of Section 3.2 of the Development Code.
 - The proposed use is compatible with adjacent uses in terms of scale, site design, and operating characteristics (such as, but not limited to, hours of operation, traffic generation, noise, odor, dust, and other external impacts);

The proposed telecommunications facility is compatible with the surrounding area as it features a stealth design with a screen wall that conceals the equipment and matches the aesthetics of the surrounding development. The setback of the proposed location will meet the required setback from adjacent residential property to the west and north. Traffic generated will be limited to occasional work trucks accessing the site for maintenance during regular business hours. Noise will be limited to a backup generator, producing minimal sound. The site will be accessed via existing paved shopping center access.

- Any significant adverse impacts anticipated to result from the use will be mitigated or offset to the maximum extent practicable;

The faux broadleaf tree and design of the equipment compound screen wall is intended to blend unobtrusively into the existing built environment and proposed landscaping.

- Facilities and services (including sewage and waste disposal, water, gas, electricity, police and fire protection, and roads and transportation (as applicable) will be available to serve the subject property while maintaining adequate levels of service for existing development;

The subject property is currently receiving all the aforementioned services, with no impact on these services due to the proposed facility for the existing development.

- Adequate assurances of continuing maintenance have been provided; and

The City Buckeye Development Code requires the tower is maintained in compliance with the standards contained in the applicable Building Codes and standards for towers established by the Electronic Industries Associated. AT&T has agreed to Conditions of Approval, including that the facility shall be in compliance with any and all applicable federal, state, and local requirements.

- Any significant impacts on the natural environment will be mitigated to the maximum extent practicable.

There will be minimal to no adverse effects on the natural environment. Any significant adverse impacts will be mitigated to the fullest extent possible.

20. In the event of noncompliance by the applicant with the CUP or any conditions of approval, or if the conditional use is not in operation within two years after the date of its approval, the Planning and Zoning Commission may initiate proceedings to review the CUP. Such review shall occur in the same manner as the original approval, and upon

completion of such review the Planning and Zoning Commission may revoke the CUP or amend the original approval.

RECOMMENDATION

21. Staff recommends the Planning and Zoning Commission motion for **approval** of PLZU-26-0001, subject to conditions a – e, for the following reasons:

- Conformance with the Buckeye General Plan;
 - Conformance with the CUP standards outlined in the Buckeye Development Code;
 - The use is consistent with the character of the area; and
 - No outstanding issues for reviewing departments (Engineering, Fire, Public Works, Community Services, Police, Water Resources, and Development Services).
- a. The use shall substantially conform to the Project Narrative (Exhibit D) consisting of 16 pages stamped received JUN 9 2026, except as modified by the following stipulations.
 - b. In accordance with Section 8.7.1.C.2 of the Buckeye Development Code, should the use cease operation for a period longer than one year, then the permit shall be considered void.
 - c. Any damaged leaves and branches must be replaced promptly to ensure the broadleaf tree always appears full and maintains a complete and effective concealment of all pole mounted equipment.
 - d. The telecommunications facility shall be in compliance with any and all applicable federal, state and local requirements while in operation.
 - e. 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 a result of this approval.

EXHIBITS

Exhibit A – Vicinity Map

Exhibit B – General Plan Land Use Map

Exhibit C – Zoning Map

Exhibit D – Narrative

Exhibit E – Proposed Administrative Site Plan With Elevations

Exhibit F – Citizen Participation Report

Prepared by:

Patricia Cooley, Planner II

Reviewed by:

Adam Copeland, Deputy Director of Planning



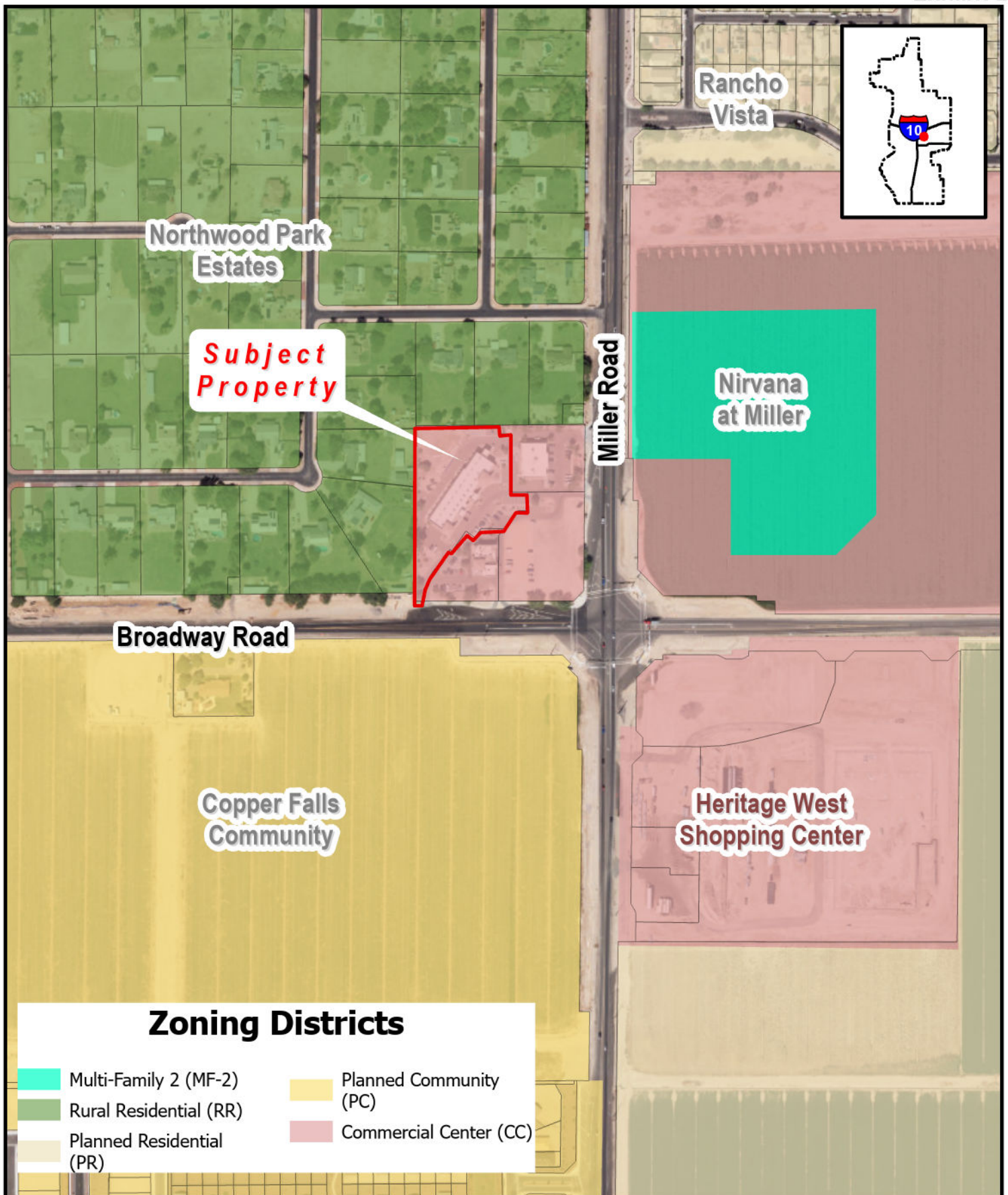
VICINITY MAP



PLZU-26-0001

BUCKAZ0281 Conditional Use Permit- Yuma Road & Dean Road
Council District #3



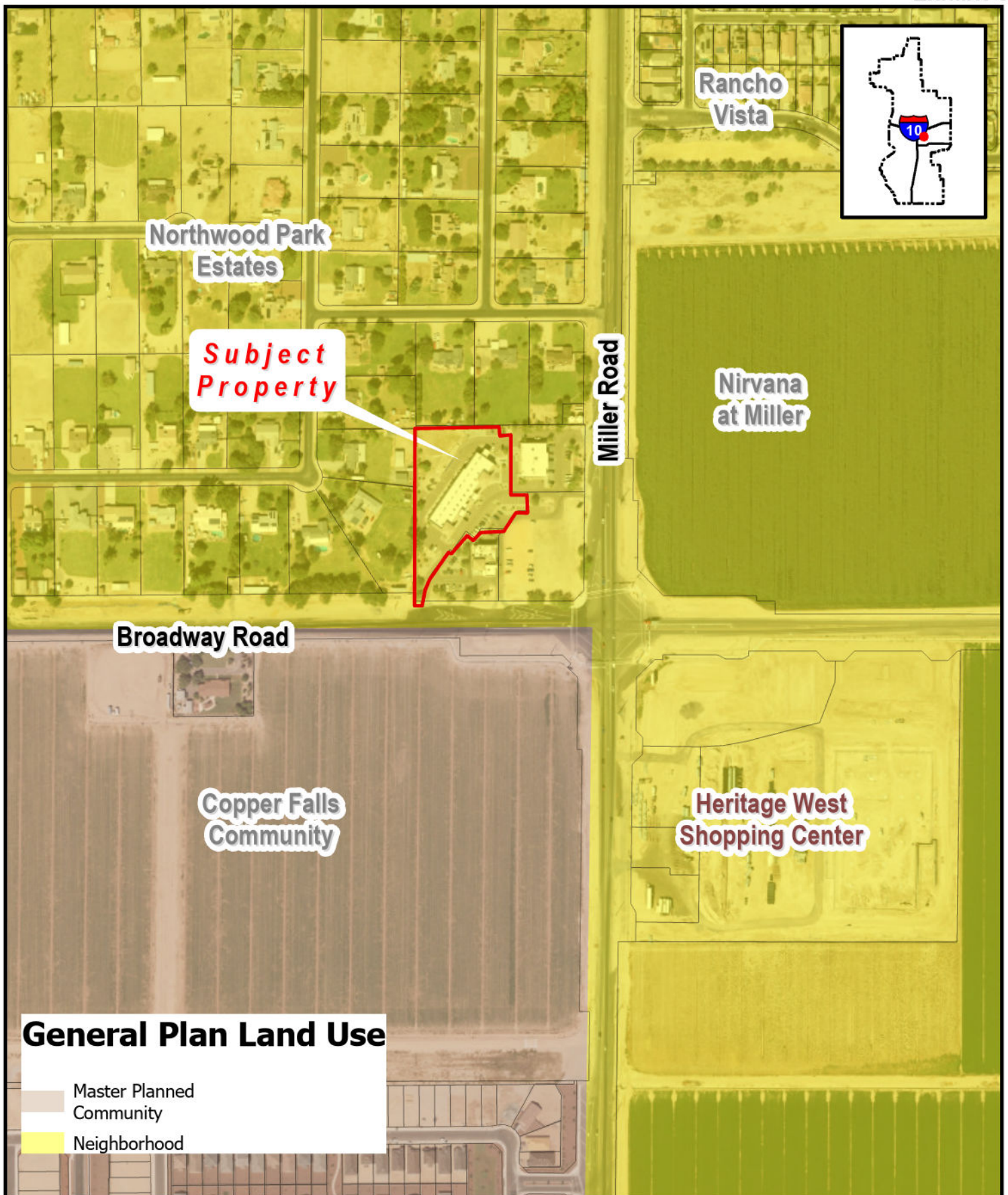


ZONING MAP

PLZU-26-0001

BUCKAZ0281 Conditional Use Permit- Miller Road and Broadway Road
Council District #3





GENERAL PLAN LAND USE MAP

PLZU-26-0001

BUCKAZ0281 Conditional Use Permit- Miller Road and Broadway Road
Council District #3



PLZU-26-0001

BuckAZ-0281

Wireless Communication Facility

4226 S. Miller Road, Buckeye, AZ 85326

Request for Conditional Use Permit and Site Plan Review

Applicant: Public Safety Towers Company

Carrier: AT&T Mobility / FirstNet

Prepared by: Young Design Corp.

PROJECT NARRATIVE

Response to 1st Redlines

To: City of Buckeye, Development Services Department From: Public Safety Towers Company

Prepared by: Young Design Corp.

Date: May 28 18, 2026

Re: Request for Conditional Use Permit and Site Plan Review for a Wireless Communication Facility (WCF) – New Tower Construction

Location: 4226 S. Miller Road, Buckeye, AZ 85326 (APN 504-26-975)

Request for Review under Development Code prior to November 20, 2025

Pursuant to the transitional provisions of the Buckeye Development Code, the applicant respectfully requests that this application be reviewed under the Development Code in effect at the time of the Pre-Application meeting (November 13, 2025), as the Pre-Application was completed prior to adoption of the revised Wireless Facilities regulations. The complete application is being submitted within nine (9) months of the November 13, 2025 Pre-Application meeting and therefore qualifies for review under the prior Development Code pursuant to the City's transitional provisions.

Parcel Location:



The subject property is zoned Community Commercial (CC). Wireless communication facilities are allowed within the CC zoning district subject to approval of a Conditional Use Permit and Site Plan Review in compliance with the City of Buckeye Development Code.

Project Overview

Public Safety Towers Company, on behalf of AT&T Mobility, requests approval of a Conditional Use Permit and approval of the corresponding Site Plan, in order to construct a new Wireless Communication Facility (WCF) within the City of Buckeye. The facility will be developed by Public Safety Towers Company and will initially host AT&T as the primary carrier, with current capacity for one future carrier. The tower is structurally designed to accommodate future collocation by additional carriers, consistent with the City's policy of minimizing new tower construction.

The proposed WCF consists of a 75-foot tower disguised as a faux broadleaf tree, with branches extending 5 feet additional above the actual tower, along with a screened ground equipment compound located within the Community Commercial (CC) zoning district.

FirstNet for First Responders

A primary objective of AT&T's network deployment at this site is to support FirstNet service for first responders. The proposed project will include facilities to support the Nationwide Public Safety Broadband Network ("FirstNet"). In its partnership with the First Responder Network Authority, AT&T is responsible for building, maintaining, and upgrading the FirstNet network for the next 25 years. In order to support FirstNet, AT&T is upgrading its existing wireless sites and building new wireless facilities throughout the United States, including the City of Buckeye.

AT&T's upgrades include deployment of the new frequency band ("Band 14") supporting the FirstNet network. In 2012, the U.S. Congress set aside Band 14 for use by first responders.

FirstNet built with AT&T is designed to be reliable, functional, safe, and secure, and will provide optimal levels of operational capacity at all times.

FirstNet's benefits include:

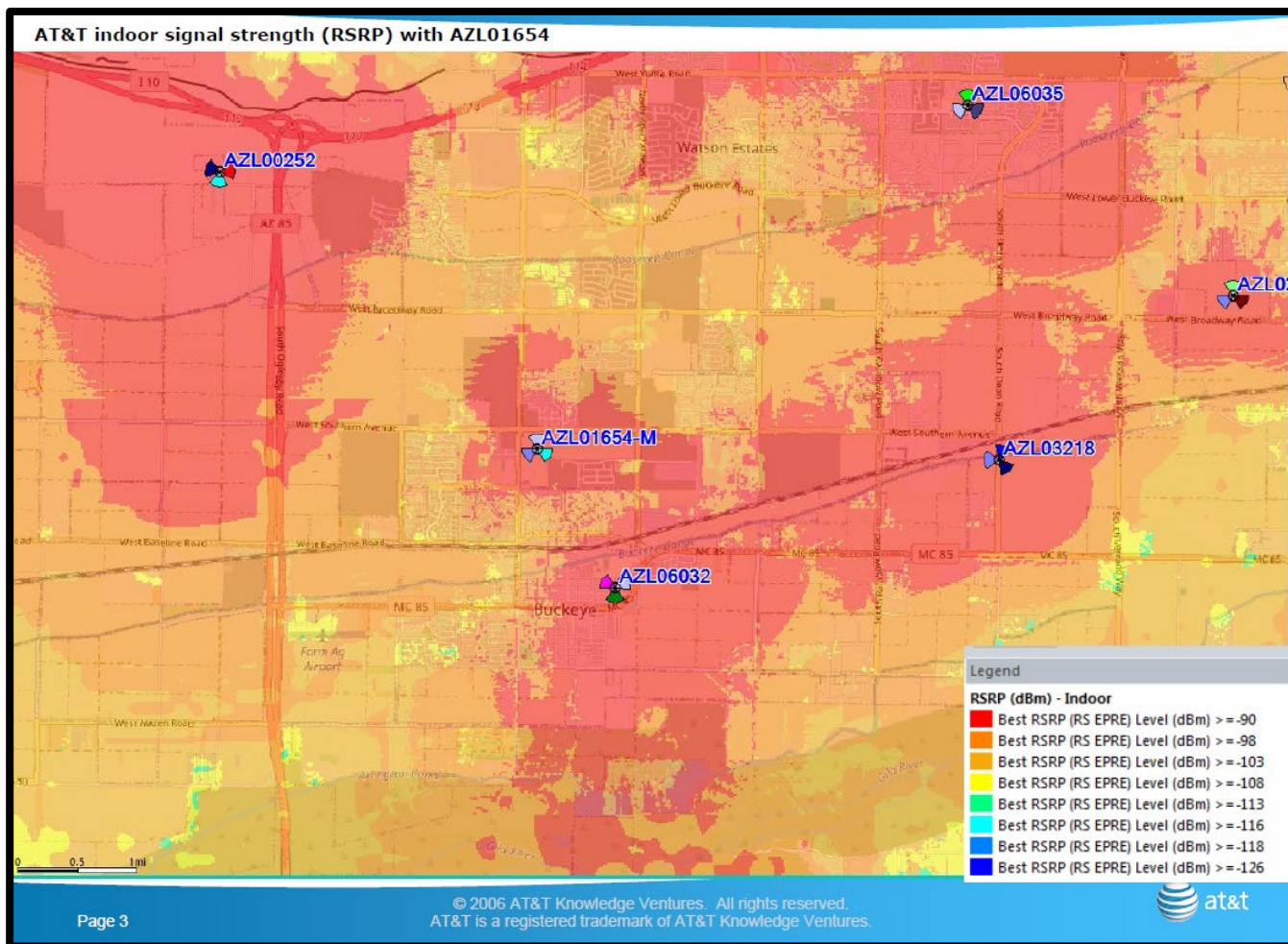
- Always on, 24x7 priority and preemption for First Responders across data and voice communications;
- A physically separate and highly secure network core that is fully dedicated to FirstNet, utilizing end to end encryption and keeping public safety and emergency management
- traffic separate from commercial traffic, thus preventing the need for first responders from needing to compete for access to consumer/commercial wireless access; and
- A dedicated fleet of portable network deployable assets to support first responder and emergency manager connectivity for planned events, emergencies, in extremis, and other mission requirements.

Gap In Coverage/Need for Facility

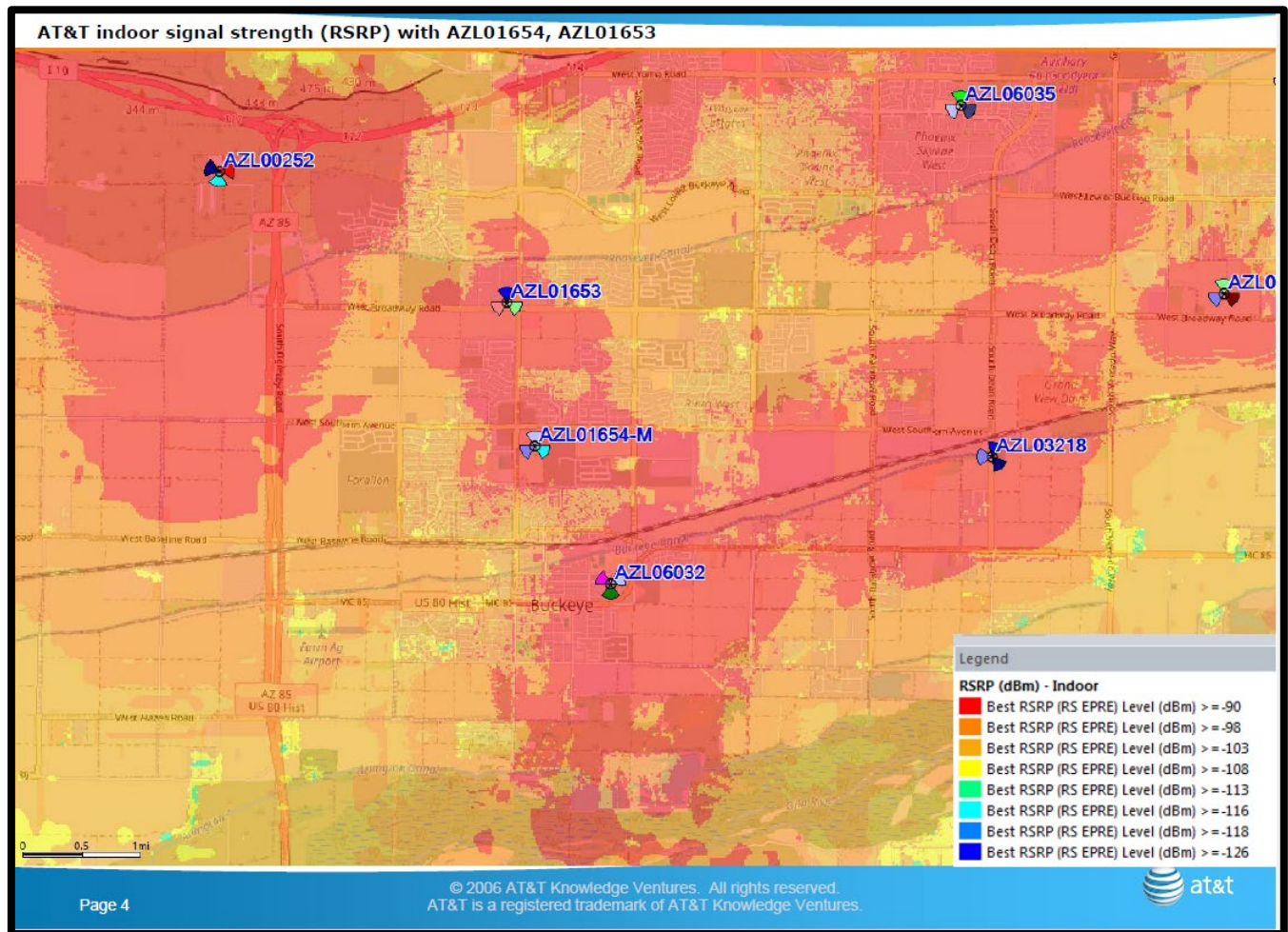
AT&T's radio-frequency study identified a coverage gap in southern Buckeye along Miller Road. The area consists of heavily used roadways, including Miller Rd and Broadway Rd, some dense residential properties, rural uses and a smattering of commercial property. Existing facilities do not provide adequate coverage within this area. AT&T's current service is shown in the map below. [AT&T has a permitted site, AZL01654 at the SEC of Miller Marketplace at Southern and Miller, which is not yet construction. It is shown on the propagation maps following.](#)

As illustrated in the propagation maps, areas shown in blue and yellow reflect degraded or marginal service levels compared to surrounding areas, demonstrating a clear coverage deficiency. The targeted area clearly has less coverage than the surrounding areas; hence, there is a gap in service coverage for both AT&T and FirstNet. The proposed tower fills the gap in coverage.

Coverage with unbuilt site at Miller and Southern, AZL01654, as if that site is functional. This proposed site is shown as not functional.



Coverage with unbuilt site at Miller and Southern, AZL01654, as if that site is functional and with this proposed site as if it is functional.



The proposed site is centrally located within the targeted area and represents the minimum necessary facility to improve service reliability and network performance. The new site will enhance network reliability and capacity for residents and businesses, improve service along key traffic corridors, provide public-safety communication benefits and provide collocation opportunities for additional carriers.

Collocation Alternative Analysis

In accordance with the City of Buckeye Development Code and federal telecommunications policy encouraging collocation where feasible, a comprehensive evaluation of all existing wireless facilities within the applicable search area was conducted prior to proposing a new Wireless Communication Facility (WCF). This analysis included both AT&T-occupied facilities (identified with an “AZL” designation) and third-party towers as shown below. The collocation analysis evaluated all existing wireless facilities, **plus the permitted AT&T AZL01654 site**, within and beyond the typical search radius (generally ½ to 1 mile), extending the review to the nearest facilities in all directions to ensure a good-faith evaluation of alternatives. Green circle is 1 mile radius.



No existing facilities were found to be feasible alternatives due to coverage geometry, height, structural, and operational constraints.

Existing AT&T facilities (AZL Sites) were evaluated first. These sites are located outside the center of the target coverage gap and do not allow antenna placement at the elevation and azimuth required to resolve the service deficiency without creating overshoot or interference with adjacent cells. In addition, these facilities are operating near or at capacity, and further expansion would not provide the necessary performance improvements.

Third-party towers within the targeted area were also evaluated and determined to be infeasible due to one or more of the following factors: excessive distance from the coverage area, structural loading limitations, insufficient available mounting height, or lease and compound constraints that prevent timely deployment. Lower mounting positions on these structures would not achieve the coverage objectives for the project area.

Accordingly, the proposed BuckAZ-0281 facility represents the minimum and most effective solution to address the identified coverage gap while minimizing visual impacts and accommodating future collocation opportunities.

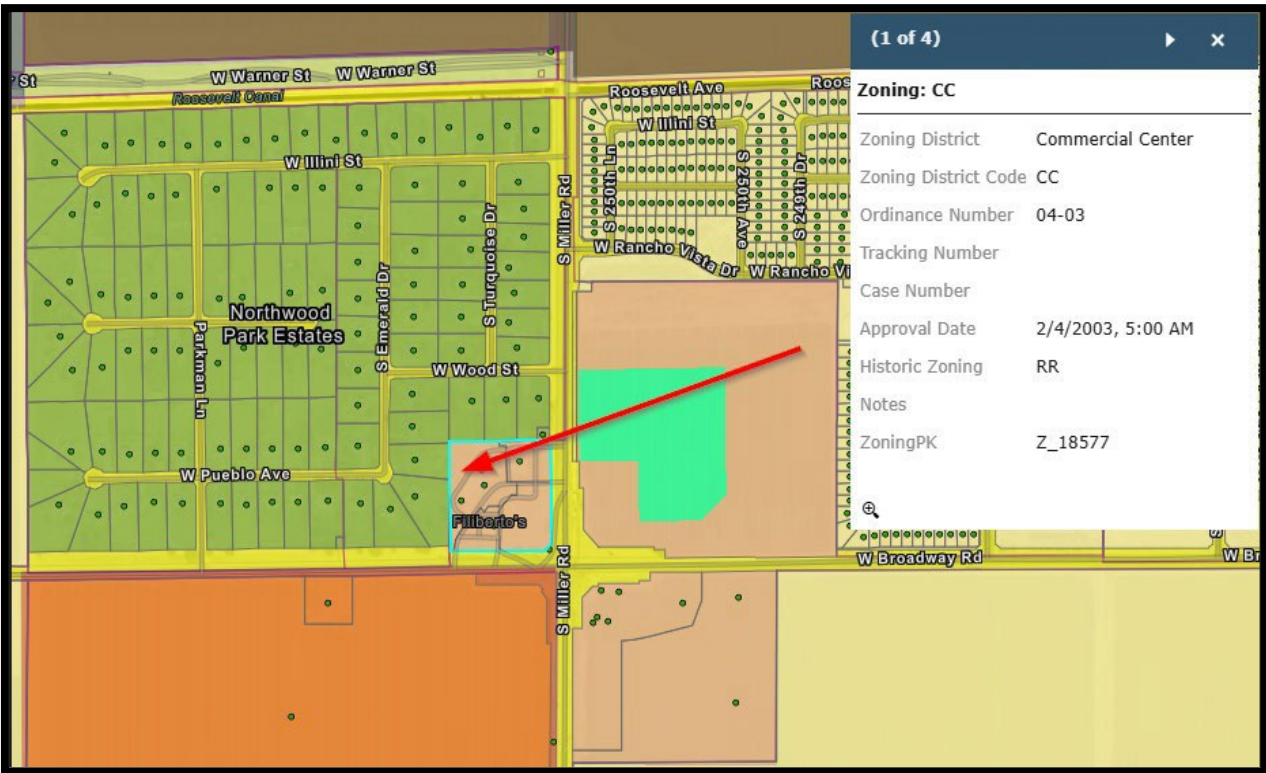
Tower / Site (clockwise beginning 10 deg)	Owner / Status	Reason Collocation Is Not Feasible
1. AZL01618	AT&T Occupied	Located outside coverage gap; insufficient geometry and capacity
2. AZL06032	AT&T Occupied	Does not meet centerline height or capacity needs
3. AZL01654	AT&T Occupied	Insufficient antenna height and sector configuration
4. StrapCap	StrapCap	Distance from target area; insufficient coverage
5. TowerCom 3 (Jasinski)	TowerCom	Insufficient antenna height, structural limitations
6. TowerCom SRROSEES	TowerCom	Structural and compound space limitations
7. SBA south	SBA	Outside optimal search radius; coverage overshoot risk
8. Towerco Ironwood Vista	Towerco	Distance from target area; insufficient coverage
9. Crown Castle (Historic US-80)	Crown Castle	Height and lease constraints
10. Anthem Net	AnthemNet	Distance from target area; insufficient coverage
11. SBA / American Tower	SBA / American Tower	Outside optimal search radius; coverage overshoot risk
12. SpectraSite & Mobley	SpectraSite & Mobley	Outside optimal search radius; coverage overshoot risk

Collocation on existing wireless facilities within the larger general area is not feasible due to technical, structural, and operational limitations. The proposed BUCKAZ-0281 Wireless Communication Facility is centrally located within the service gap, allows antennas to be installed at the minimum height necessary to provide reliable coverage, and is designed to support future collocation. Approval of this Conditional Use Permit and Site Plan will further the City of Buckeye's goals of promoting efficient infrastructure deployment while minimizing the proliferation of wireless facilities.

Site and Facility Description

The proposed WCF is located on parcel (APN 504-26-975), which is zoned CC – Community Commercial. Wireless communication facilities are an allowed use within the CC zoning district subject to approval of a Conditional

Use Permit. The parent parcel is within the Neighborhood Land Use designation. The proposed use is consistent with the General Plan and compatible with surrounding commercial and residential development patterns.



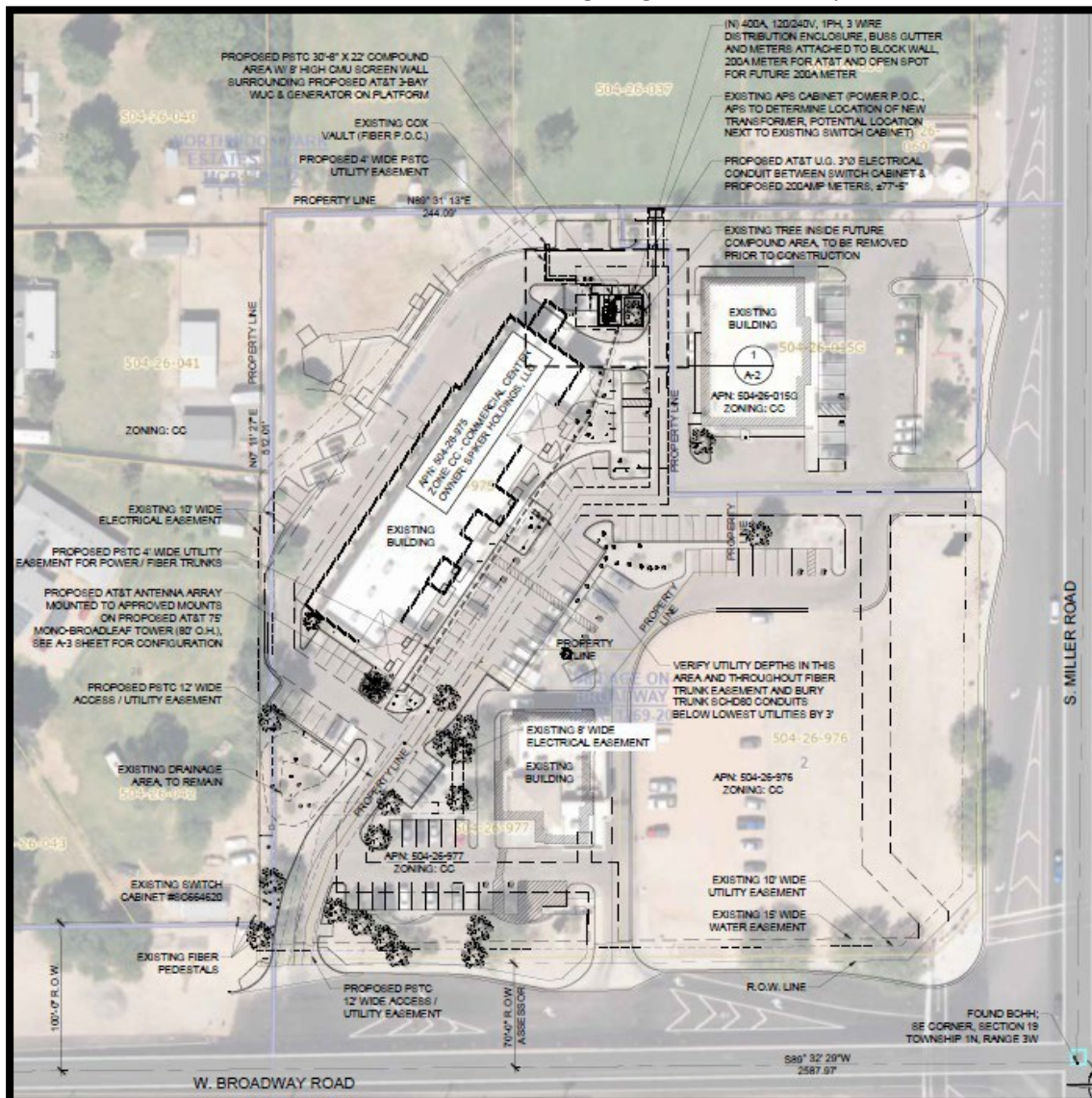
The parent parcel is a neighborhood strip center that has experienced numerous uses. The building is positioned at an angle with the northwest portion comprising a landscaped retention basin, which also serves as a break area for the building users. The building faces southeast toward additional development.

A Parking Study was completed and is provided in full as a separate document. The Parking study found, "There are four existing businesses and one development that was under construction at the time of this study. The existing developments include an approximately 12,180 square foot charter school, a 2,280 square foot pharmacy and two 2,500 square foot restaurants (both with dine-in and one with a drive-through). These existing developments currently provide a total of 110 existing parking spaces. The development that is being constructed is a 2,500 square foot fast-food restaurant and will provide a total of 64 parking spaces in addition to the 110 parking spots already provided. It is assumed that the development currently under construction provides sufficient parking spaces for the development's users, so those parking spaces will not be included in this analysis." Details of the Parking Study are summarized later in the Narrative.

The proposed Wireless Communication Facility consists of a 75-foot faux broadleaf structure, designed to minimize visual impacts and blend with the surrounding environment. Simulated foliage extends approximately five (5) feet above the uppermost antenna mounting point to preserve the tree silhouette. The tower is placed away from the public right-of-way to minimize visibility from the street views. It is also placed adjacent to the tallest building feature to minimize visibility from adjacent residential properties. The tower is placed at the southern end of the building, away from the main façade of the building. Landscape will be provided at the base of the tower.

The tower will support three sectors with three antennas per sector (nine antennas total) at an approximate RAD centerline height of 71 feet for AT&T / FirstNet's use. The tower and compound are designed to accommodate a second carrier at the time of construction. Ground-mounted equipment will be located within an approximately 30-foot by 22-foot lease area and will be fully enclosed by a CMU wall with screened and secured access gates on the north wall. The CMU walls will be textured and painted to match the existing buildings. There is tower capacity and potential lease area for future expansion to facilitate a third carrier.

The project results in a minimal increase in impervious surface area associated with the equipment pad and tower foundation. Existing drainage patterns will be maintained, and stormwater will continue to sheet-flow consistent with current site conditions. No adverse drainage impacts are anticipated. Existing landscape outside of the compound and around the tower foundation will remain in place. Disturbed landscape is replaced with like plantings placed in close proximity. The existing parking lot light will be relocated outside the compound a short distance of 20 feet to the west. There is no lighting within the compound.



The facility is unmanned, requiring only periodic maintenance visits, hence there is minimal impact from traffic to the site. The facility is unmanned and does not require water or sewer service. No connections to City water or sewer infrastructure are proposed. Electrical and fiber utilities will extend underground from the public right-of-way to the equipment compound as shown on the Site Plan. Existing emergency access will remain unchanged, as the facility is installed within existing landscaped and parking areas and does not alter drive aisles or fire lanes.

Within the compound, AT&T will install:

- One Vertiv WUC 3-Bay cabinet on a 14' x 7'-4" gravity-mount platform.
- One 30 kW Generac diesel backup generator with a 210-gallon fuel tank in a Level 2 sound enclosure.
- Two 200-amp meter/disconnect panels mounted on the outer wall.

The proposed Wireless Communication Facility includes a Generac SD030 2.2L generator housed within a manufacturer-provided Level 2 Sound Attenuated Enclosure. According to the manufacturer's published sound data, the generator produces an average sound level of approximately 62 dB(A) at full load measured at 7 meters (23 feet). Sound levels are reported as ± 2 dB(A) under controlled testing conditions.

The generator will operate only during utility power outages and for periodic maintenance testing. Routine testing is limited in duration and frequency consistent with industry standards. Given the distance to the nearest residential property and the fact that the equipment compound is enclosed by a solid masonry wall, operation of the generator will not result in sustained off-site noise levels exceeding applicable City standards. The facility will comply with applicable City of Buckeye noise standards. The Generac Level 2 Sound Attenuated Enclosure cut sheet is included with this submittal in the Appendix.

Tower vs. Ground Equipment – Code Interpretation

Under the City of Buckeye Development Code (2024), wireless communication facilities are composed of two primary elements:

1. The tower or antenna-support structure, and
2. Ground-mounted equipment, such as cabinets, generators, and meters.

Section 5.4.6 and the Wireless Facilities standards require that ground-mounted equipment be fully screened or enclosed by a security wall or fence. However, the Code does not classify the tower itself as ground equipment, nor does it require the tower base to be enclosed unless specific security conditions warrant it. The City's WCF tower guidance confirms this distinction: Base of tower surrounded by fence 8 ft tall to screen facilities from street and adjoining parcels... Ground equipment to blend in. This language makes clear that the security enclosure applies to the ground equipment area, while the tower may stand independently, provided the overall site remains secure and visually compliant.

Accordingly, the BuckAZ-0281 design, where the faux broadleaf tower stands outside of the CMU-enclosed compound, meets the intent of the code by:

- Securing all access points and ground-mounted components,

- Minimizing the visual bulk of the enclosure,
- Maintaining the faux broadleaf tower's structural clearances, and
- Providing for safe technician access and future co-location.

Parking Calculations

The proposed WCF proposes the removal of five parking spaces. A detailed parking calculation table is included below and demonstrates that the site continues to exceed the minimum required number of spaces following removal of five parking spaces for the equipment compound. The full parking study is included in the submittal.

Current Uses Unit	Size (SF)	Parking Land Use	Parking Ratio	Recommended Parking Spaces
High School (Charter School)	12,180	Community Service	1/300 SF	41
Restaurant (Dine-in)	1,729	Restaurant	1/100 SF	18
Restaurant (Drive-through)	3,595	Restaurant	1/100 SF	36
Pharmacy	2,280	Retail (Sales)	1/300 SF	8
		Total Recommended		103 Spaces
		Spaces post removal of 5 for compound		105 Spaces

The site currently has 110 parking spaces. The proposed removal of five parking spaces for installation of equipment to support the communications infrastructure will leave 105 parking spaces in the development. Based on City of Buckeye parking requirements, 103 parking spaces are required for the existing development to maintain efficient parking capacity. The parking requirements remain above the recommend number of spaces.

Tower

The proposed 75-foot monopole is designed as a faux broadleaf tree, which constitutes a stealth wireless communication facility. The structure incorporates simulated trunk and branch elements to visually replicate a natural tree form and substantially reduce the visual prominence typically associated with traditional monopole towers. Antennas and associated mounting equipment will be concealed within the artificial branch structure to the extent practicable, minimizing exposed appurtenances. The overall design incorporates non-reflective materials and earth-tone finishes to further blend the facility into the surrounding commercial landscape. The faux broadleaf configuration is specifically intended to mitigate visual impacts and enhance compatibility with adjacent properties. By integrating the antennas within a tree-like silhouette rather than a conventional steel monopole profile, the facility meets the City's objective of encouraging stealth and camouflaged designs for wireless communication facilities. Accordingly, the proposed structure functions as a stealth tower and satisfies the intent of the Buckeye Development Code to reduce visual impacts associated with wireless infrastructure.

Tower Development Standards

The Development Code requires the following for a WCF. The tower is proposed as 75 ft structure with pliable branches extending above to maintain the silhouette of the tree.

Maximum Tower Height:

Code is 75 ft; may increase 25-ft per co-location, not to exceed 200 ft total.

Proposed tower built for two immediate carriers, resulting in 100 ft. Although the Code allows height increases for collocation, the proposed structure is limited to 75 feet, representing the minimum necessary height to address the coverage deficiency.

Residential Setback:

Code indicates minimum distance equal to the height of the tower.

Proposed tower is 79 ft from the west property line and 324 ft from the north property line, both of which abut residential. The east and south property lines abut commercial uses and are 54 ft to the east and 79 ft to the south. The separation distance from residentially zoned properties exceeds the tower height, satisfying the required setback standard.

Ground Equipment Screening:

Code is Minimum 8-ft solid wall required.

Proposed compound wall is 8-ft CMU, textured and painted to match existing.

Ground Equipment Size:

Code shows not subject to minimum or maximum square footage standards.

Lighting:

Code indicates not permitted unless required by FAA or other applicable authority. WCF proposed with no lighting on tower.

Access:

Code indicates access must be provided via a paved driveway from a public street with an all-weather surface. Proposed tower and compound access are over paved drive isles in existing paved parking lot.

Design and Siting Considerations:

The Code indicates site must be contextually cohesive with the surrounding built environment.

The tower is off-set from the public right-of-way and is abutting the tallest building feature, which minimizes visual impact. Compound walls match existing building. No lighting or reflective materials are proposed. Both tower and compound blend in well with existing commercial uses.

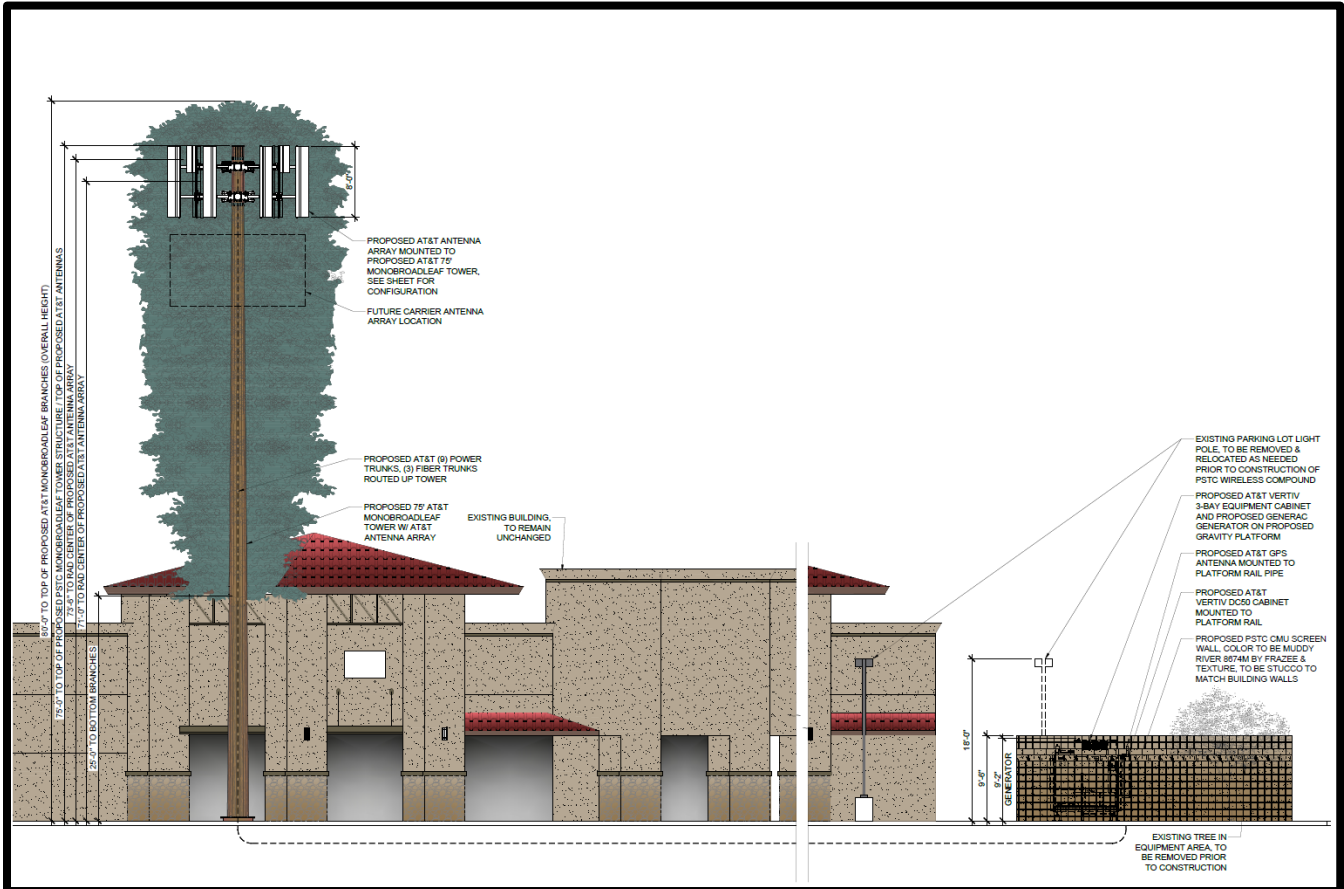
FAA / TOWAIR Determination:

WCF shall meet standards and regulations of the Federal Aviation Administration. No FAA Determination of Hazard is required for this project. The TOWAIR results are included at the end of this narrative. The structure height evaluated under TOWAIR reflects an overall structure height of approximately 22.9 meters (75 feet) above ground level. The determination confirms that the facility does not require obstruction lighting, does not trigger FAA coordination requirements, and does not require FAA registration. The results confirm that there are no airports within 8 kilometers (5 miles) of the project coordinates that would trigger FAA notice criteria.

FCC Requirements:

WCF shall meet standards and regulations of the Federal Communications Commission. The proposed Wireless

Communication Facility, including the monopole tower, antennas, and all associated ground-mounted equipment, will meet or exceed all applicable standards and regulations of the Federal Communications Commission (FCC). AT&T operates under licensing of the FCC and strictly adheres to federal regulations in order to maintain its license.



Citizen Participation Meeting

The applicant has held a duly noticed, Neighborhood Meeting. No one attended or otherwise contacted the applicant/tower owner. Any contact from an interested party will be noted and passed along to the City.

Conditional Use Permit Criteria

The Development Code lays out the criteria for a CUP approval. The proposed Conditional Use Permit satisfies the required findings because:

1. The use is consistent with the General Plan.
2. The facility will not be detrimental to public health, safety, or welfare.
3. The project complies with all applicable Development Code standards.
4. The design minimizes visual impacts through stealth architecture.
5. The site accommodates future collocation, reducing the need for additional towers.

Conclusion

AT&T has demonstrated a gap in service and that collocation on existing wireless facilities will not fill that gap. The proposed BUCKAZ-0281 Wireless Communication Facility is centrally located within the service gap, allows antennas to be installed at the minimum height necessary to provide reliable coverage, and is designed to support future collocation.

The proposed Wireless Communication Facility satisfies all applicable requirements of the Buckeye Development Code. The facility is fully screened, promotes future collocation, minimizes visual impacts through stealth design, and addresses a demonstrated public safety and service need. Approval of the Conditional Use Permit and Site Plan is consistent with the Buckeye Development Code, the General Plan, and prior approvals for similar wireless facilities within the City. Accordingly, the applicant respectfully requests approval of this Conditional Use Permit and Site Plan.

Additional Documents/Appendix

Additional documentation is attached as Addendum item that consists of

- 1) TOWIAR evaluation (FAA compliance)
- 2) Generator Cut Sheet – sound levels

APPENDIX / TOWAIR (FAA)



Federal
Communications
Commission

[FCC Home](#) | [Search](#) | [Updates](#) | [E-Filing](#) | [Initiatives](#) | [For Cor](#)

Antenna Structure Registration

[FCC](#) > [WTB](#) > [ASR](#) > [Online Systems](#) > TOWAIR

TOWAIR Determination Results

[New Search](#) [Printable Page](#)

*** NOTICE ***

TOWAIR's findings are not definitive or binding, and we cannot guarantee that the data in TOWAIR are fully current and accurate. In some instances, TOWAIR may yield results that differ from application of the criteria set out in 47 C.F.R. Section 17.7 and 14 C.F.R. Section 77.13. A positive finding by TOWAIR recommending notification should be given considerable weight. On the other hand, a finding by TOWAIR recommending either for or against notification is not conclusive. It is the responsibility of each ASR participant to exercise due diligence to determine if it must coordinate its structure with the FAA. TOWAIR is only one tool designed to assist ASR participants in exercising this due diligence, and further investigation may be necessary to determine if FAA coordination is appropriate.

DETERMINATION Results

Structure does not require registration. There are no airports within 8 kilometers (5 miles) of the coordinates you provided.

Your Specifications

NAD83 Coordinates

Latitude

Longitude

33-24-28.0 north

112-35-33.0 west

Measurements (Meters)

Overall Structure Height (AGL)

Support Structure Height (AGL)

Site Elevation (AMSL)

22.9

22.9

600.5

Structure Type

MTOWER - Monopole

[Tower Construction Notifications](#)

Notify Tribes and Historic Preservation Officers of your plans to build a tower.

15

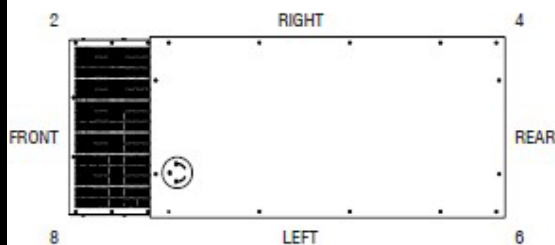
33

APPENDIX / GENERATOR CUT SHEET – SOUND LEVELS

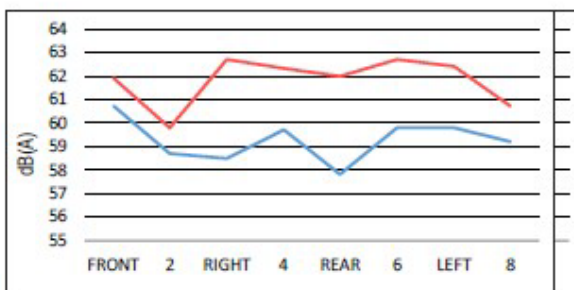
LEVEL 2 SOUND ATTENUATED ENCLOSURE SD030 2.2L GENERAC

60Hz NO-LOAD, dB(A)										DISTANCE: 7 METERS
MICROPHONE LOCATION	OCTAVE BAND CENTER FREQUENCY (Hz)									dB(A)
	31.5	63	125	250	500	1,000	2,000	4,000	8,000	
1, FRONT	21	42	50	59	53	52	49	48	36	61
2	20	37	48	58	53	54	49	45	37	59
3, RIGHT	19	41	52	55	52	52	49	48	38	59
4	18	53	48	58	54	51	49	44	34	60
5, REAR	18	54	49	52	51	50	47	41	31	58
6	17	55	47	55	52	54	49	45	38	60
7, LEFT	21	54	50	54	53	53	50	46	38	60
8	20	48	47	52	55	55	50	44	38	59
AVERAGE	19	48	49	55	53	53	49	45	36	59

60Hz FULL-LOAD, dB(A)										DISTANCE: 7 METERS
MICROPHONE LOCATION	OCTAVE BAND CENTER FREQUENCY (Hz)									dB(A)
	31.5	63	125	250	500	1,000	2,000	4,000	8,000	
1, FRONT	23	54	52	60	54	52	49	46	36	62
2	21	48	49	55	55	54	49	46	38	60
3, RIGHT	20	50	59	59	54	52	50	50	37	63
4	20	59	49	58	55	52	48	46	35	62
5, REAR	21	60	51	55	54	51	47	41	31	62
6	20	60	49	58	53	53	52	46	38	63
7, LEFT	20	59	55	55	52	54	51	47	39	62
8	21	54	51	54	55	55	50	45	37	61
AVERAGE	21	56	52	57	54	53	49	46	36	62



- All positions at 23 feet (7 meters) from side faces of generator set.
- Test conducted on a 100 foot diameter asphalt surface.
- Sound pressure levels are subject to instrumentation, installation and testing conditions.
- Sound levels are ± 2 dB(A)



CONSULTANT TEAM

CLIENT REPRESENTATIVE
PUBLIC SAFETY TOWERS COMPANY
701 PALOMAR AIRPORT RD. #160
CARLSBAD, CA 92011
CONTACT: SAM GUDINO
PHONE: (760) 612-9949

EMAIL: S.GUDINO@PSTCTOWERS.COM

PROJECT OWNER
AT&T MOBILITY
1355 W. UNIVERSITY DRIVE
MESA, AZ 85201
CONTACT: DR. ANIL CHERUVU
PHONE: (602) 625-3973

EMAIL: ac7856@ATT.COM

PROPERTY OWNER
SPIKER HOLDINGS BUCKEYE, LLC
4340 E. INDIAN SCHOOL ROAD
PHOENIX, AZ 85016
CONTACT: RANDY ROCHFORD
PHONE: (623) 474-6845

EMAIL: _____@_____

A&E CONSULTANT TEAM
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10245 E. VIA LINDA
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CONTACT: MATT YOUNG
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EMAIL: MATT.YOUNG@YDCOFFICE.COM

CONTACT: CHRISTIAN JESPERSON
PHONE: (480) 235-2729

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TOWER OWNER
PUBLIC SAFETY TOWERS COMPANY
701 PALOMAR AIRPORT RD. #160
CARLSBAD, CA 92011
CONTACT: SAM GUDINO
PHONE: (760) 612-9949

EMAIL: S.GUDINO@PSTCTOWERS.COM

GENERAL NOTES

CONTRACTOR & CREWS SHALL ABIDE BY AT&T CONSTRUCTION STANDARDS/REQUIREMENTS AS DESCRIBED IN THE AT&T SAFETY HANDBOOK.

OSHA REGULATIONS/STANDARDS SHALL BE REVIEWED & FOLLOWED BY ALL EQUIPMENT INSTALLERS AND TOWER/ROOF TOP CONTRACTORS/SUBCONTRACTORS DURING CONSTRUCTION.

THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR AND SHALL REMEDY ALL FAULTY, INFERIOR AND/OR IMPROPER MATERIALS, DAMAGED GOODS, AND/OR FAULTY WORKMANSHIP FOR ONE (1) YEAR AFTER THE PROJECT IS COMPLETE AND ACCEPTED UNDER THIS CONTRACT. UNLESS NOTED OTHERWISE IN THE CONTRACT BETWEEN THE OWNER AND THE CONTRACTOR. (EXCEPTION) THE ROOFING SUBCONTRACTOR SHALL FURNISH A MAINTENANCE AGREEMENT FOR ALL WORK DONE, COSIGNED BY THE GENERAL CONTRACTOR, TO MAINTAIN THE ROOFING IN A WATERTIGHT CONDITION FOR A PERIOD OF TWO (2) YEARS STARTING AFTER THE DATE OF SUBSTANTIAL COMPLETION OF THE PROJECT, UNLESS OTHERWISE WRITTEN IN THE CONTRACT BETWEEN THE OWNER AND THE CONTRACTOR.

THE CONTRACTOR SHALL PROVIDE ADEQUATE PROTECTION FOR THE SAFETY OF THE OWNER'S EMPLOYEES, WORKMEN, AND ALL TIMES DURING THE CONSTRUCTION OF THE PROJECT.

THE CONTRACTOR SHALL BE REQUIRED TO PAY FOR ALL NECESSARY PERMITS AND/OR FEES WITH RESPECT TO THE WORK TO COMPLETE THE PROJECT. BUILDING PERMIT APPLICATIONS SHALL BE FILED BE THE OWNER OR HIS REPRESENTATIVE. CONTRACTOR SHALL OBTAIN PERMIT AND MAKE FINAL PAYMENT FOR SAID DOCUMENT.

AT&T GC TO VERIFY ALL MEASUREMENTS OF EXISTING CONDUITS FOR FIBER RUN AND ANY POWER RUNS.

DO NOT SCALE DRAWINGS
TOWER WILL COMPLY WITH FCC GUIDELINES. IT SHALL BE DESIGNED TO A FCC APPROVED HEIGHT AS REQ'D.

SITE INFORMATION

PROPERTY OWNER: SPIKER HOLDINGS BUCKEYE, LLC
4340 E. INDIAN SCHOOL ROAD
PHOENIX, AZ 85018
CONTACT: T.B.D.
PHONE: (###) ###-####

APPLICANT: PUBLIC SAFETY TOWERS COMPANY
701 PALOMAR AIRPORT RD. #160
CARLSBAD, CA 92011
CONTACT: SAM GUDINO
PHONE: (760) 612-9949
EMAIL: S.GUDINO@PSTCTOWERS.COM

TOWER TYPE: MONO-BROADLEAF

SITE TYPE: WIRELESS COMMUNICATIONS FACILITY

APN: 504-26-975

LATITUDE 33° 24' 25.774" N
33.407159°

LONGITUDE 112° 35' 32.840" W
-112.592455°

EXISTING ELEVATION: ±978.4'

EXISTING ZONING: CC

CONSTRUCTION TYPE: V-B

PROPOSED LEASE AREA: 1419 SQ.FT. (PSTC COMPOUND W/ FUTURE EXPANSION),
300 SQ. FT. (EQUIPMENT), 256 SQ. FT. (TOWER)

PROPOSED OCCUPANCY: UNMANNED TELECOMMUNICATIONS FACILITY

EXISTING OCCUPANCY: UNMANNED TELECOMMUNICATIONS FACILITY

JURISDICTION: CITY OF BUCKEYE

ELECTRICAL PROVIDER: SRP

FIBER PROVIDER: COX



PROJECT: NEW BUILD
PTSC SITE NO.: BUCKAZ-0281
SITE NAME: SKYVIEW
AT&T SITE ID / FA: AZL01653 / 15456966

USID: 319688

ADDRESS: 4226 S. MILLER ROAD
BUCKEYE, AZ 85326

IWM JOB #1: WSANM0035800 (PARENT)

IWM JOB #2: WSANM0036084

IWM JOB #3: WSANM0035953

IWM JOB #4: WSANM0035904

IWM JOB #5: WSANM0036037

IWM JOB #6: WSANM0035920

IWM JOB #7: WSANM0035946

IWM JOB #8: WSANM0036083

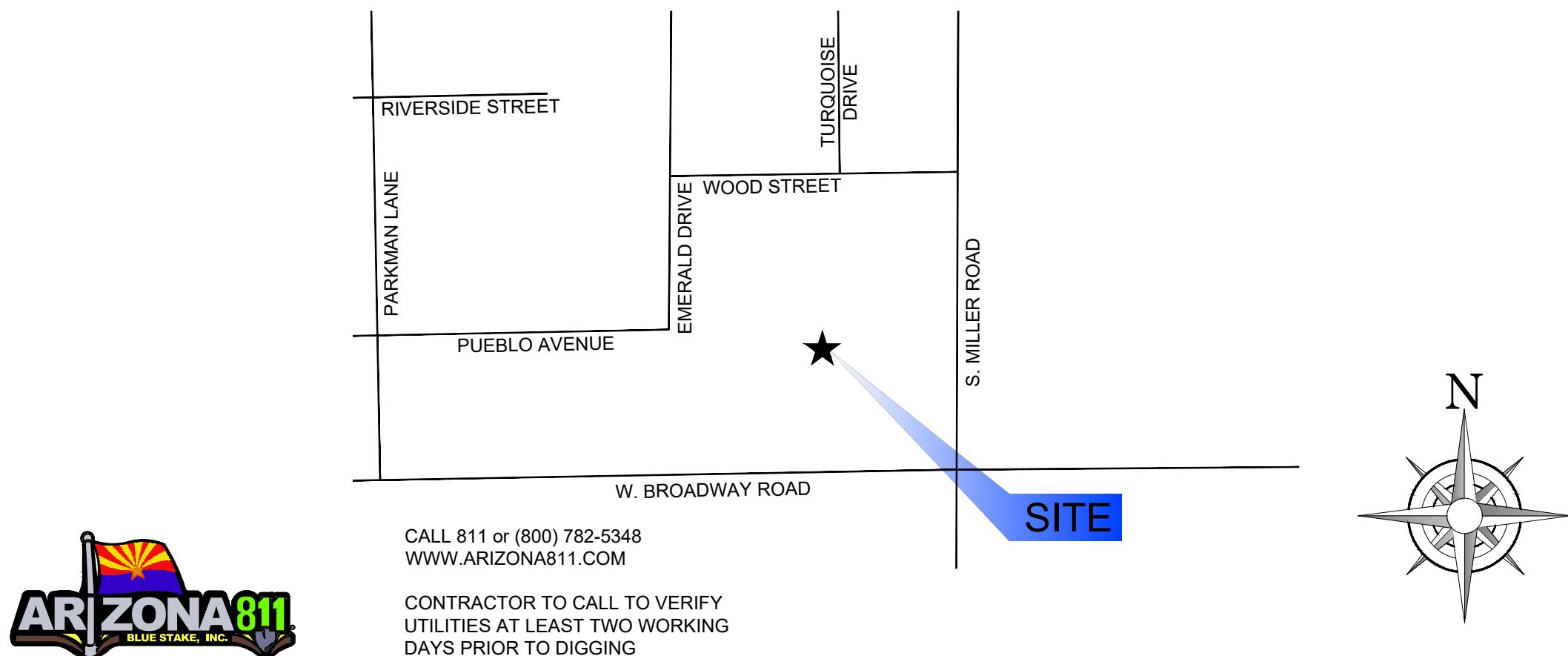
DRIVING DIRECTIONS

DIRECTIONS:

DEPARTING FROM AT&T OFFICE: 1355 WEST UNIVERSITY DRIVE, MESA, AZ 85201-5419: GET ON US-60 W. CONTINUE ON US-60 W. TAKE I-10 W TO N. MILLER RD IN BUCKEYE. TAKE EXIT 114 FORM I-10W. FOLLOW N. MILLER RD TO YOUR DESTINATION.

JURISDICTIONAL APPROVAL

VICINITY MAP



CALL 811 or (800) 782-5348
WWW.ARIZONA811.COM

CONTRACTOR TO CALL TO VERIFY
UTILITIES AT LEAST TWO WORKING
DAYS PRIOR TO DIGGING

APPLICABLE CODES

SUBCONTRACTOR'S WORK SHALL COMPLY WITH ALL APPLICABLE NATIONAL, STATE, AND LOCAL CODES AS ADOPTED BY THE LOCAL AUTHORITY HAVING JURISDICTION (AHJ) FOR THE LOCATION. THE EDITION OF THE AHJ ADOPTED CODES AND STANDARDS IN EFFECT ON THE DATE OF CONTRACT AWARD SHALL GOVERN THE DESIGN.

- BUILDING CODE: INTERNATIONAL BUILDING CODE 2024
- ELECTRICAL CODE: NATIONAL ELECTRICAL CODE 2023
- LIGHTNING PROTECTION CODE: NFPA 780-2017, LIGHTNING PROTECTION CODE
- EIA/TIA 222G

FOR ANY CONFLICTS BETWEEN SECTIONS OF LISTED CODES AND STANDARDS REGARDING MATERIAL, METHODS OF CONSTRUCTION, OR OTHER REQUIREMENTS, THE MOST RESTRICTIVE REQUIREMENT SHALL GOVERN. WHERE THERE IS CONFLICT BETWEEN A GENERAL REQUIREMENT AND A SPECIFIC REQUIREMENT, THE SPECIFIC REQUIREMENT SHALL GOVERN.

RFDS DATA SUMMARY

DESIGN PACKAGE BASED ON RF DATA SHEET
RFDS NAME: BUCKAZ-0281_Prelim RFDS_(Skyview)_20250627.pdf
RFDS ID: RFDS-14432
VERSION: 1.0
RFDS DATE: 14/02/2024 UPDATED BY AC7856 ON 27/06/2025

SUMMARY OF EQUIPMENT:

NUMBER OF SECTORS:.....	3
NUMBER OF ANTENNAS:.....	9
NUMBER OF RRHS:.....	9
NUMBER OF FIBER OPTIC CABLES (JUMPERS) ..	1
NUMBER OF FIBER/DC SQUIDS:.....	3
NUMBER OF FIBER TRUNK CABLES.....	3
NUMBER OF DC TRUNK CABLES.....	9

APPROVALS

AT&T (RF): _____	DATE: _____
AT&T (CONST.): _____	DATE: _____
AT&T (S.A.): _____	DATE: _____
LANDLORD: _____	DATE: _____

PROJECT DESCRIPTION

GROUND SCOPE
INSTALL A NEW UL LISTED WALK-UP CABINET (W.U.C.) & BATTERY CABINET SUPPORTED BY GRAVITY PLATFORM WITHIN A NEW CMU WALLED COMPOUND TO INCLUDE THE FOLLOWING:

- (1) NEW [CEQ.54298] VERTIV, F2020030,.... UL LISTED VERTIV WUC 3-BAY WALK-UP CABINET (W.U.C.)
- (1) NEW [NEQ.15918] VERTIV, F2012495 -48 VDC XTE 601B BATTERY ENCLOSURE W/ (5) BATTERY SHELVES W/ MAX CAPACITY OF (6) -48V BATTERY STRINGS (FULLY LOADED)
- (1) NEW GPS ANTENNA MOUNTED TO PLATFORM RAIL PIPE
- (6) NEW U.G. 4" PVC CONDUIT RUNS FROM WUC SPD BOX TO TOWER
- (2) NEW AT&T SCHD 40 PVC 2" Ø U.G. CONDUIT W/ (3) 1.25 Ø INNERDUCTS FROM CARRIER FIBER VAULT TO WUC
- (2) 2" CONDUITS W/ (2) 4/0s PER CONDUIT FOR WIRING
- NEW VERTIV DC50 SPD MOUNTED TO PLATFORM RAIL
- NEW 400AMP METER SERVICE W/ 200AMP METER SOCKET FOR AT&T
- NEW U.G. CONDUITS FOR ELECTRICAL SERVICE
- NEW FIBER SITE VAULT
- NEW GROUND RING

TOWER SCOPE

BY AT&T:

- NEW 75'-0" AT&T MONO-BROADLEAF TOWER
- (3) NEW AT&T APPROVED ANTENNA MOUNTS
- (6) NEW CELLMAX 120726 ANTENNAS, (2) PER SECTOR
- (3) NEW ERICSSON AIR 6472 ANTENNAS, (1) PER SECTOR
- (3) NEW ERICSSON 4490 B5/B12A, (1) PER SECTOR
- (3) NEW ERICSSON 4890 B25/B66, (1) PER SECTOR
- (3) NEW ERICSSON 4494 B14/B29, (1) PER SECTOR
- (3) 24-PAIR FIBER 36SM TRUNK CABLES, (1) PER SQUID
- (9) #6 AWG DC PWRT-606-S POWER TRUNK CABLES, (3) PER SQUID
- (3) NEW RAYCAP DC9-48-60-24-8C-DC EV SQUIDS

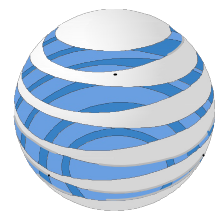
ELECTRICAL SCOPE

- (1) 15A BREAKERS FOR SIAD
- (2) 20A BREAKER FOR GEN 3 / GEN 4 BBU
- (3) 25A BREAKERS FOR B5/B12A RRHS
- (3) 40A BREAKERS FOR INTEGRATED RADIOS
- (3) 50A BREAKERS FOR B14/B29 RRHS
- (3) 50A BREAKERS FOR B25/B66 RRHS
- (2) 60A BREAKERS FOR FUSE PANEL
- INSTALL (8) NEW MARATHON M12V180FTX BATTERIES
- WUC CABINET HAS NO HVAC. 6KW 512 DC PLANT W/ DC-POWERED HEAT EXCHANGERS ARE INSTALLED IN EACH BAY
- EMERSON 7100 -48VDC POWER PLANT OUTFITTED WITH (10) HE 2kW -48VDC RECTIFIERS, 58VDC CONVERTERS

THESE PLANS HAVE BEEN DEVELOPED FOR A NEW TELECOMMUNICATIONS FACILITY OWNED OR LEASED BY AT&T IN ACCORDANCE WITH THE SCOPE OF WORK PROVIDED BY AT&T.

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AT&T SITE ID / FA: AZL01653 / 15456966
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ADDRESS: 4226 S. MILLER ROAD
BUCKEYE, AZ 85326
COUNTY: MARICOPA COUNTY

D	7/8/2026	FINAL ZONING DRAWINGS	CMJ	MAY
C	2/23/2026	ZONING SUBMITTAL	CMJ	MAY
B	6/18/2025	REVISED LEASE EXHIBIT	CMJ	MAY
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SHEET TITLE

TITLE SHEET

SHEET NUMBER

T-1

CITY OF BUCKEYE SITE PLAN STANDARD NOTES

1. SITE PLAN APPROVAL IS VALID FOR A PERIOD OF THREE (3) YEARS, IN ACCORDANCE WITH THE DEVELOPMENT CODE. REQUESTS FOR A ONE (1) YEAR TIME EXTENSION MUST BE IN WRITING TO THE ZONING ADMINISTRATOR PRIOR TO THE EXPIRATION.
2. 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 THIS APPROVAL.
3. WHERE APPLICABLE, NO STRUCTURES MAY BE BUILT ON SLOPES OF 15% OR GREATER.
4. THE DEVELOPER SHALL BE REQUIRED TO COMPLETE AND SIGN A PUBLIC INFRASTRUTURE ASSURANCE AGREEMENT PRIOR TO THE RECORDATION OF THE FIRST FINAL PLAT. IN ADDITION, THE PROPERTY OWNER / DEVELOPERS SHALL BE REQUIRED TO BUILD OR OTHERWISE PROVIDE THE REQUIRED INFRASTRUCTURE NECESSARY TO SERVE THIS PROJECT.
5. PHASING OF PUBLIC INFRASTRUCTURE SHALL BE SUBJECT TO A PHASING PLAN AS APPROVED BY THE DEVELOPMENT SERVICES DIRECTOR AND CITY ENGINEER.
6. THE PROPERTY OWNER / DEVELOPER SHALL MAKE PROVISIONS IN THEIR DESIGN TO ACCOMMODATE OFFSITE STORM WATER, MANAGE THIS FLOW AS PART OF THE PROJECT, AND REDISTRIBUTE IT IN A LIKE MANNER AND LOCATION TO THE EXISTING CONDITIONS. HISTORIC DISCHARGE CONDITIONS AND LOCATIONS CANNOT BE ALTERED.
7. ALL STREETS (LOCAL, COLLECTOR, AND ARTERIAL), SIDEWALKS, PARKS, AND OTHER COMMON AREAS, AS DETERMINED BY THE CITY ENGINEER, SHALL BE SUFFICIENTLY ILLUMINATED TO ENSURE THE SAFETY AND SECURITY OF PERSONS AND PROPERTY. THE CITY ENGINEER SHALL APPROVE ALL LIGHTING IMPROVEMENTS WITHIN THE RIGHT-OF-WAY.
8. PAVEMENT SECTIONS FOR ALL STREETS SHALL BE DETERMINED IN ACCORDANCE WITH A CITY ENGINEER APPROVED GEOTECHNICAL ANALYSIS, BUT SHALL NOT BE LESS THAN THE CITY'S MINIMUM REQUIREMENTS.
9. COLLECTOR, ARTERIAL, AND PARKWAY STREETS SHALL HAVE A RAISED, LANDSCAPED MEDIAN EXCEPT AT INTERSECTIONS WHERE LEFT-TURN LANES ARE PROVIDED.
10. STREET SIGNS AND SIGN POSTS SHALL BE PLACED AT ALL STREET INTERSECTIONS, WITH STOP SIGNS WHERE APPLICABLE, BY THE PROPERTY OWNER / DEVELOPER AND SHALL BE IN PLACE WHEN STREET PAVING IS COMPLETED. SPECIFICATION FOR DESIGN, CONSTRUCTION, LOCATION, AND INSTALLATION SHALL BE IN ACCORDANCE WITH CITY ROADWAY STANDARDS AND SHALL BE APPROVED BY THE CITY ENGINEER.
11. ANY TRAFFIC SIGNALS THAT ARE REQUIRED DUE TO TRAFFIC GENERATED BY THIS PROJECT SHALL BE INSTALLED BY THE PROPERTY OWNER / DEVELOPER WHEN WARRANTED.
12. AT THE TIME OF IMPROVEMENT PLAN SUBMITTAL, THE PROPERTY OWNER / DEVELOPER SHALL SUBMIT FOR REVIEW AND APPROVAL A SEWER MASTER PLAN, WHICH PROVIDES SIZING CALCULATIONS FOR ALL ON-SITE AND OFF-SITE SEWERS.
13. THE PROPERTY OWNER / DEVELOPER IS RESPONSIBLE FOR PROVIDING, AT THEIR SOLE COST AND EXPENSE, ALL PUBLIC INFRASTRUCTURE NECESSARY TO SERVE THE PROJECT INCLUDING, WITHOUT LIMITATION, WATER AND WASTEWATER SERVICE IN ACCORDANCE WITH ORDINANCE NO. 86-06. THIS INCLUDES WATER SUPPLY, INFRASTRUCTURE, AND CAPACITY FOR THE PRODUCTION, TREATMENT AND DELIVERY OF WATER TO THE PROJECT AND THE COLLECTION, TREATMENT AND DISPOSAL, INCLUDING RECHARGE AND / OR REUSE, OF WASTEWATER GENERATED AT THE PROJECT.
14. THE PROPERTY OWNER / DEVELOPER IS RESPONSIBLE FOR PROVIDING WATER AT THE PROJECT FOR CONSTRUCTION PURPOSES. THIS INCLUDES UTILIZING NON-POTABLE WATER FOR CONSTRUCTION BEFORE USING CITY POTABLE WATER.
15. TO THE EXTENT ALLOWED BY LAW, ALL TYPE-I NON-IRRIGATION AND IRRIGATION GRANDFATHERED RIGHTS ASSOCIATED WITH THE PROPERTY SHALL BE PROPERLY EXTINGUISHED AND THE RESULTING EXTINGUISHMENT CREDITS CONVEYED TO THE CITY OF BUCKEYE OR PLEDGED TO THE CITY OF BUCKEYE ACCOUNT AT THE ARIZONA DEPARTMENT OF WATER RESOURCES PRIOR TO THE ISSUANCE OF ANY BUILDING PERMITS. [ONLY USE IF PROJECT IS WITHIN THE CITY'S WATER SERVICE AREA].
16. THE PROPERTY OWNER / DEVELOPER SHALL NOTIFY THE CITY'S WATER RESOURCES DEPARTMENT OF THE LOCATION OF ANY REGISTERED AND UNREGISTERED WELLS ON THE PROPERTY AND THE PROPERTY OWNER / DEVELOPER AND THE CITY'S WATER RESOURCES DEPARTMENT SHALL MEET AND CONFER TO DETERMINE IF THE WELLS ARE BENEFICIAL OR WHETHER THEY SHALL BE ABANDONED. WELLS SHALL BE ABANDONED BY THE PROPERTY OWNER / DEVELOPER IF THE CITY'S WATER RESOURCES DEPARTMENT DETERMINES THAT THEY PRESENT A HEALTH AND SAFETY HAZARD OR ARE CONTRIBUTING TO GROUNDWATER CONTAMINATION AND ARE NOT ABLE TO BE REHABILITATED, MODIFIED, OR RE-DRILLED TO PREVENT THE HEALTH AND SAFETY HAZARD OR GROUNDWATER CONTAMINATION. ABANDONMENT OF WELLS SHALL BE PERFORMED PURSUANT TO AND IN COMPLIANCE WITH STATE LAW AND SHALL BE COMPLETED PRIOR TO THE ISSUANCE OF ANY BUILDING PERMITS. [ONLY USE IF PROJECT IS WITHIN THE CITY'S WATER SERVICE AREA].
17. PRIOR TO SITE PLAN APPROVAL, THE PROPERTY OWNER / DEVELOPER SHALL SUBMIT TO THE CITY FOR REVIEW AND APPROVAL WATER MASTER PLANS. IN ORDER TO PROVIDE FOR WATER PRODUCTION, THE PROPERTY OWNER / DEVELOPER MAY BE REQUIRED TO PROVIDE ADDITIONAL SITES FOR PRODUCTION WELLS AND WATER PRODUCTION SITES ON THE SITE PLAN OR AT OFF-SITE LOCATIONS.
18. THE BUCKEYE FIRE CHIEF AND CITY ENGINEER SHALL DETERMINE THE NUMBER, LOCATION, AND TYPES OF ALL FIRE HYDRANTS.
19. PRIOR TO DELIVERY OF ANY COMBUSTIBLE MATERIALS TO THE SITE, THE FIRE PROTECTION SYSTEM SHALL BE COMPLETELY OPERATIONAL, WITH PROPER FIRE FLOW, AND IN ACCORDANCE WITH THE PLANS APPROVED BY THE BUCKEYE FIRE CHIEF AND CITY ENGINEER.
20. ALL BUILDINGS SHALL BE EQUIPPED WITH A FIRE PROJECTION SYSTEM AS REQUIRED BY CITY OF BUCKEYE ORDINANCE 03-22.
21. WHERE TWO (2) FIRE APPARATUS ACCESS ROADS ARE REQUIRED, THEY SHALL BE PLACED A DISTANCE APART EQUAL TO NOT LESS THAN ONE HALF (1/2) OF THE LENGTH OF THE MAXIMUM OVERALL DIAGONAL DIMENSION OF THE LOT OR AREA TO BE SERVED, MEASURED IN A STRAIGHT LINE BETWEEN ACCESSES.
22. ALL LANDSCAPED AREAS WITHIN THE PUBLIC RIGHTS-OF-WAY SHALL BE DELEGATED TO THE ADJACENT PROPERTY OWNER, HOMEOWNERS' ASSOCIATION OR OTHER PROPERTY MAINTENANCE ASSOCIATION, AND SHALL BE DESIGNED AND SEALED BY A LANDSCAPE ARCHITECT LICENSED BY THE ARIZONA BOARD OF TECHNICAL REGISTRATION. THE CITY PUBLIC WORKS DEPARTMENT SHALL REVIEW ALL IRRIGATION PLANS FOR MATERIAL SELECTION ONLY WITHIN THE CITY RIGHT-OF-WAY; THEREFORE, THE LANDSCAPE ARCHITECT SHALL COORDINATE WITH THE PUBLIC WORKS DEPARTMENT EARLY IN THE DESIGN TO ENSURE THE MOST EFFICIENT MEANS OF LANDSCAPE IRRIGATION THAT WILL REDUCE BOTH LONG TERM MAINTENANCE COSTS AND KEEP WATERING TO THE ABSOLUTE MINIMUM REQUIRED FOR HEALTHY GROWTH OF LANDSCAPING ALONG THE ROADWAYS OF THE CITY OF BUCKEYE.
23. SHRUBBERY IN THE RIGHT-OF-WAY SHALL NOT OBSTRUCT ANY REGULATORY SIGNAGE OR SIGN DISTANCE TRIANGLE AS DEFINED IN THE ENGINEERING DEVELOPMENT STANDARDS; THEREFOR, IT SHALL BE TRIMMED TO LESS THAN TWO (2) FEET FROM GROUND LEVEL.
24. LANDSCAPING WITHIN THE PUBLIC RIGHT-OF-WAY WILL REQUIRE:
 - ALL LANDSCAPED AREAS, EXCEPT THOSE INTENTIONALLY MAINTAINED WITH NATIVE PLANS, SHALL INCLUDE AN AUTOMATIC IRRIGATION SYSTEM.
 - ALL NATIVE PLANT LANDSCAPING PLANS SHALL INCLUDE AN ESTABLISHMENT MAINTENANCE PLAN THAT ENSURES LONG TERM GROWTH OF ALL PLANTINGS.
 - WATER-EFFICIENT SYSTEMS (E.G., DRIP, MINI-SPRAY, BUBBLER-TYPE, OR SIMILAR DRIP SYSTEMS) SHALL BE USED WHENEVER FEASIBLE. LOW-FLOW SPRINKLER HEADS WITH MATCHED PRECIPITATION RATES SHALL BE USED WHEN SPRAY OR ROTOR-TYPE HEADS ARE SPECIFIED FOR WATERING SHRUBS AND GROUND COVER AREAS.
 - MULTI-PROGRAM WEATHER SENSING CONTROLLERS WITHIN SEPARATED VALVES AND CIRCUITS SHALL BE USED WHEN THE PROJECT CONTAINS MORE THAN ONE TYPE OF LANDSCAPE TREATMENT (E.G., LAWN, GROUND COVER, SHRUB, TREE AREAS), OR A VARIETY OF SOLAR ASPECTS.
 - SOIL MOISTURE-SENSING DEVICES AND RAIN SENSORS SHALL BE USED ON ALL PROJECTS WITHIN PUBLIC RIGHTS-OF-WAY AND IN LANDSCAPE TRACTS. THE USE OF SATELLITE BASED CONTROLLERS IS ENCOURAGED.
 - ROOT BARRIERS SHALL BE DESIGNED AND INCORPORATED FOR ALL TREES THAT ARE IN THE PUBLIC RIGHT-OF-WAY TO ENSURE VERTICAL ROOT GROWTH AND AVOID ADJACENT CURB, SIDEWALK, OR PAVEMENT UPHEAVAL DUE TO TREE ROOTS.
 - LINEAR ROOT BARRIERS SHALL BE USED ALONG PUBLIC IMPROVEMENTS THAT ARE ONLY ON ONE (1) SIDE OF A TREE.
 - SURROUND ROOT BARRIERS SHALL BE USED WHEN A TREE IS WITHIN THE SIDEWALK OR WITHIN A MEDIAN.
 - TREE CANOPIES EXTENDING INTO THE RIGHT-OF-WAY SHALL BE TRIMMED TO THE FOLLOWING MINIMUM STANDARDS: 18 FEET OVER ANY PUBLIC ROADWAY, SEVEN (7) FEET OVER ANY PUBLIC SIDEWALK.



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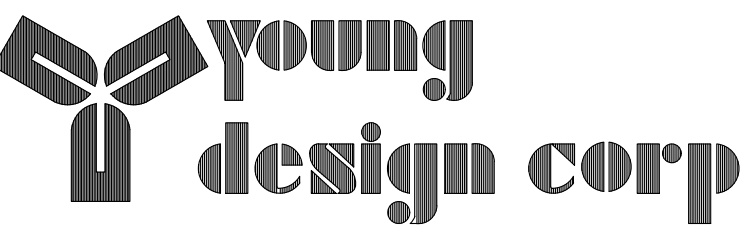
YDC-11353

SHEET TITLE

JURISDICTIONAL
STANDARD NOTES

SHEET NUMBER

T-1.1



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REVISIONS		
3	06/08/26	REVISION
2	02/02/26	REVISION
1	01/22/26	FINAL
0	06/11/25	PRELIMINARY
NO.	DATE	DESCRIPTION



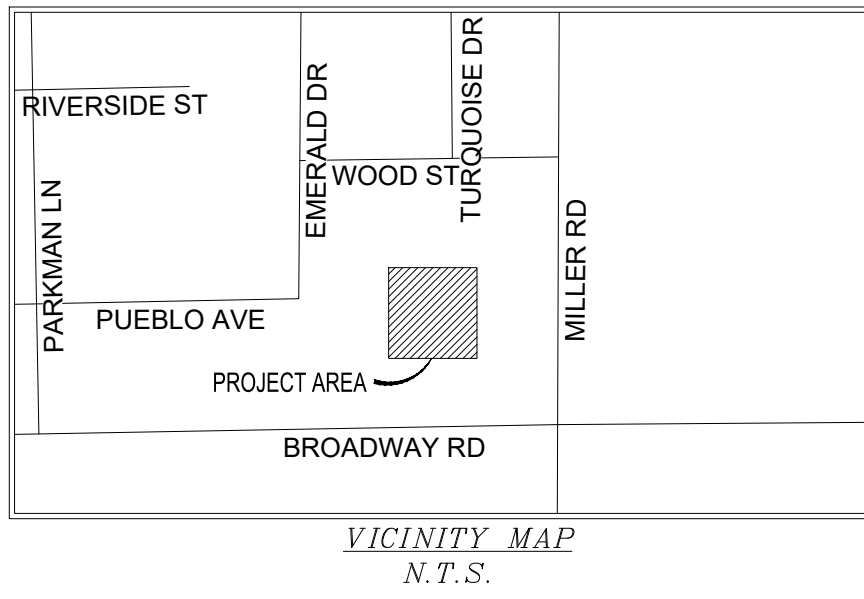
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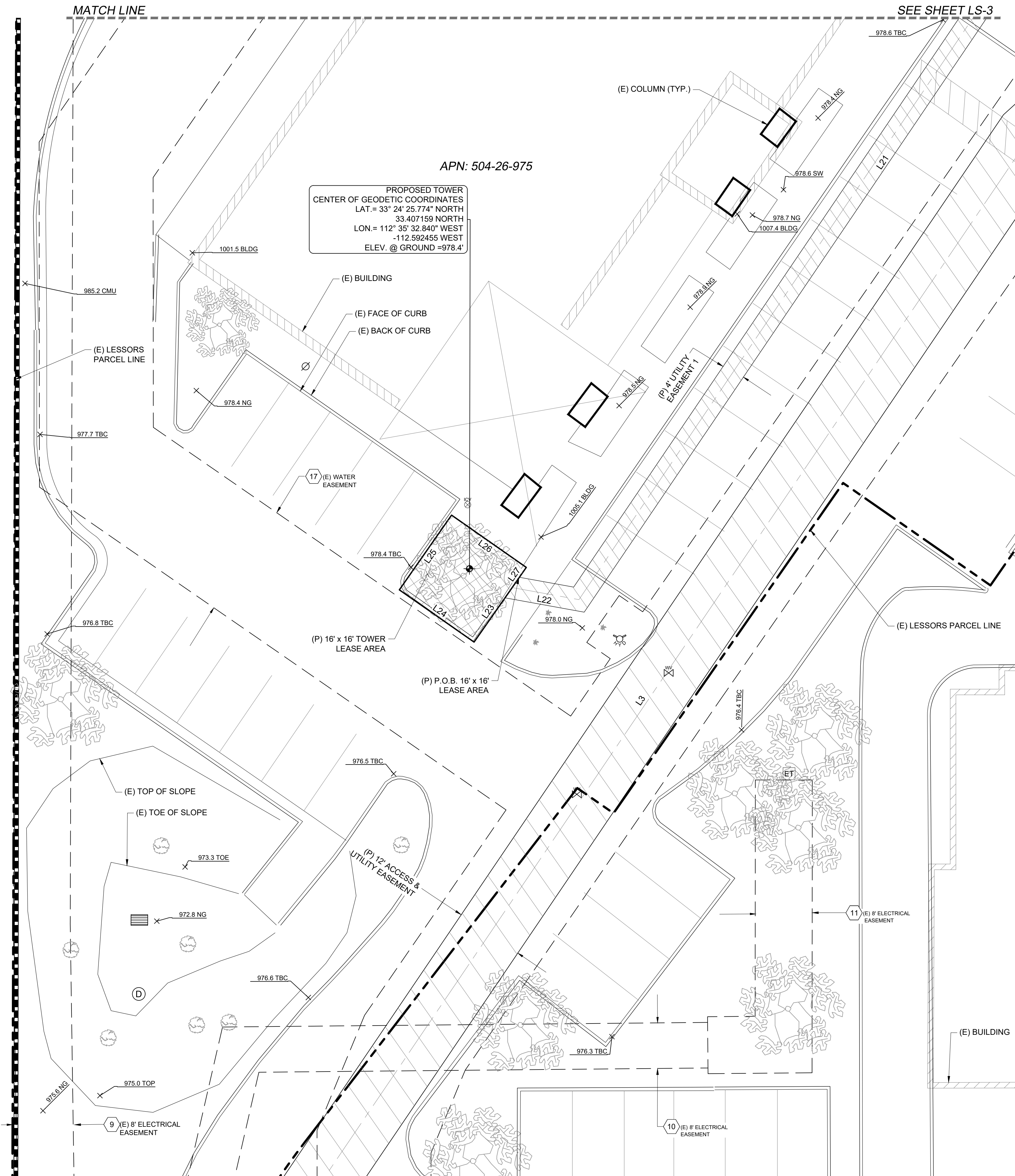
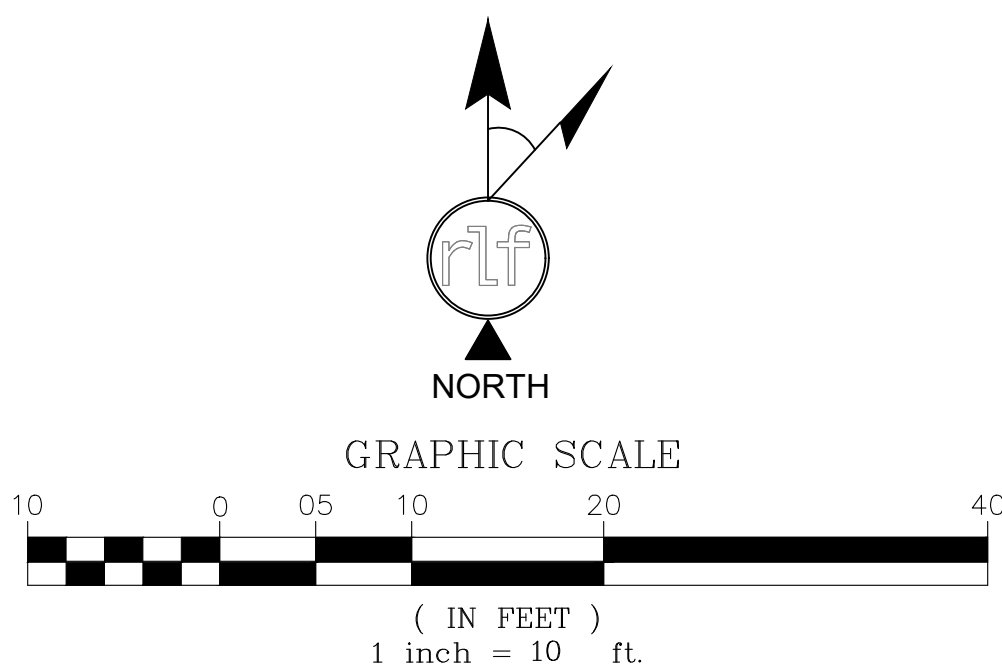
SHEET TITLE:
TOPOGRAPHIC SURVEY

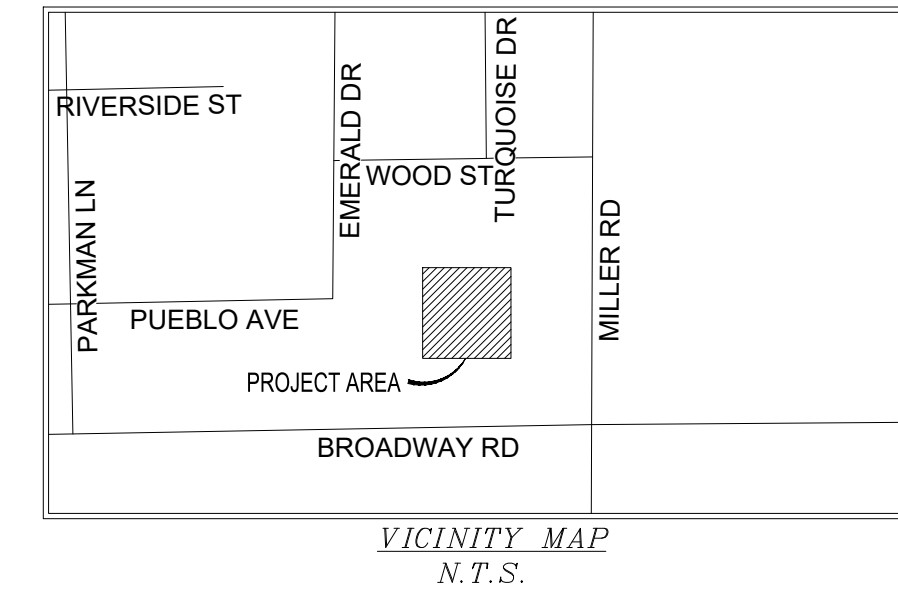
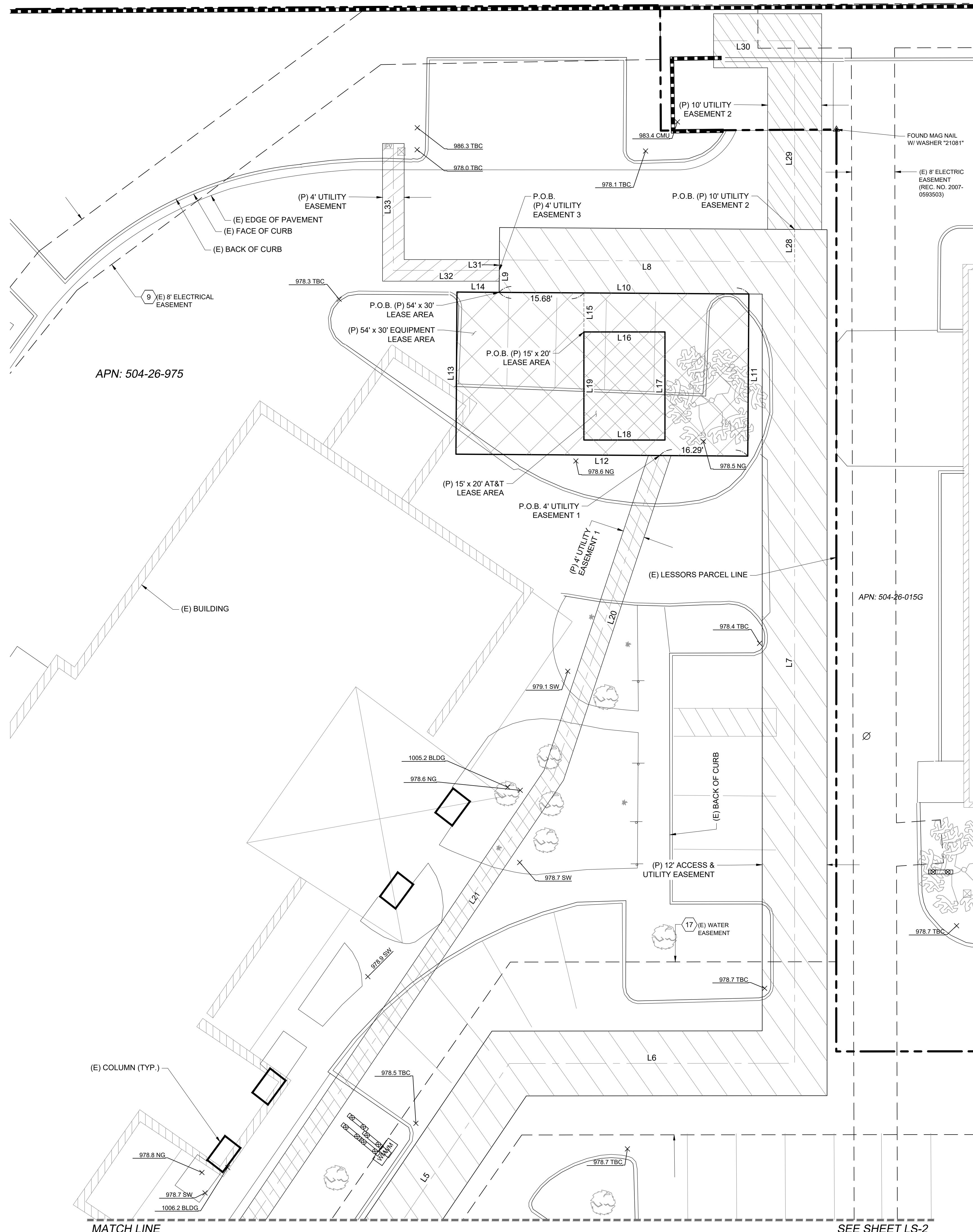
SHEET NO. LS-2	REVISION: 3
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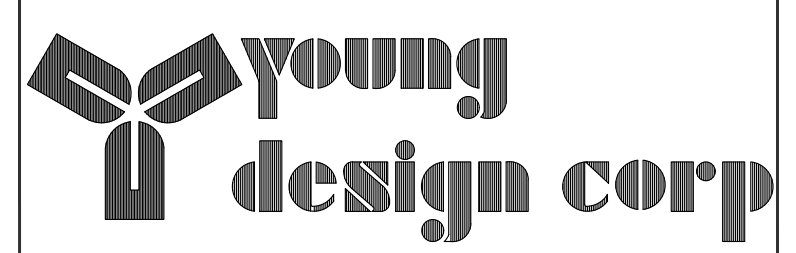
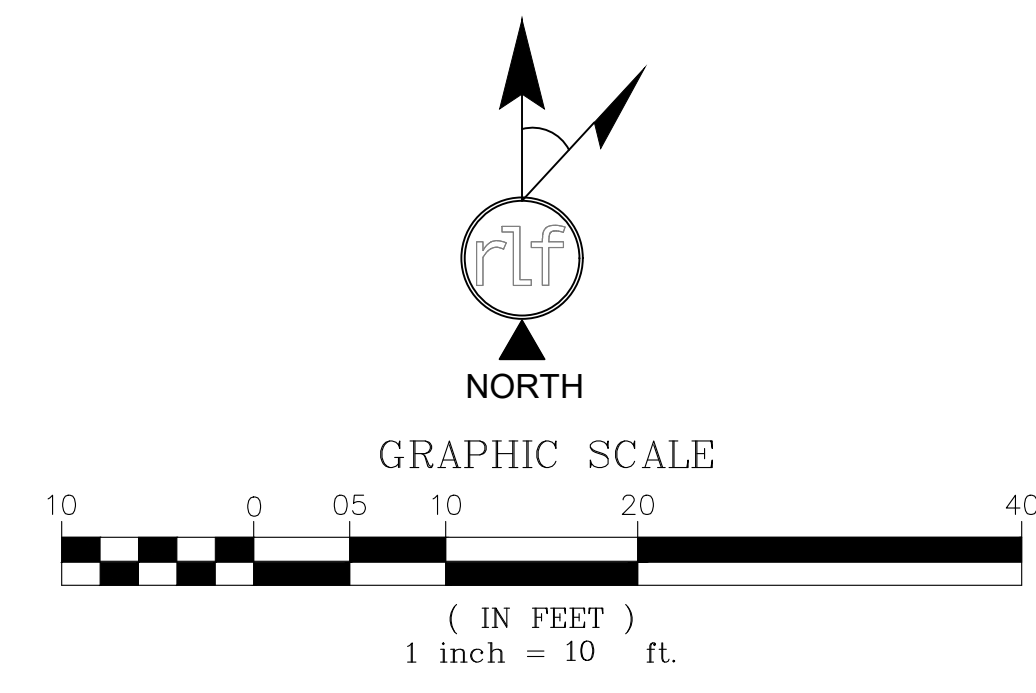
LEGEND

- | | | | |
|--|----------------------------------|--|------------------------------|
| | SANITARY SEWER CLEANOUT | | BRASS CAP IN HANDHOLE (BCHH) |
| | STORM MANHOLE | | MAG NAIL |
| | STORM DRAIN GRATE | | REBAR |
| | IRRIGATION CONTROL VALVE | | ELECTRICAL TRANSFORMER |
| | CACTUS | | ELECTRIC CABINET |
| | DECIDUOUS TREE | | TELEPHONE PEDESTAL |
| | BUSH | | FIBER VAULT |
| | SIGN | | LIGHT POST |
| | POSITION OF GEODETIC COORDINATES | | FIRE HYDRANT |
| | PROPERTY LINE | | WATER VALVE |
| | PROPERTY LINE (OTHER) | | WATER METER |
| | RIGHT-OF-WAY LINE | | BACKFLOW PREVENTER |
| | SECTION LINE | | P.O.C. POINT OF COMMENCEMENT |
| | EASEMENT LINE | | P.O.B. POINT OF BEGINNING |
| | | | PROPOSED |





- ### LEGEND
- | | | | |
|--|----------------------------------|--|------------------------------|
| | SANITARY SEWER CLEANOUT | | BRASS CAP IN HANDHOLE (BCHH) |
| | STORM MANHOLE | | MAG NAIL |
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SITE ADDRESS:
4226 S MILLER RD
BUCKEYE, AZ 85326

SHEET TITLE:
TOPOGRAPHIC SURVEY

SHEET NO. LS-3	REVISION: 3
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PUBLIC SAFETY TOWER
12' ACCESS & UTILITY EASEMENT DESCRIPTION

A STRIP OF LAND BEING A PORTION OF LOT 1 AND LOT 3 OF THE VILLAGE ON BROADWAY, ACCORDING TO THE PLAT RECORDED IN BOOK 1269 OF MAPS, PAGE 20, RECORDS OF MARICOPA COUNTY, ARIZONA, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

A 12.00 FOOT WIDE STRIP OF LAND LYING 6.00 FEET ON EACH SIDE OF THE FOLLOWING DESCRIBED CENTERLINE:

COMMENCING AT THE SOUTHEAST CORNER OF SECTION 19, TOWNSHIP 1 NORTH, RANGE 3 WEST, WHICH THE SOUTH ½ CORNER OF SAID SECTION BEARS SOUTH 89°32'23" WEST, A DISTANCE OF 2587.66 FEET; THENCE SOUTH 89°32'23" WEST ALONG SOUTH LINE OF SAID SECTION 19, A DISTANCE OF 527.51 FEET; THENCE NORTH 0°00'00" EAST, A DISTANCE OF 70.02 FEET TO THE NORTH RIGHT-OF-WAY OF WEST BROADWAY ROAD ALSO BEING THE POINT OF BEGINNING;

THENCE NORTH 05°31'38" EAST, A DISTANCE OF 27.95 FEET;
THENCE NORTH 20°02'14" EAST, A DISTANCE OF 49.69 FEET;
THENCE NORTH 34°07'45" EAST, A DISTANCE OF 230.49 FEET;
THENCE NORTH 47°40'16" EAST, A DISTANCE OF 13.13 FEET;
THENCE NORTH 34°07'45" EAST, A DISTANCE OF 52.28 FEET;
THENCE NORTH 89°56'48" EAST, A DISTANCE OF 52.83 FEET;
THENCE NORTH 00°00'00" WEST, A DISTANCE OF 148.29 FEET;
THENCE NORTH 89°37'20" WEST, A DISTANCE OF 54.64 FEET TO THE POINT OF TERMINUS.

THE SIDELINES OF THE AFORESAID EASEMENT ARE PARALLEL TO SAID CENTERLINE AND SHALL BE DEEMED TO BE PERPENDICULAR TO THE CENTERLINE AT THE POINT OF BEGINNING AND THE POINT OF TERMINATION, SAID SIDELINES BEING EXTENDED OR SHORTENED AS NECESSARY TO FORM A CLOSED FIGURE.

PUBLIC SAFETY TOWER
54' x 30' EQUIPMENT LEASE AREA DESCRIPTION

A TRACT OF LAND BEING A PORTION OF LOT 1 OF THE VILLAGE ON BROADWAY, ACCORDING TO THE PLAT RECORDED IN BOOK 1269 OF MAPS, PAGE 20, RECORDS OF MARICOPA COUNTY, ARIZONA, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SECTION 19, TOWNSHIP 1 NORTH, RANGE 3 WEST, WHICH THE SOUTH ½ CORNER OF SAID SECTION BEARS SOUTH 89°32'23" WEST, A DISTANCE OF 2587.66 FEET; THENCE SOUTH 89°32'23" WEST ALONG SOUTH LINE OF SAID SECTION 19, A DISTANCE OF 527.51 FEET; THENCE NORTH 0°00'00" EAST, A DISTANCE OF 70.02 FEET TO THE NORTH RIGHT-OF-WAY OF WEST BROADWAY ROAD;
THENCE NORTH 05°31'38" EAST, A DISTANCE OF 27.95 FEET;
THENCE NORTH 20°02'14" EAST, A DISTANCE OF 49.69 FEET;
THENCE NORTH 34°07'45" EAST, A DISTANCE OF 230.49 FEET;
THENCE NORTH 47°40'16" EAST, A DISTANCE OF 13.13 FEET;
THENCE NORTH 34°07'45" EAST, A DISTANCE OF 52.28 FEET;
THENCE NORTH 89°56'48" EAST, A DISTANCE OF 52.83 FEET;
THENCE NORTH 00°00'00" WEST, A DISTANCE OF 148.29 FEET;
THENCE NORTH 89°37'20" WEST, A DISTANCE OF 54.64 FEET;
THENCE SOUTH 00°22'40" WEST, A DISTANCE OF 6.00 FEET TO THE POINT OF BEGINNING;

THENCE SOUTH 89°37'20" EAST, A DISTANCE OF 46.20 FEET;
THENCE SOUTH 00°22'40" WEST, A DISTANCE OF 30.00 FEET;
THENCE NORTH 89°37'20" WEST, A DISTANCE OF 54.00 FEET;
THENCE NORTH 00°22'40" EAST, A DISTANCE OF 30.00 FEET;
THENCE SOUTH 89°37'20" EAST, A DISTANCE OF 7.80 FEET TO THE POINT OF BEGINNING.

CONTAINING 1620 SQUARE FEET OR 0.037 ACRES, MORE OR LESS.

PUBLIC SAFETY TOWER
4' UTILITY EASEMENT 1 DESCRIPTION

A STRIP OF LAND BEING A PORTION OF LOT 1 OF THE VILLAGE ON BROADWAY, ACCORDING TO THE PLAT RECORDED IN BOOK 1269 OF MAPS, PAGE 20, RECORDS OF MARICOPA COUNTY, ARIZONA, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

A 4.00 FOOT WIDE STRIP OF LAND LYING 2.00 FEET ON EACH SIDE OF THE FOLLOWING DESCRIBED CENTERLINE:

COMMENCING AT THE SOUTHEAST CORNER OF SECTION 19, TOWNSHIP 1 NORTH, RANGE 3 WEST, WHICH THE SOUTH ½ CORNER OF SAID SECTION BEARS SOUTH 89°32'23" WEST, A DISTANCE OF 2587.66 FEET; THENCE SOUTH 89°32'23" WEST ALONG SOUTH LINE OF SAID SECTION 19, A DISTANCE OF 527.51 FEET; THENCE NORTH 0°00'00" EAST, A DISTANCE OF 70.02 FEET TO THE NORTH RIGHT-OF-WAY OF WEST BROADWAY ROAD;
THENCE NORTH 05°31'38" EAST, A DISTANCE OF 27.95 FEET;
THENCE NORTH 20°02'14" EAST, A DISTANCE OF 49.69 FEET;
THENCE NORTH 34°07'45" EAST, A DISTANCE OF 230.49 FEET;
THENCE NORTH 47°40'16" EAST, A DISTANCE OF 13.13 FEET;
THENCE NORTH 34°07'45" EAST, A DISTANCE OF 52.28 FEET;
THENCE NORTH 89°56'48" EAST, A DISTANCE OF 52.83 FEET;
THENCE NORTH 00°00'00" WEST, A DISTANCE OF 148.29 FEET;
THENCE NORTH 89°37'20" WEST, A DISTANCE OF 54.64 FEET;
THENCE SOUTH 00°22'40" WEST, A DISTANCE OF 6.00 FEET;
THENCE SOUTH 89°37'20" EAST, A DISTANCE OF 46.20 FEET;
THENCE SOUTH 00°22'40" WEST, A DISTANCE OF 30.00 FEET;
THENCE SOUTH 89°37'20" WEST, A DISTANCE OF 16.29 FEET TO THE POINT OF BEGINNING;

THENCE SOUTH 18°20'00" WEST, A DISTANCE OF 62.33 FEET;
THENCE SOUTH 34°06'34" WEST, A DISTANCE OF 225.39 FEET;
THENCE NORTH 79°44'15" WEST, A DISTANCE OF 11.91 FEET TO THE POINT OF TERMINUS.

THE SIDELINES OF THE AFORESAID EASEMENT ARE PARALLEL TO SAID CENTERLINE AND SHALL BE DEEMED TO BE PERPENDICULAR TO THE CENTERLINE AT THE POINT OF BEGINNING AND THE POINT OF TERMINATION, SAID SIDELINES BEING EXTENDED OR SHORTENED AS NECESSARY TO FORM A CLOSED FIGURE.

PUBLIC SAFETY TOWER
10' UTILITY EASEMENT 2 DESCRIPTION

A STRIP OF LAND BEING A PORTION OF LOT 1 OF THE VILLAGE ON BROADWAY, ACCORDING TO THE PLAT RECORDED IN BOOK 1269 OF MAPS, PAGE 20, AND A PORTION OF THE PARCEL DESCRIBED IN WARRANTY DEED WITH RECORDING NO. 20060471760, RECORDING DATE: 04-07-2006 IN RECORDS OF MARICOPA COUNTY, ARIZONA, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

A 10.00 FOOT WIDE STRIP OF LAND LYING 5.00 FEET ON EACH SIDE OF THE FOLLOWING DESCRIBED CENTERLINE:

COMMENCING AT THE SOUTHEAST CORNER OF SECTION 19, TOWNSHIP 1 NORTH, RANGE 3 WEST, WHICH THE SOUTH ½ CORNER OF SAID SECTION BEARS SOUTH 89°32'23" WEST, A DISTANCE OF 2587.66 FEET; THENCE SOUTH 89°32'23" WEST ALONG SOUTH LINE OF SAID SECTION 19, A DISTANCE OF 527.51 FEET; THENCE NORTH 0°00'00" EAST, A DISTANCE OF 70.02 FEET TO THE NORTH RIGHT-OF-WAY OF WEST BROADWAY ROAD;
THENCE NORTH 05°31'38" EAST, A DISTANCE OF 27.95 FEET;
THENCE NORTH 20°02'14" EAST, A DISTANCE OF 49.69 FEET;
THENCE NORTH 34°07'45" EAST, A DISTANCE OF 230.49 FEET;
THENCE NORTH 47°40'16" EAST, A DISTANCE OF 13.13 FEET;
THENCE NORTH 34°07'45" EAST, A DISTANCE OF 52.28 FEET;
THENCE NORTH 89°56'48" EAST, A DISTANCE OF 52.83 FEET;
THENCE NORTH 00°00'00" WEST, A DISTANCE OF 148.29 FEET;
THENCE NORTH 00°00'00" EAST, A DISTANCE OF 6.00 FEET TO THE POINT OF BEGINNING;

THENCE NORTH 00°00'00" EAST, A DISTANCE OF 34.91 FEET;
THENCE NORTH 90°00'00" WEST, A DISTANCE OF 15.00 FEET;
TO THE POINT OF TERMINUS.

THE SIDELINES OF THE AFORESAID EASEMENT ARE PARALLEL TO SAID CENTERLINE AND SHALL BE DEEMED TO BE PERPENDICULAR TO THE CENTERLINE AT THE POINT OF BEGINNING AND THE POINT OF TERMINATION, SAID SIDELINES BEING EXTENDED OR SHORTENED AS NECESSARY TO FORM A CLOSED FIGURE.

AT&T
15' x 20' LEASE AREA DESCRIPTION

A TRACT OF LAND BEING A PORTION OF LOT 1 OF THE VILLAGE ON BROADWAY, ACCORDING TO THE PLAT RECORDED IN BOOK 1269 OF MAPS, PAGE 20, RECORDS OF MARICOPA COUNTY, ARIZONA, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SECTION 19, TOWNSHIP 1 NORTH, RANGE 3 WEST, WHICH THE SOUTH ½ CORNER OF SAID SECTION BEARS SOUTH 89°32'23" WEST, A DISTANCE OF 2587.66 FEET; THENCE SOUTH 89°32'23" WEST ALONG SOUTH LINE OF SAID SECTION 19, A DISTANCE OF 527.51 FEET; THENCE NORTH 0°00'00" EAST, A DISTANCE OF 70.02 FEET TO THE NORTH RIGHT-OF-WAY OF WEST BROADWAY ROAD;
THENCE NORTH 05°31'38" EAST, A DISTANCE OF 27.95 FEET;
THENCE NORTH 20°02'14" EAST, A DISTANCE OF 49.69 FEET;
THENCE NORTH 34°07'45" EAST, A DISTANCE OF 230.49 FEET;
THENCE NORTH 47°40'16" EAST, A DISTANCE OF 13.13 FEET;
THENCE NORTH 34°07'45" EAST, A DISTANCE OF 52.28 FEET;
THENCE NORTH 89°56'48" EAST, A DISTANCE OF 52.83 FEET;
THENCE NORTH 00°00'00" WEST, A DISTANCE OF 148.29 FEET;
THENCE NORTH 89°37'20" WEST, A DISTANCE OF 54.64 FEET;
THENCE SOUTH 00°22'40" WEST, A DISTANCE OF 6.00 FEET;
THENCE SOUTH 89°37'20" EAST, A DISTANCE OF 15.68 FEET;
THENCE SOUTH 00°00'00" EAST, A DISTANCE OF 7.22 FEET TO THE POINT OF BEGINNING;

THENCE NORTH 90°00'00" EAST, A DISTANCE OF 15.00 FEET;
THENCE SOUTH 00°00'00" EAST, A DISTANCE OF 20.00 FEET;
THENCE NORTH 90°00'00" WEST, A DISTANCE OF 15.00 FEET;
THENCE NORTH 00°00'00" EAST, A DISTANCE OF 20.00 FEET TO THE POINT OF BEGINNING.

CONTAINING 300 SQUARE FEET OR 0.007 ACRES, MORE OR LESS.

PUBLIC SAFETY TOWER
16' x 16' TOWER LEASE AREA DESCRIPTION

A TRACT OF LAND BEING A PORTION OF LOT 1 OF THE VILLAGE ON BROADWAY, ACCORDING TO THE PLAT RECORDED IN BOOK 1269 OF MAPS, PAGE 20, RECORDS OF MARICOPA COUNTY, ARIZONA, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

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THENCE NORTH 34°07'45" EAST, A DISTANCE OF 230.49 FEET;
THENCE NORTH 47°40'16" EAST, A DISTANCE OF 13.13 FEET;
THENCE NORTH 34°07'45" EAST, A DISTANCE OF 52.28 FEET;
THENCE NORTH 89°56'48" EAST, A DISTANCE OF 52.83 FEET;
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THENCE NORTH 89°37'20" WEST, A DISTANCE OF 54.64 FEET;
THENCE SOUTH 00°22'40" WEST, A DISTANCE OF 6.00 FEET;
THENCE SOUTH 89°37'20" EAST, A DISTANCE OF 46.20 FEET;
THENCE SOUTH 00°22'40" WEST, A DISTANCE OF 30.00 FEET;
THENCE NORTH 89°37'20" WEST, A DISTANCE OF 16.29 FEET;
THENCE SOUTH 18°20'00" WEST, A DISTANCE OF 62.33 FEET;
THENCE SOUTH 34°06'34" WEST, A DISTANCE OF 225.39 FEET;
THENCE NORTH 79°44'15" WEST, A DISTANCE OF 11.91 FEET TO THE POINT OF BEGINNING;

THENCE SOUTH 34°57'41" WEST, A DISTANCE OF 11.68 FEET;
THENCE NORTH 55°02'19" WEST, A DISTANCE OF 16.00 FEET;
THENCE NORTH 34°57'41" EAST, A DISTANCE OF 16.00 FEET;
THENCE SOUTH 55°02'19" EAST, A DISTANCE OF 16.00 FEET;
THENCE SOUTH 34°57'41" WEST, A DISTANCE OF 4.32 FEET TO THE POINT OF BEGINNING.

CONTAINING 256 SQUARE FEET OR 0.006 ACRES, MORE OR LESS.

PUBLIC SAFETY TOWER
4' UTILITY EASEMENT 3 DESCRIPTION

A STRIP OF LAND BEING A PORTION OF LOT 1 OF THE VILLAGE ON BROADWAY, ACCORDING TO THE PLAT RECORDED IN BOOK 1269 OF MAPS, PAGE 20, RECORDS OF MARICOPA COUNTY, ARIZONA, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

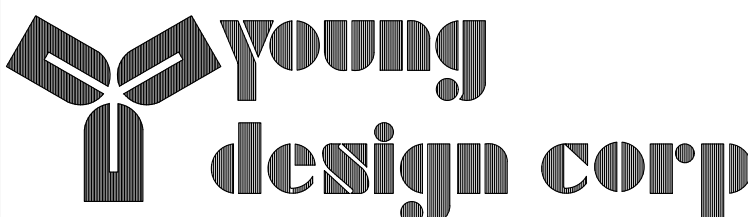
A 4.00 FOOT WIDE STRIP OF LAND LYING 2.00 FEET ON EACH SIDE OF THE FOLLOWING DESCRIBED CENTERLINE:

COMMENCING AT THE SOUTHEAST CORNER OF SECTION 19, TOWNSHIP 1 NORTH, RANGE 3 WEST, WHICH THE SOUTH ½ CORNER OF SAID SECTION BEARS SOUTH 89°32'23" WEST, A DISTANCE OF 2587.66 FEET; THENCE SOUTH 89°32'23" WEST ALONG SOUTH LINE OF SAID SECTION 19, A DISTANCE OF 527.51 FEET; THENCE NORTH 0°00'00" EAST, A DISTANCE OF 70.02 FEET TO THE NORTH RIGHT-OF-WAY OF WEST BROADWAY ROAD;
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THENCE NORTH 20°02'14" EAST, A DISTANCE OF 49.69 FEET;
THENCE NORTH 34°07'45" EAST, A DISTANCE OF 230.49 FEET;
THENCE NORTH 47°40'16" EAST, A DISTANCE OF 13.13 FEET;
THENCE NORTH 34°07'45" EAST, A DISTANCE OF 52.28 FEET;
THENCE NORTH 89°56'48" EAST, A DISTANCE OF 52.83 FEET;
THENCE NORTH 00°00'00" WEST, A DISTANCE OF 148.29 FEET;
THENCE NORTH 89°37'20" WEST, A DISTANCE OF 54.64 FEET;
THENCE SOUTH 00°22'40" WEST, A DISTANCE OF 1.93 FEET TO THE POINT OF BEGINNING;

THENCE NORTH 90°00'00" WEST, A DISTANCE OF 19.60 FEET;
THENCE NORTH 00°00'00" WEST, A DISTANCE OF 23.48 FEET TO THE POINT OF TERMINUS.

THE SIDELINES OF THE AFORESAID EASEMENT ARE PARALLEL TO SAID CENTERLINE AND SHALL BE DEEMED TO BE PERPENDICULAR TO THE CENTERLINE AT THE POINT OF BEGINNING AND THE POINT OF TERMINATION, SAID SIDELINES BEING EXTENDED OR SHORTENED AS NECESSARY TO FORM A CLOSED FIGURE.

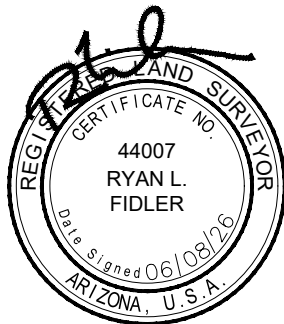
LINE TABLE [M/C]		
LINE	BEARING	LENGTH
L1	N5° 31' 38"E	27.95
L2	N20° 02' 14"E	49.69
L3	N34° 07' 45"E	230.49
L4	N47° 40' 16"E	13.13
L5	N34° 07' 45"E	52.28
L6	N89° 56' 48"E	52.83
L7	N0° 00' 00"W	148.29
L8	N89° 37' 20"W	54.64
L9	S0° 22' 40"W	6.00
L10	S89° 37' 20"E	46.20
L11	S0° 22' 40"W	30.00
L12	N89° 37' 20"W	54.00
L13	N0° 22' 40"E	30.00
L14	S89° 37' 20"E	7.80
L15	S0° 00' 00"E	7.22
L16	N90° 00' 00"E	15.00
L17	S0° 00' 00"E	20.00
L18	N90° 00' 00"W	15.00
L19	N0° 00' 00"E	20.00
L20	S18° 20' 00"W	62.33
L21	S34° 06' 34"W	225.39
L22	N79° 44' 15"W	11.91
L23	S34° 57' 41"W	11.68
L24	N55° 02' 19"W	16.00
L25	N34° 57' 41"E	16.00
L26	S55° 02' 19"E	16.00
L27	S34° 57' 41"W	4.32
L28	N0° 00' 00"E	6.00
L29	N0° 00' 00"E	34.91
L30	N90° 00' 00"W	15.00
L31	S0° 22' 40"W	1.93
L32	N90° 00' 00"W	19.60
L33	N0° 00' 00"E	23.48



architecture / project management
10245 E. Via Linda, Scottsdale, AZ 85258
ph: 480 451 9609 fax: 480 451 9608
e mail: corp@ydcoffice.com

FIELD BY:	CEF
DRAWN BY:	GAC
CHECKED BY:	RLF

REVISIONS		
3	06/08/26	REVISION
2	02/02/26	REVISION
1	01/22/26	FINAL
0	06/11/25	PRELIMINARY
NO.	DATE	DESCRIPTION



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PROJECT No.
2500463

SITE NAME:
BUCKAZ-0281_AZL01653

SITE ADDRESS:
4226 S MILLER RD
BUCKEYE, AZ 85326

SHEET TITLE:
LEGAL DESCRIPTIONS

SHEET NO.

LS-4

REVISION:

3

SETBACK FROM CENTERLINE OF MONOBROADLEAF TOWER TO NEAREST PROPERTY LINE	
NORTHERLY:	324'-7"
SOUTHERLY:	61'-4"
EASTERLY:	54'-0"
WESTERLY:	79'-8"

NOTE: REFER TO SURVEY FOR LEGALLY DESCRIBED TIE-DOWNS BETWEEN PROPERTY LINES, EASEMENTS, AND LEASE AREAS

IMPERVIOUS AREA SUMMARY		
LOT SIZE	2.32 ACRES	101,051.03 S.F.
EXISTING IMPERVIOUS	65,893 S.F.	65% TOTAL LOT
PROPOSED IMPERVIOUS	66,567.88 S.F.	66% TOTAL LOT
NET INCREASE	674.67 S.F.	1% TOTAL LOT

UTILITY NOTE: NO WATER OR SEWER CONNECTIONS WILL BE MADE

YOUNG DESIGN CORP. DOES NOT GUARANTEE THAT ALL UTILITIES ARE SHOWN OR THEIR LOCATIONS. IT IS THE RESPONSIBILITY OF THE CONTRACTOR AND DEVELOPER TO CONTACT BLUE STAKE AND ANY OTHER INVOLVED AGENCIES TO LOCATE ALL UTILITIES PRIOR TO CONSTRUCTION. REMOVAL, RELOCATION AND/OR REPLACEMENT IS THE RESPONSIBILITY OF THE CONTRACTOR.

LEGEND	
ABBREVIATIONS:	SYMBOLS:
(E) - EXISTING	FIRE HYDRANT
(N) - NEW	POWER POLE
(F) - FUTURE	ELECTRIC MANHOLE
PUE PUBLIC UTILITY EASEMENT	TELCO MANHOLE
ROW RIGHT OF WAY	
BLUE STAKE ELECTRIC	PROPERTY LINE
CONTOUR LINE	BLUE STAKE GAS
	BLUE STAKE WATER

SIGNS

- INSTALL ADDRESS PLACARD NEAR ENTRANCE GATE OF EQUIPMENT AREA (OR FACING STREET OF ASSOCIATED ADDRESS).

LIGHTING

- ADDITIONAL LIGHTING WILL BE INSTALLED IF REQUIRED BY MUNICIPALITY FOR SECURITY PURPOSES.
- ALL LIGHTING IS TO BE INSTALLED NO HIGHER THAN 8'-0", (UNLESS REQUIRED OTHERWISE BY INDIVIDUAL MUNICIPALITY).
- ALL LIGHTING WILL BE THAT OF "FULL CUT OFF LENSES".

COMPLIANCE

- ADA COMPLIANCE: FACILITY IS NOT STAFFED AND NOT NORMALLY OCCUPIED.
- CONTRACTOR IS RESPONSIBLE FOR ERECTING TEMPORARY BARRICADES AND/OR FENCING TO PROTECT THE SAFETY OF THE PUBLIC DURING CONSTRUCTION.
- THE ANTENNAS SHALL NOT INTERFERE WITH ANY EXISTING COMMUNICATION SITES.
- DEVELOPMENT AND USE OF THIS SITE WILL CONFORM TO ALL APPLICABLE CODES AND ORDINANCES.
- ALL ITEMS ON THIS DRAWING ARE EXISTING UNLESS OTHERWISE NOTED.

NOTES

- SITE PLAN RENDERING DERIVED FROM DETAILS PROVIDED FROM ASSESSORS' MAP & SITE AUDIT.
- REFER TO AT&T SPECIFICATIONS FOR ADDITIONAL CARRIER INFORMATION/DETAILS.
- G.C. TO VERIFY EXISTING FIELD CONDITIONS AND DIMENSIONS PRIOR TO CONSTRUCTION
- G.C. TO BRING ALL EXISTING AND NEW EQUIPMENT INTO COMPLIANCE WITH GOVERNING CODES.
- G.C. TO RE-COLORCODE ALL EXISTING AND NEW AT&T COAX TO CURRENT AT&T STANDARDS.

CURRENT USES UNIT	SIZE (S.F.)	PARKING LAND USE	PARKING RATIO	RECOMMENDED PARKING SPACES
HIGH SCHOOL (CHARTER SCHOOL)	12,180 S.F.	COMMUNITY SERVICE	1/300 S.F.	41
RESTAURANT (DINE-IN)	1,729 S.F.	RESTAURANT	1/100 S.F.	18
RESTAURANT (DRIVE-THROUGH)	3,595 S.F.	RESTAURANT	1/100 S.F.	36
PHARMACY	2,280 S.F.	RETAIL (SALES)	1/300 S.F.	8
		TOTAL RECOMMENDED		103 SPACES
		SPACES POST REMOVAL OF 5 FOR COMPOUND		105 SPACES

PROPOSED PSTC 30'-8" X 22' COMPOUND AREA W/ 8'-0" HIGH CMU SCREEN WALL SURROUNDING PROPOSED AT&T 3-BAY WUC & BATTERY CABINET ON PLATFORM

EXISTING COX VAULT (FIBER P.O.C.)

PROPOSED 4' WIDE PSTC UTILITY EASEMENT

PROPERTY LINE N89° 31' 13"E 244.09'

EXISTING 18' HIGH PARKING LOT LIGHT POLE, TO BE RELOCATED TO NEW LOCATION WEST OF PROPOSED COMPOUND

APN: 504-26-041
ZONING: CC

EXISTING 20' WIDE WATER EASEMENT

EXISTING 10' WIDE ELECTRICAL EASEMENT

PROPOSED PSTC 4' WIDE UTILITY EASEMENT FOR POWER / FIBER TRUNKS

PROPOSED AT&T ANTENNA ARRAY MOUNTED TO APPROVED MOUNTS ON PROPOSED AT&T 75' MONO-BROADLEAF TOWER (80' O.H.), SEE A-3 SHEET FOR CONFIGURATION

PROPOSED PSTC 12' WIDE ACCESS / UTILITY EASEMENT

APN: 504-26-042
ZONING: CC

EXISTING DRAINAGE AREA, TO REMAIN

EXISTING SWITCH CABINET #SC664620

EXISTING FIBER PEDESTALS

PROPOSED PSTC 12' WIDE ACCESS EASEMENT

EXISTING 8' WIDE ELECTRICAL EASEMENT

EXISTING BUILDING

APN: 504-26-977
ZONING: CC

FOR LEGALLY DESCRIBED TIE-DOWNS TO LEASE AREAS & EASEMENTS FROM PROPERTY LINE, SEE SURVEY

BUSH TO BE REMOVED PRIOR TO INSTALLING NEW APS PAD MOUNTED TRANSFORMER IN PLANTER = P.O.C.
(N) 400A, 120/240V, 1PH, 3 WIRE DISTRIBUTION ENCLOSURE, BUSS GUTTER AND METERS ATTACHED TO BLOCK WALL, 200A METER FOR AT&T AND OPEN SPOT FOR FUTURE 200A METER W/ 3'X3' WORKING SPACE REQUIRED IN FRONT OF METERS, BOLLARDS REQUIRED IN FRONT OF METERS

EXISTING APS SWITCH CABINET, TO REMAIN IN PLACE

PROPOSED AT&T U.G. 3"Ø ELECTRICAL CONDUIT BETWEEN NEW APS TRANSFORMER & PROPOSED 200AMP METERS, ±75'-0"

EXISTING TREE INSIDE FUTURE COMPOUND AREA, TO BE REMOVED PRIOR TO CONSTRUCTION

EXISTING BUILDING

4 1
A-1.2 A-2

APN: 504-26-015G
ZONING: CC

EXISTING SEWER LINE, TO REMAIN IN PLACE

EXISTING WATER LINE, TO REMAIN IN PLACE

VERIFY UTILITY DEPTHS IN THIS AREA AND THROUGHOUT FIBER TRUNK EASEMENT AND BURY TRUNK SCHD80 CONDUITS BELOW LOWEST UTILITIES BY 3', POTHOLE @ ALL CROSSINGS, MAINTAIN AT LEAST 6' MINIMUM HORIZONTAL DISTANCE FROM ALL WATER LINES, METERS, HYDRANTS FOR ALL NEW UTILITIES / CONDUITS

APN: 504-26-976
ZONING: CC

EXISTING 20' WIDE WATER EASEMENT

EXISTING 20' WIDE WATER EASEMENT

EXISTING 10' WIDE UTILITY EASEMENT

EXISTING 15' WIDE WATER EASEMENT

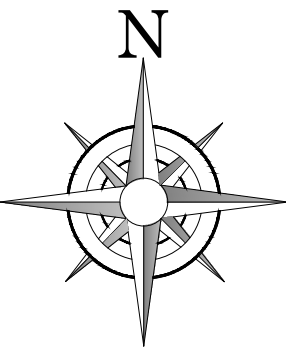
EXISTING 12' CITY WATER LINE, TO REMAIN IN PLACE

FOUND BCHH; SE CORNER, SECTION 19 TOWNSHIP 1N, RANGE 3W

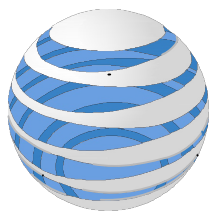
S89° 32' 29"W
2587.97'

S. MILLER ROAD

70'-0" R.O.W. (ASSESSOR)



40' 20' 0' 40'



AT&T

1355 W. UNIVERSITY DRIVE
MESA, AZ 85201



architecture / project management
10245 E. Via Linda, Scottsdale, AZ 85258
ph: 480 451 9609 fax: 480 451 9608
e mail: corporate@ydcoffice.com

PROJECT: NEW BUILD
PTSC SITE NO.: BUCKAZ-0281
SITE NAME: SKYVIEW
AT&T SITE ID / FA: AZL01653 / 15456966
USID: 319688
ADDRESS: 4226 S. MILLER ROAD
BUCKEYE, AZ 85326
COUNTY: MARICOPA COUNTY

D	7/8/2026	FINAL ZONING DRAWINGS	CMJ	MAY
C	2/23/2026	ZONING SUBMITTAL	CMJ	MAY
B	6/18/2025	REVISED LEASE EXHIBIT	CMJ	MAY
A	5/29/2025	LEASE EXHIBIT	CMJ	MAY

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YDC PROJECT NUMBER

YDC-11353

SHEET TITLE

SITE PLAN

SHEET NUMBER

A-1

GENERAL SITE NOTES

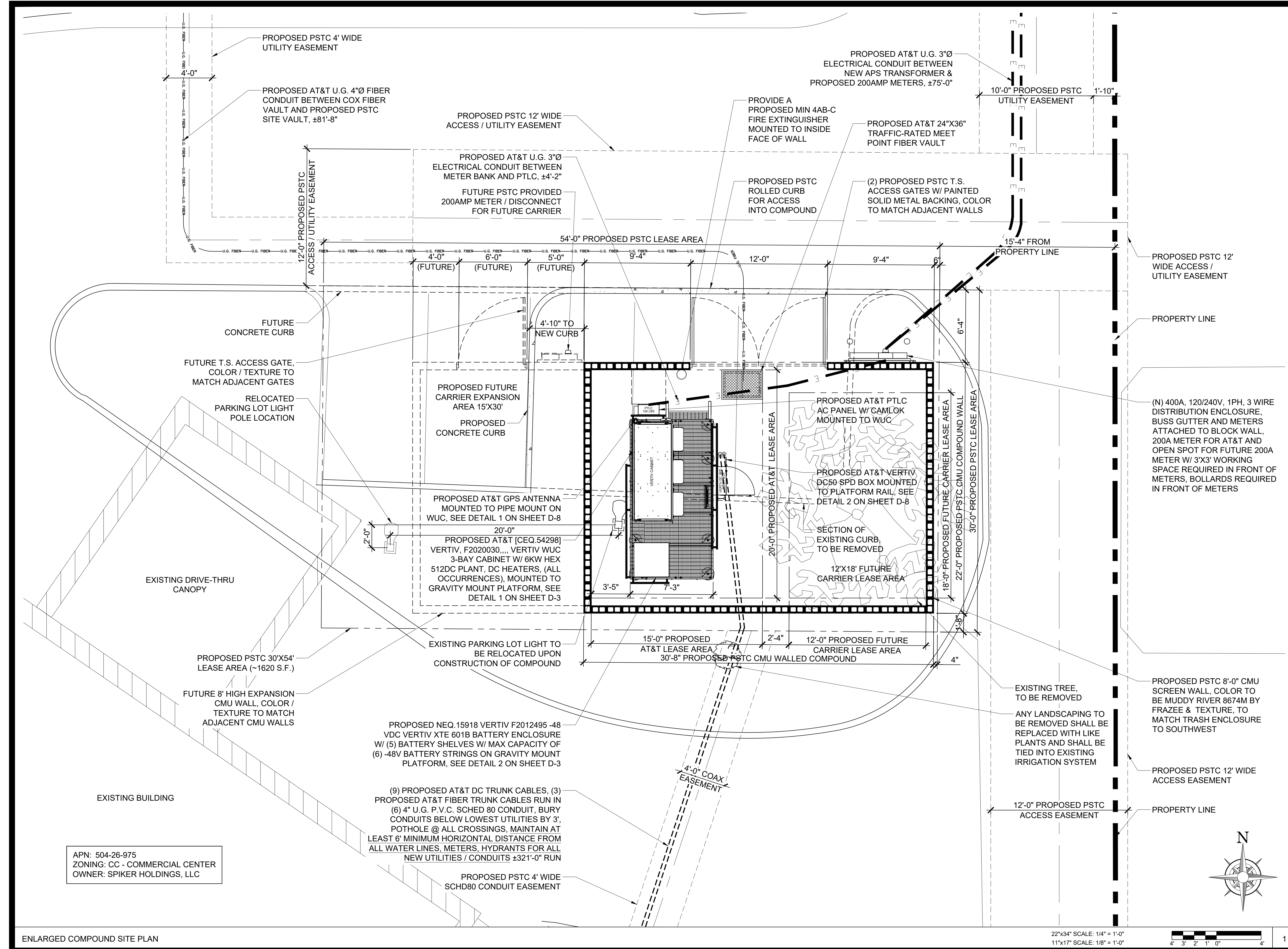
N.T.S.

2

OVERALL SITE PLAN

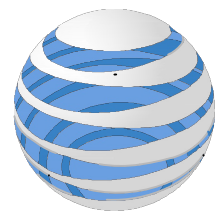
22"x34" SCALE: 1" = 40'-0"
11"x17" SCALE: 1" = 80'-0"

1



APN: 504-26-975
ZONING: CC - COMMERCIAL CENTER
OWNER: SPIKER HOLDINGS, LLC

ENLARGED COMPOUND SITE PLAN



AT&T

1355 W. UNIVERSITY DRIVE
MESA, AZ 85201



architecture / project management
10245 E. Via Linda, Scottsdale, AZ 85258
ph: 480 451 9609 fax: 480 451 9608
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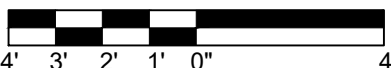
EXP. 12/31/2026
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YDC PROJECT NUMBER
YDC-11353

SHEET TITLE
ENLARGED COMPOUND SITE PLAN

SHEET NUMBER
A-2

22"x34" SCALE: 1/4" = 1'-0"
11"x17" SCALE: 1/8" = 1'-0"



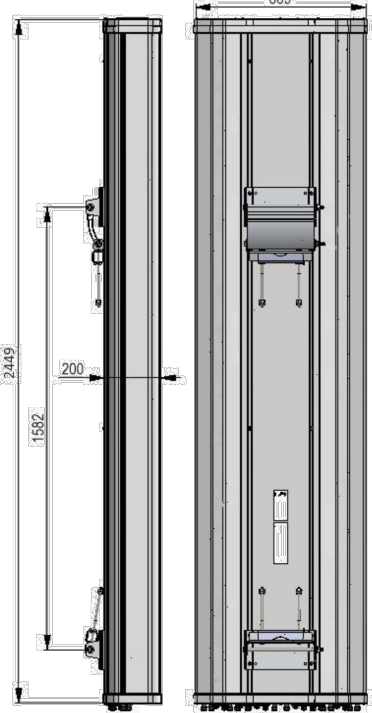
Antenna type
12072x

CMA-UBTLBLBH/6518/18/22/22/22/22



Mechanical parameters:

Mechanical specification:	
Connectors	12 x 4.3 -10 female
Connector position	Bottom
Lightning protection	DC grounded
Height mm (inch)	2445 (96)
Width mm (inch)	609 (24)
Depth mm (inch)	200 (8)
Antenna weight kg (lb)	76 (167)
Wind load at 42 m/s (94 mph)	
Frontal N (lbf)	1421 (320)
Lateral N (lbf)	294 (66)
Survival wind speed m/s (mph)	67 (151)
EPA m² (inch²)	1.29 (1998)
Colour radome	
Radome material	Light Grey, RAL 7035
Mounting hardware:	
Mounting bracket	2
Bracket weight (complete) kg (lb)	4 (9)
Pole diameter mm (inch)	45 (1.8) - 120 (4.7)
Mechanical tilt range °	0 - 5



Packing data	
Box size mm (inch)	2675x634x291 (105x25x12)
Box weight kg (lb)	89 (196)
Maximum number of boxes per pallet	7

Ordering information

Product number	Product description
120725	CMA-UBTLBLBH/6518/18/22/22/22/22/RET including standard tilt mount

Box 1236, SE-164 28 Kista Sweden VISITING ADDRESS: Gullfågsgatan 1A & 1B, SE-164 40 Kista, Sweden
PHONE: +46 8 755 12 80, FAX: +46 8 755 12 81 E-MAIL: info@cellmax.com www.cellmax.com

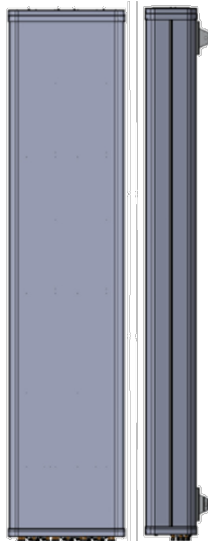
4 of 5

Antenna type
12072x

CMA-UBTLBLBH/6518/18/22/22/22/22



12-port antenna	Unit	R1	R2	Y1	Y2	Y3	Y4
Frequency range	MHz	698 - 960	698 - 960	1695 - 2690	1695 - 2690	1695 - 2690	1695 - 2690
Polarization		x	x	x	x	x	x
HBW		65	65	65	65	65	65
Gain	dBi	18	18	22	22	22	22
EDT range		2 - 8	2 - 8	1 - 9	1 - 9	1 - 9	1 - 9



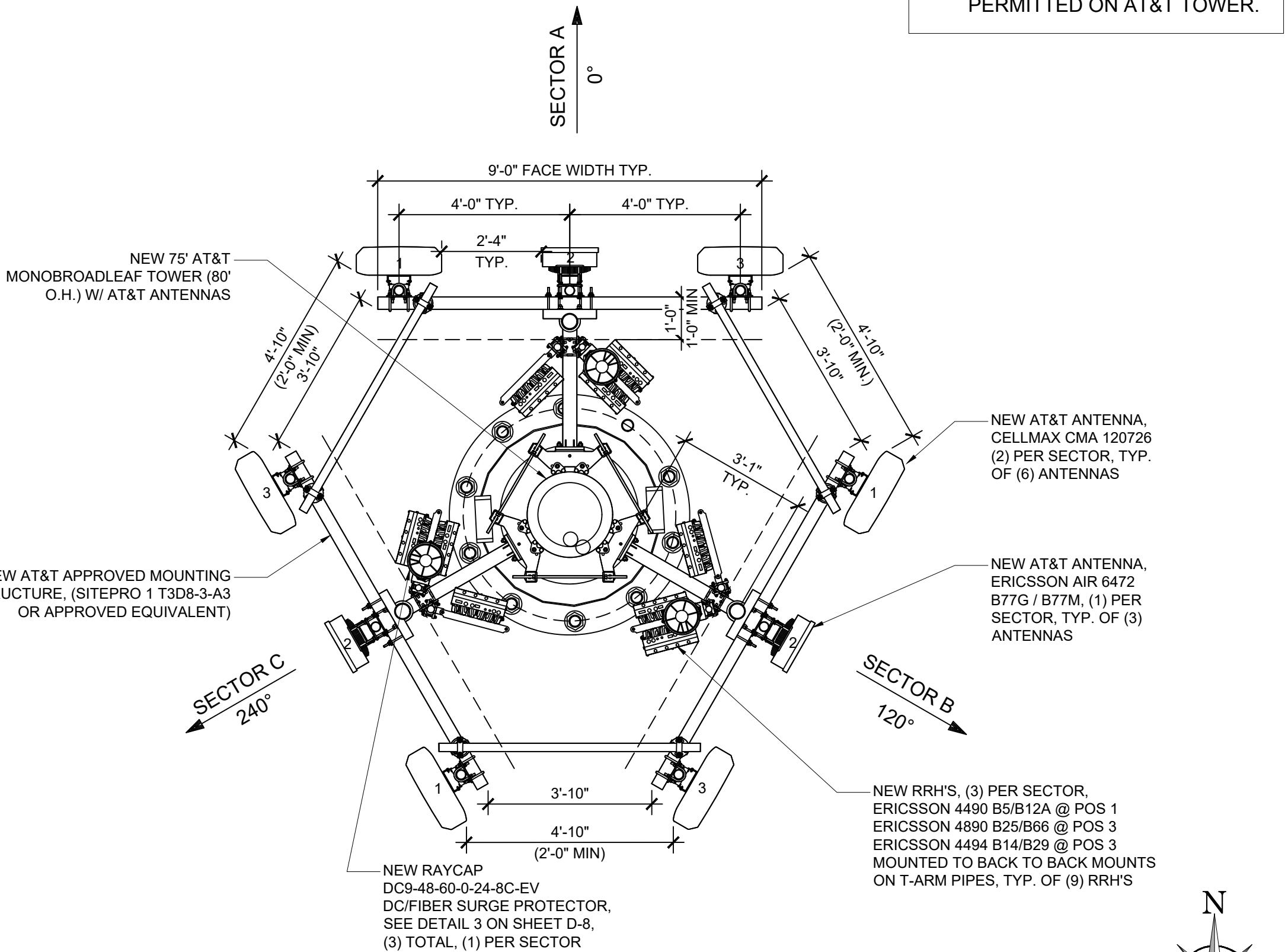
Product architecture

The CellMax new form factor multiband antennas extend the line of the ultra-wide band antennas, combining wide band frequency range in the mid band with wide band in the low band, still featuring exceptionally low insertion loss in a compact package.

The design aims at low differences between the ports in terms of gain (per band), azimuth and elevation patterns, and a very good electrical tilt precision, allowing the network to generate highest possible cell throughput, capacity, and coverage.

Box 1236, SE-164 28 Kista Sweden VISITING ADDRESS: Gullfågsgatan 1A & 1B, SE-164 40 Kista, Sweden
PHONE: +46 8 755 12 80, FAX: +46 8 755 12 81 E-MAIL: info@cellmax.com www.cellmax.com

1 of 5



ANTENNA DETAILS

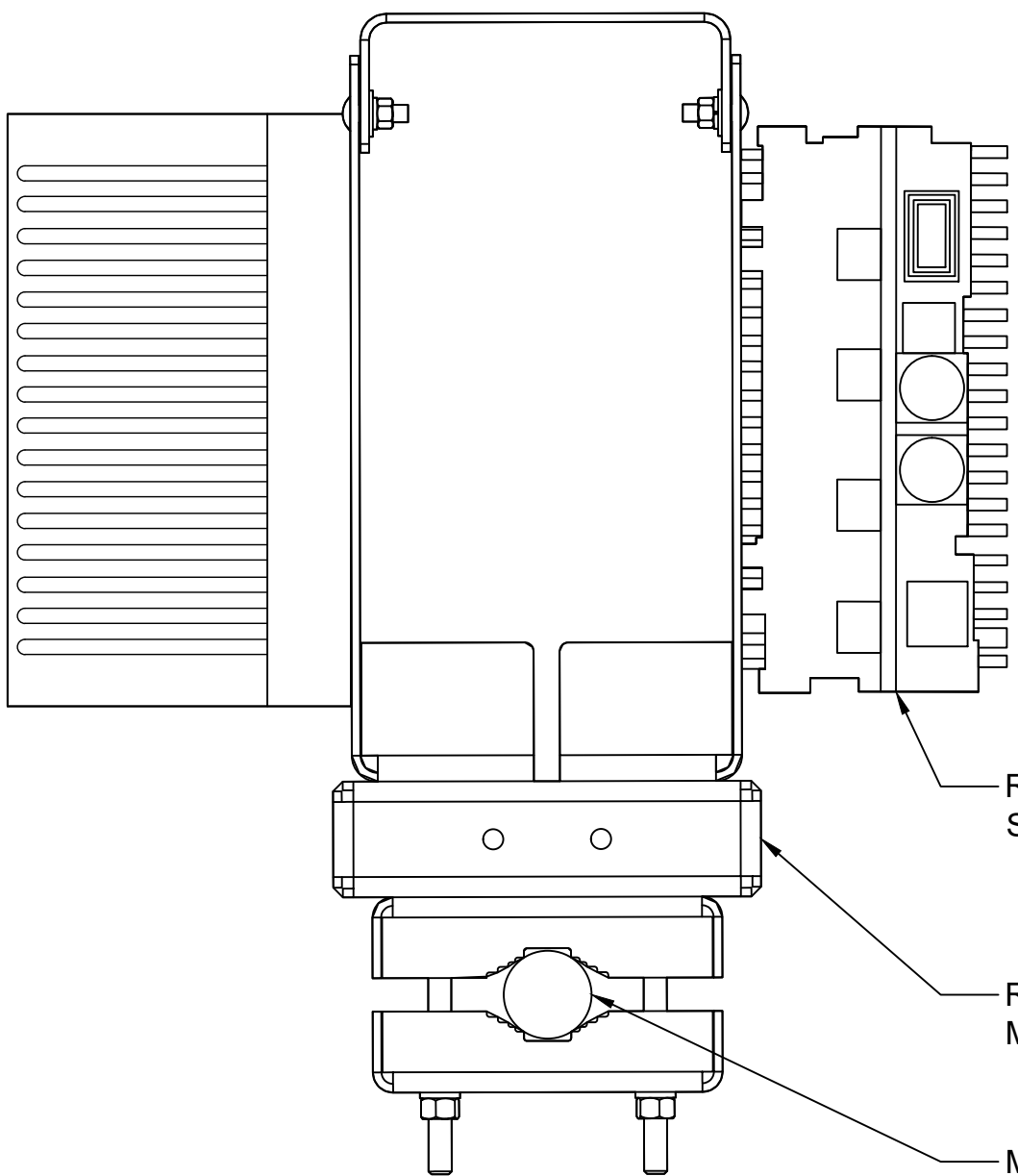
N.T.S.

4

ANTENNA LAYOUT

N.T.S.

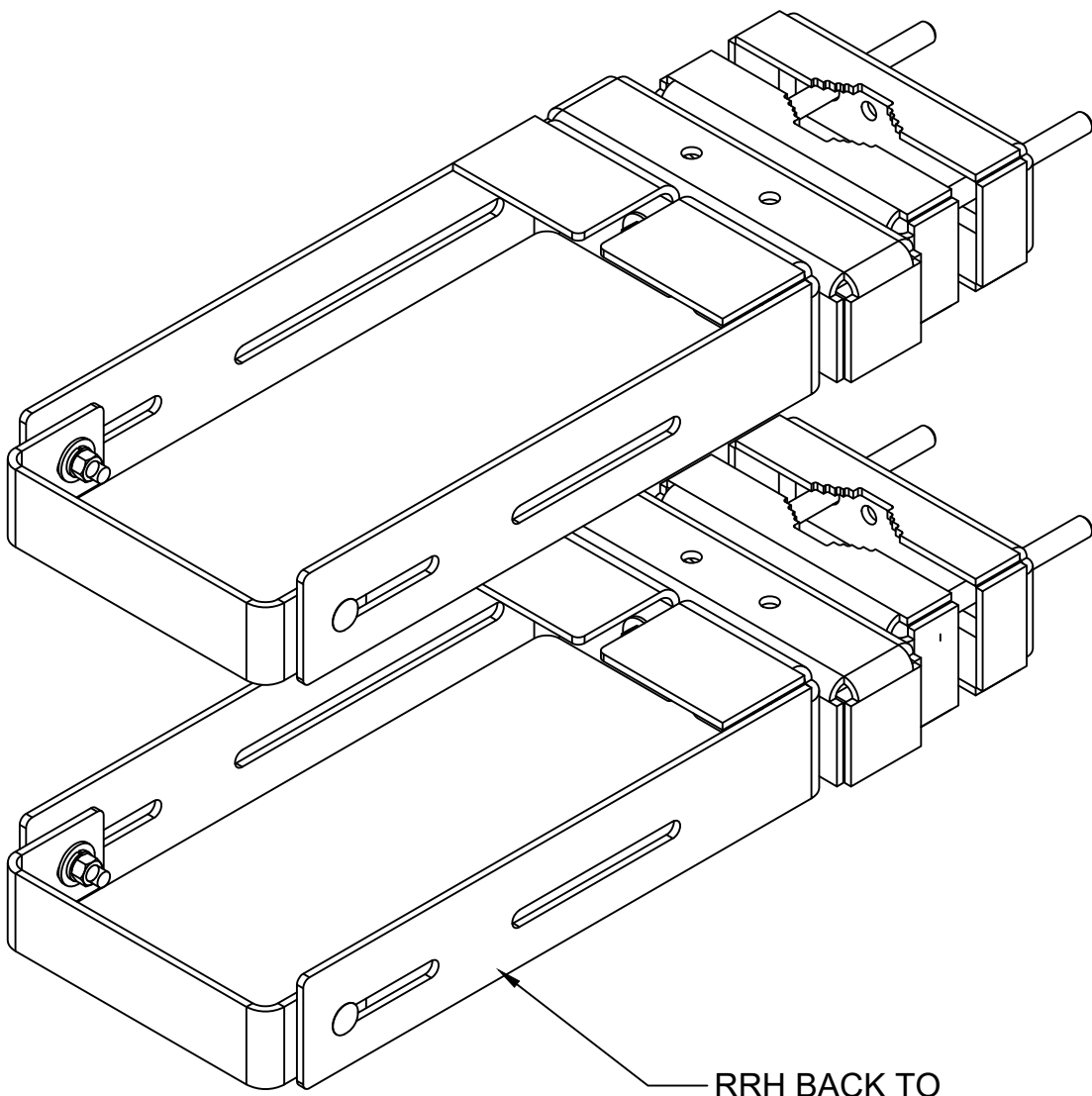
2



RRH ORDERED SEPARATELY

RR-B2B-AR MOUNT

MOUNTING PIPE



RRH BACK TO BACK MOUNT

BACK TO BACK ANGLE MOUNT

BACK TO BACK MOUNT DETAIL

N.T.S.

3

ANTENNA CONFIGURATION TABLE

N.T.S.

1

NEW ANTENNA CONFIGURATION TABLE

	POSITION (# OR N/A)	1	2	-	3
SECTOR A	ANTENNA	(N) CELLMAX 120726 160lbs (96"x24"x8.1")	(N) ERICSSON AIR 6472 B77G / B77M 92.59lbs (36.42"x16.14"x7.48")		(N) CELLMAX 120726 160lbs (96"x24"x8.1")
	FEEDER LENGTH	±71FT FIBER	±73.5FT FIBER		±71FT FIBER
	AZIMUTH	0°	0°		0°
	RAD CENTER	71'-0"	73'-6"		71'-0"
	TECHNOLOGY	LTE, 5G	5G		LTE
	TMA	-	-		-
SECTOR B	ANTENNA	(N) CELLMAX 120726 160lbs (96"x24"x8.1")	(N) ERICSSON AIR 6472 B77G / B77M 92.59lbs (36.42"x16.14"x7.48")		(N) CELLMAX 120726 160lbs (96"x24"x8.1")
	FEEDER LENGTH	±71FT FIBER	±73.5FT FIBER		±71FT FIBER
	AZIMUTH	120°	120°		120°
	RAD CENTER	71'-0"	73'-6"		71'-0"
	TECHNOLOGY	LTE, 5G	5G		LTE
	TMA	-	-		-
SECTOR C	ANTENNA	(N) CELLMAX 120726 160lbs (96"x24"x8.1")	(N) ERICSSON AIR 6472 B77G / B77M 92.59lbs (36.42"x16.14"x7.48")		(N) CELLMAX 120726 160lbs (96"x24"x8.1")
	FEEDER LENGTH	±71FT FIBER	±73.5FT FIBER		±71FT FIBER
	AZIMUTH	240°	240°		240°
	RAD CENTER	71'-0"	73'-6"		71'-0"
	TECHNOLOGY	LTE, 5G	5G		LTE
	TMA	-	-		-
		ERICSSON 4490 B5/B12A			ERICSSON 4890 B25/B66 ERICSSON 4494 B14/B29
				(9) DC TRUNKS (PWRT-606-S) (3) FIBER TRUNK (RFFT-36SM-001-30M)	

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YDC PROJECT NUMBER

YDC-11353

SHEET TITLE

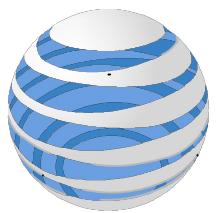
ANTENNA LAYOUT & DETAILS

SHEET NUMBER

A-3

NOTE:

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PROJECT: NEW BUILD
PTSC SITE NO.: BUCKAZ-0281
SITE NAME: SKYVIEW
AT&T SITE ID / FA: AZL01653 / 15456966
USID: 319688
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COUNTY: MARICOPA COUNTY

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SHEET TITLE
NORTH ELEVATION

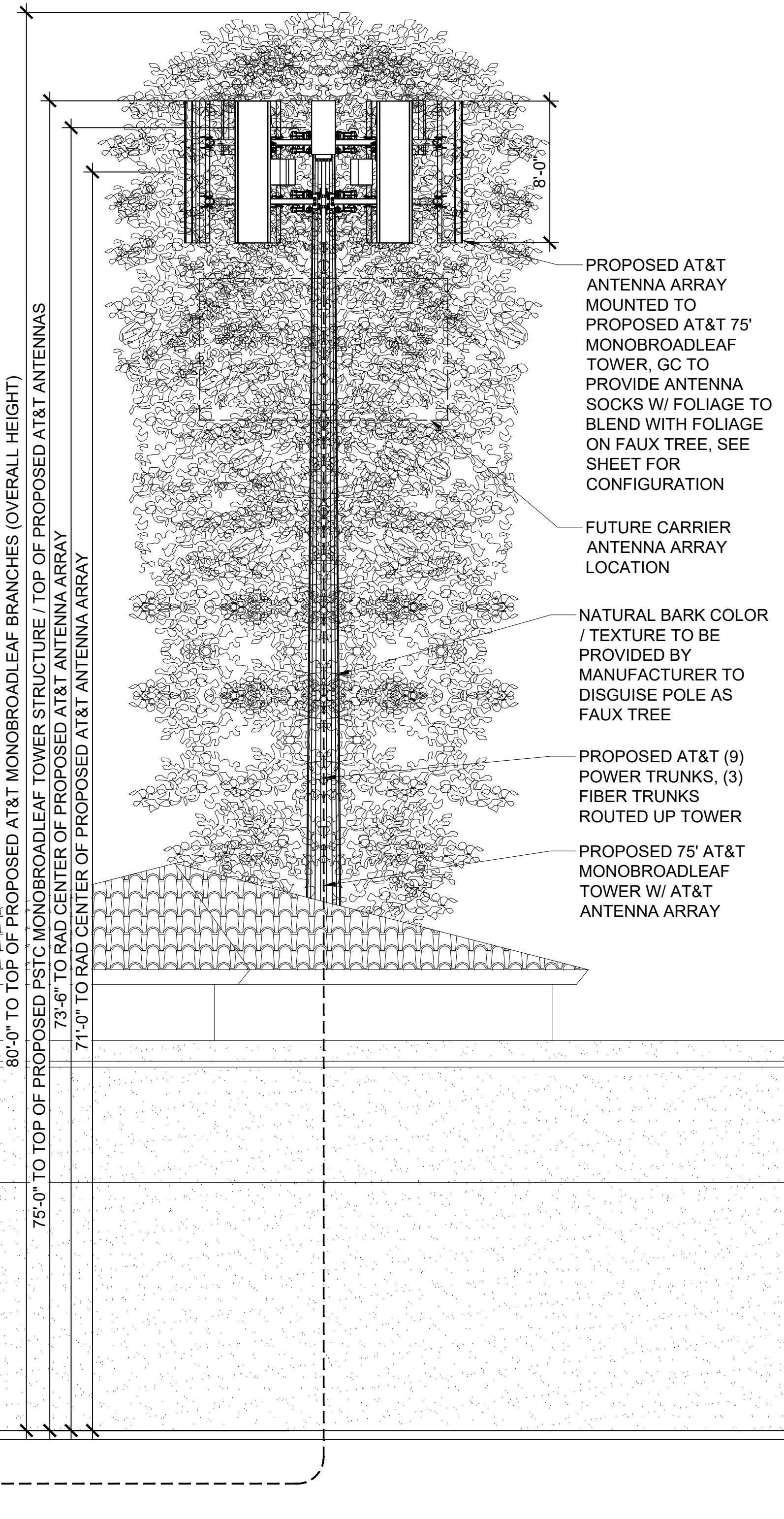
SHEET NUMBER
A-4

PROPOSED PSTC T.S. ACCESS GATES W/ PAINTED SOLID METAL BACKING, COLOR TO MATCH ADJACENT WALLS
PROPOSED PSTC CMU SCREEN WALL, COLOR TO BE MUDDY RIVER 8674M BY FRAZEE & TEXTURE, TO BE STUCCO TO MATCH BUILDING WALLS
EXISTING TREE, TO BE REMOVED PRIOR TO CONSTRUCTION OF PROPOSED PSTC WIRELESS COMPOUND
PROPOSED PSTC ROLLED CONCRETE CURB AROUND COMPOUND TO PROTECT FROM TRAFFIC
(N) 400A, 120/240V, 1PH, 3 WIRE DISTRIBUTION ENCLOSURE, BUSS GUTTER AND METERS ATTACHED TO BLOCK WALL, 200A METER FOR AT&T AND OPEN SPOT FOR FUTURE 200A METER W/ 3'X3' WORKING SPACE REQUIRED IN FRONT OF METERS, BOLLARDS REQUIRED IN FRONT OF METERS, COLOR TO MATCH WALL
EXISTING PARKING LOT LIGHT POLE, TO BE REMOVED
PROPOSED AT&T VERTIV 3-BAY EQUIPMENT CABINET AND PROPOSED VERTIV BATTERY CABINET ON PROPOSED GRAVITY PLATFORM
PROPOSED AT&T VERTIV DC50 CABINET MOUNTED TO PLATFORM RAIL
PROPOSED AT&T GPS ANTENNA MOUNTED TO PLATFORM RAIL

FUTURE EXPANDED COMPOUND FOR FUTURE CARRIER W/ FUTURE 200AMP WALL-MOUNTED METER AND ACCESS GATE

LOCATION OF RELOCATED PARKING LOT LIGHT POLE

(9) DC POWER TRUNKS & (3) FIBER TRUNKS ROUTED INSIDE SCH80 PVC CONDUIT BETWEEN EQUIPMENT COMPOUND AND PROPOSED ANTENNAS ON PROPOSED MONO-BROADLEAF TOWER



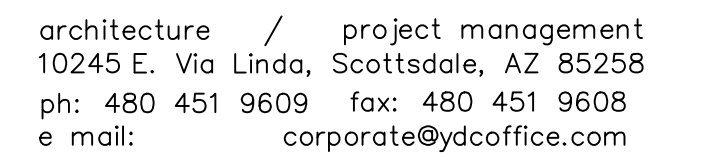
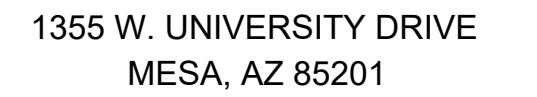
PROPOSED AT&T ANTENNA ARRAY MOUNTED TO PROPOSED AT&T 75' MONOBROADLEAF TOWER, GC TO PROVIDE ANTENNA SOCKS W/ FOLIAGE TO BLEND WITH FOLIAGE ON FAUX TREE, SEE SHEET FOR CONFIGURATION
FUTURE CARRIER ANTENNA ARRAY LOCATION

NATURAL BARK COLOR / TEXTURE TO BE PROVIDED BY MANUFACTURER TO DISGUISE POLE AS FAUX TREE

PROPOSED AT&T (9) POWER TRUNKS, (3) FIBER TRUNKS ROUTED UP TOWER

PROPOSED 75' AT&T MONOBROADLEAF TOWER W/ AT&T ANTENNA ARRAY

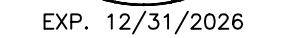
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PROJECT: NEW BUILD
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AT&T SITE ID / FA: AZL01653 / 15456966
USID: 319688
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COUNTY: MARICOPA COUNTY

				
				
				
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	2/23/2026	ZONING SUBMITTAL	CMJ	MAY
	6/18/2025	REVISED LEASE EXHIBIT	CMJ	MAY
	5/29/2025	LEASE EXHIBIT	CMJ	MAY

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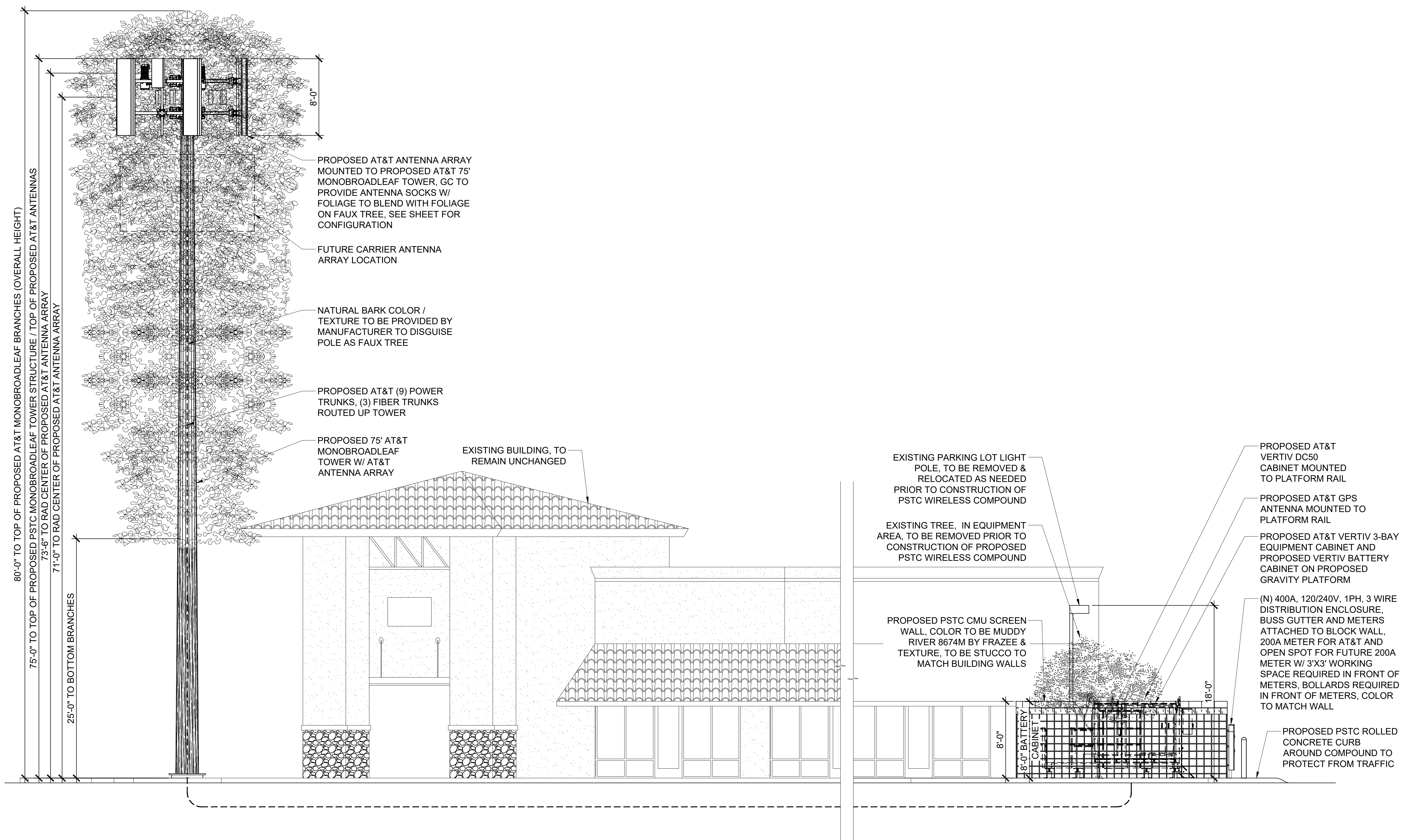
YDC-11353

SHEET TITLE

EAST ELEVATION

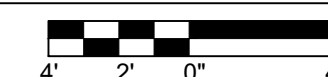
SHEET NUMBER

A-5

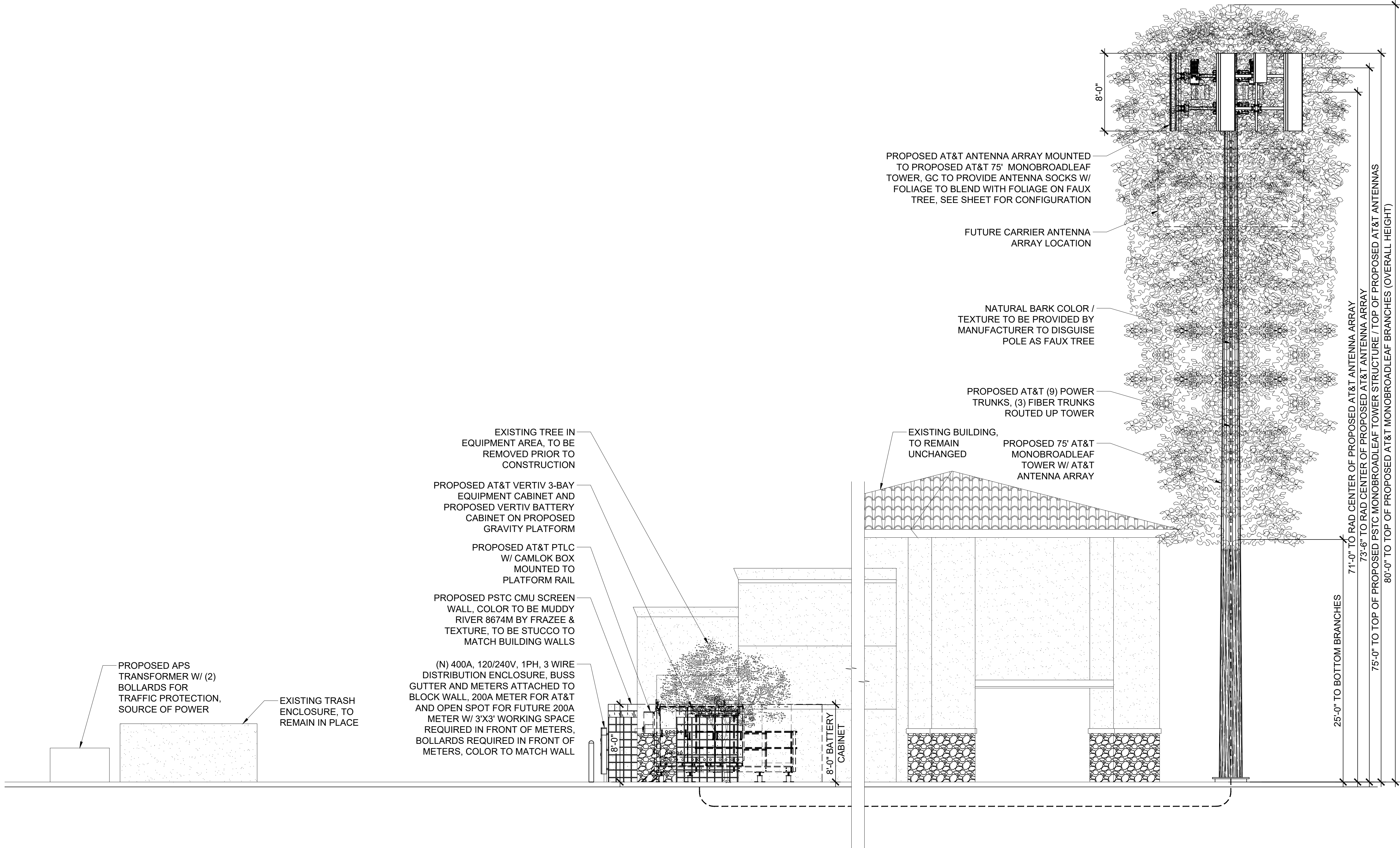


NEW EAST ELEVATION

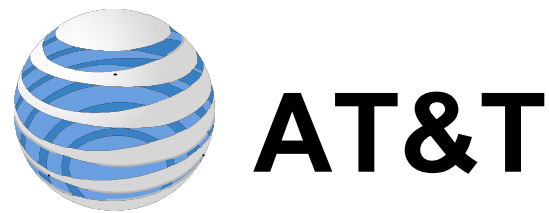
22"x34" SCALE: 3/16" = 1'-0"
11"x17" SCALE: 3/32" = 1'-0"



1



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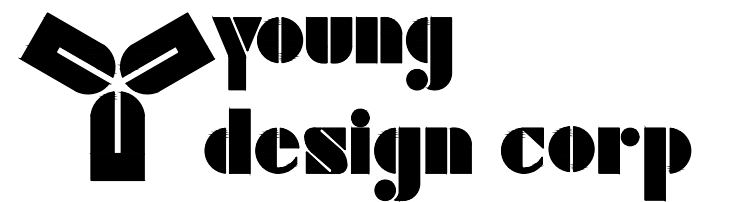
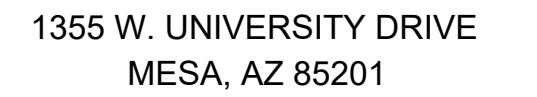
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YDC PROJECT NUMBER
YDC-11353

SHEET TITLE
WEST ELEVATION

SHEET NUMBER
A-6

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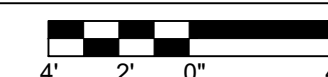
YDC-11353

SOUTH ELEVATION

A-7



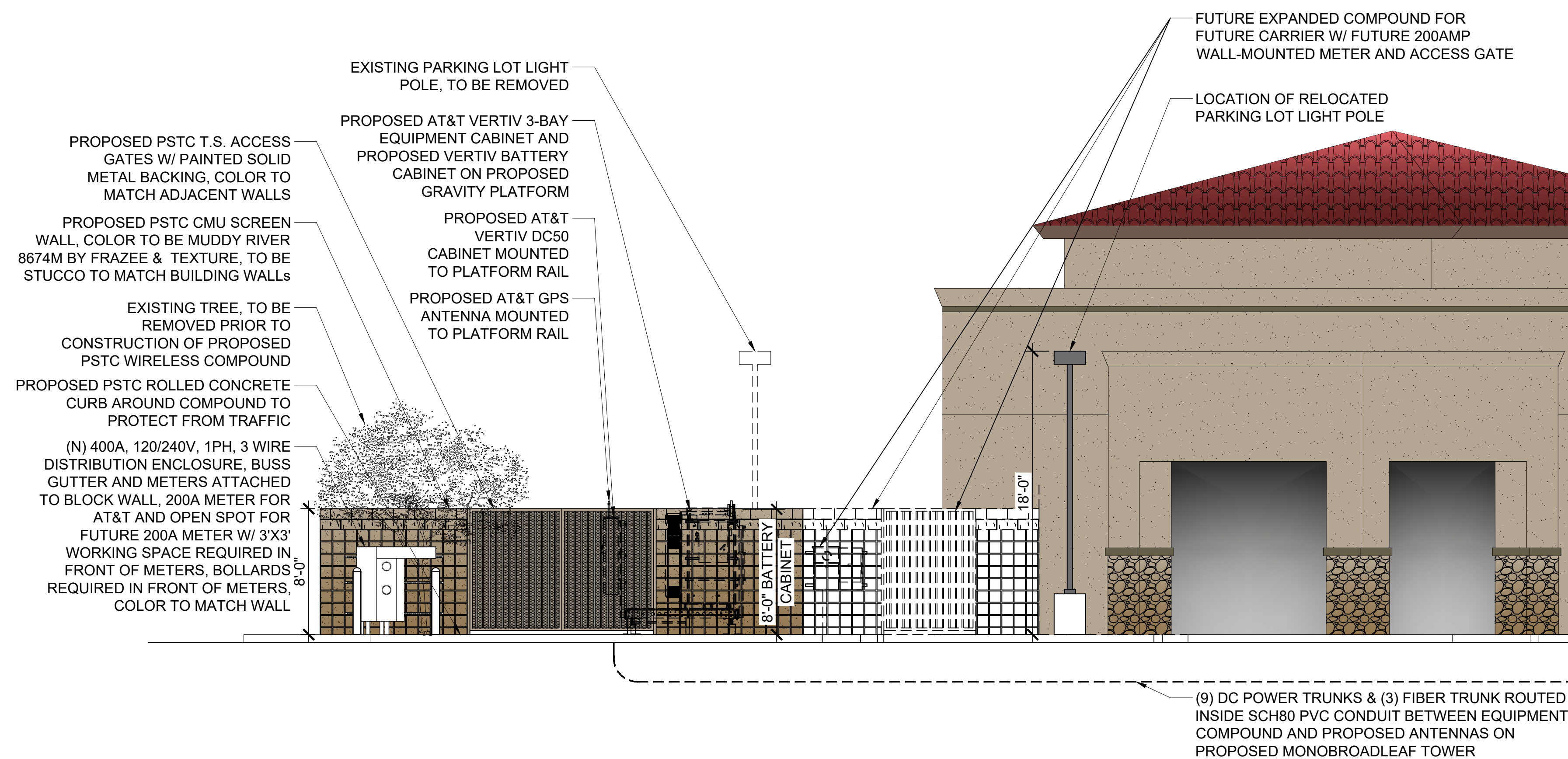
22"x34" SCALE: 3/16" = 1'-0"
11"x17" SCALE: 3/32" = 1'-0"



1

MATERIAL / COLOR BOARD / EXAMPLE OF TREE INSTALLED

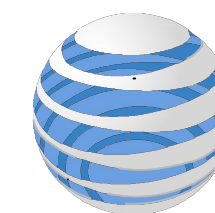
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NEW COLORED NORTH ELEVATION

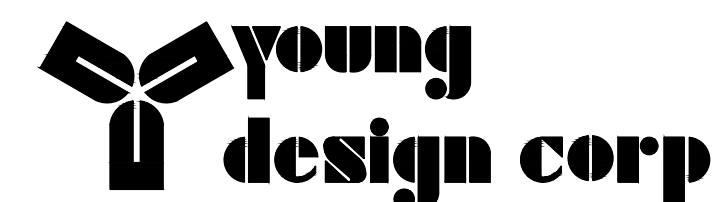
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PROJECT: NEW BUILD
PTSC SITE NO.: BUCKAZ-0281
SITE NAME: SKYVIEW
AT&T SITE ID / FA: AZL01653 / 15456966
USID: 319688
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BUCKEYE, AZ 85326
COUNTY: MARICOPA COUNTY

				
				
				
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YDC PROJECT NUMBER

YDC-11353

SHEET TITLE

NORTH ELEVATION
(COLORED)

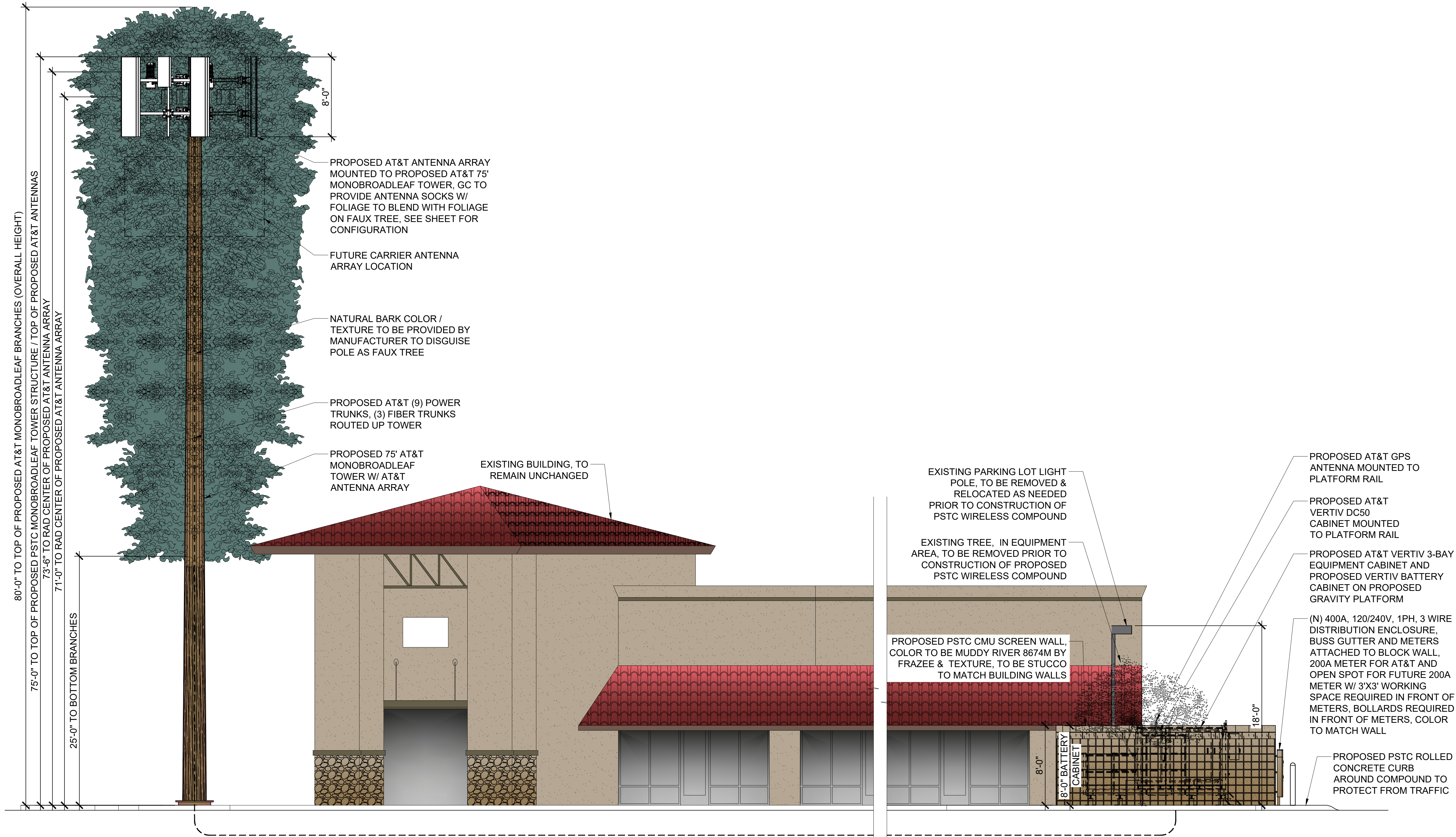
SHEET NUMBER

A-8

22"x34" SCALE: 3/16" = 1'-0"
11"x17" SCALE: 3/32" = 1'-0"



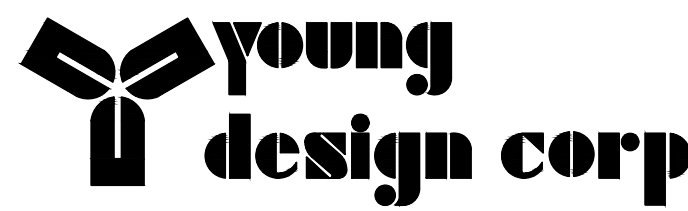
1



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D	7/8/2026	FINAL ZONING DRAWINGS	CMJ	MAY
C	2/23/2026	ZONING SUBMITTAL	CMJ	MAY
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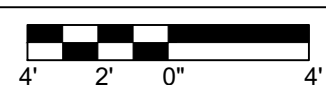
YDC PROJECT NUMBER
YDC-11353

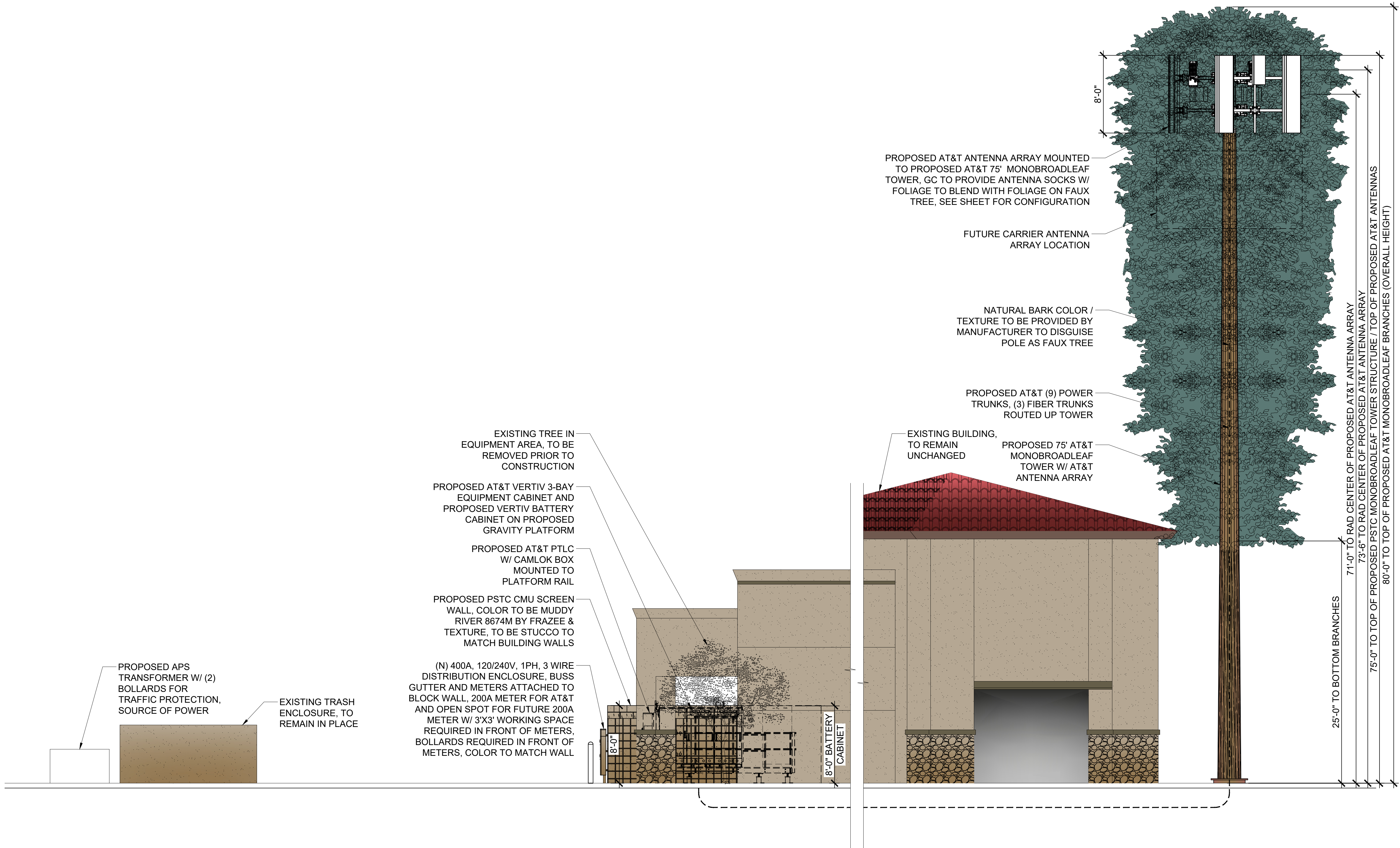
SHEET TITLE
EAST ELEVATION (COLORED)

SHEET NUMBER
A-9

NEW COLORED EAST ELEVATION

22"x34" SCALE: 3/16" = 1'-0"
11"x17" SCALE: 3/32" = 1'-0"

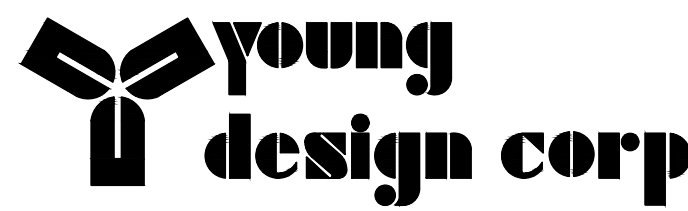




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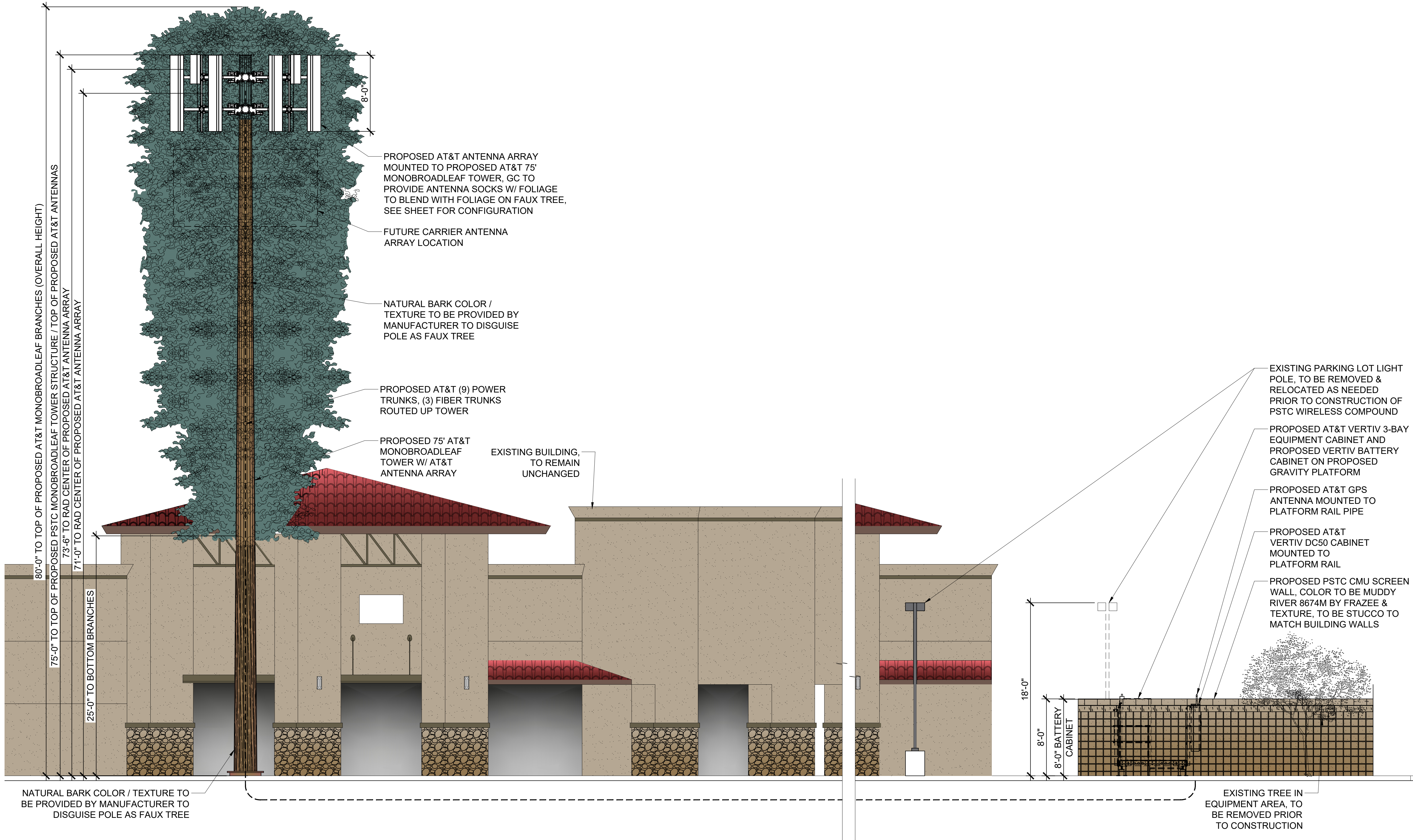


EXP. 12/31/2026
THIS DOCUMENT CONTAINS AN ELECTRONIC SIGNATURE PURSUANT TO A.R.S. TITLE 41 AND TITLE 44. IT IS A VIOLATION FOR ANY PERSON, UNLESS UNDER THE DIRECT SUPERVISION OF THE REGISTRANT, TO MODIFY THIS DOCUMENT IN ANY WAY.

PRELIMINARY UNLESS SIGNED
YDC PROJECT NUMBER
YDC-11353

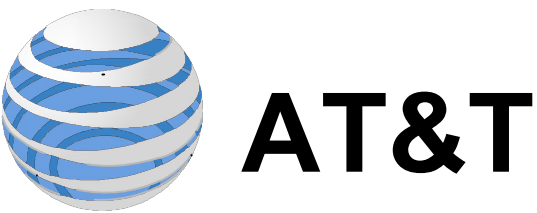
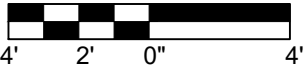
SHEET TITLE
WEST ELEVATION
(COLORED)

SHEET NUMBER
A-10

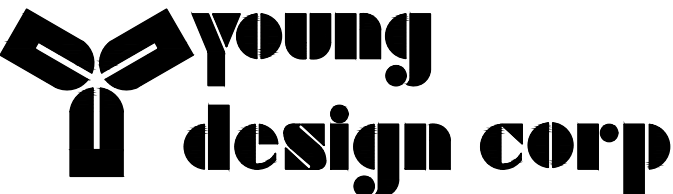


NEW COLORED SOUTH ELEVATION

22"x34" SCALE: 3/16" = 1'-0"
11"x17" SCALE: 3/32" = 1'-0"



1355 W. UNIVERSITY DRIVE
MESA, AZ 85201



architecture / project management
10245 E. Via Linda, Scottsdale, AZ 85258
ph: 480 451 9609 fax: 480 451 9608
e mail: corporate@ydcoffice.com

PROJECT: NEW BUILD
PTSC SITE NO.: BUCKAZ-0281
SITE NAME: SKYVIEW
AT&T SITE ID / FA: AZL01653 / 15456966
USID: 319688
ADDRESS: 4226 S. MILLER ROAD
BUCKEYE, AZ 85326
COUNTY: MARICOPA COUNTY

△				
△				
△				
D	7/8/2026	FINAL ZONING DRAWINGS	CMJ	MAY
C	2/23/2026	ZONING SUBMITTAL	CMJ	MAY
B	6/18/2025	REVISED LEASE EXHIBIT	CMJ	MAY
A	5/29/2025	LEASE EXHIBIT	CMJ	MAY

PROFESSIONAL SEAL
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PRELIMINARY UNLESS SIGNED

YDC PROJECT NUMBER

YDC-11353

SHEET TITLE

SOUTH ELEVATION
(COLORED)

SHEET NUMBER

A-11

CITIZEN PARTICIPATION NARRATIVE

PLZU-26-0001 – BUCKAZ-0281
Wireless Communication Facility
4290 S. Miller Road, Buckeye, Arizona

Applicant: Public Safety Towers Company

Carrier: AT&T Mobility / FirstNet

Prepared by: Young Design Corp. - Updated September 8, 2026

Citizen Participation and Public Notice

The applicant completed the citizen participation and public notice process for the proposed Conditional Use Permit in accordance with the City of Buckeye process for PLZU-26-0001. The outreach included direct notice to surrounding property owners, a neighborhood meeting, mailed notice of the Planning and Zoning Commission hearing, publication of the public hearing notice, and posting of the subject site.

Neighborhood Meeting

A Neighborhood Meeting was held on May 21, 2026 at 6:30 p.m. at the Buckeye Valley Chamber of Commerce, 508 E. Monroe Avenue, Buckeye, Arizona. Prior to the meeting, notice was mailed by U.S. Postal Service on May 1, 2026 to 15 property owners within 300 feet of the parent parcel. The notice identified the proposed wireless communication facility and Conditional Use Permit, provided the meeting date, time and location, and included a location aerial, conceptual drawing and photo simulation. The mailing occurred 20 days before the meeting and therefore fell within the City's stated 15-to-60-day notice period.

Representatives of the applicant, FirstNet and radio-frequency engineering were available at the neighborhood meeting with project information and presentations to explain the proposed facility and respond to questions. The meeting was open to the notified property owners and interested neighbors. The City's planner was the only attendee from outside the project team, as reflected on the meeting sign-in sheet. The Citizen Participation Report further states that, as of May 25, 2026, neither the applicant nor the tower owner had received calls, emails or other correspondence regarding the application.

Planning and Zoning Commission Hearing

Mailed Notice. Following completion of the neighborhood meeting process, Public Safety Towers mailed notice of the Planning and Zoning Commission public hearing on September 1, 2026. The affidavit of mailing documents that notice was sent to 15 recipients for the September 22, 2026 hearing concerning PLZU-26-0001 and the project at 4290 S. Miller Road.

Publication. Notice of the September 22, 2026 Planning and Zoning Commission public hearing was published in the Arizona Business Gazette Republic Edition on September 2, 2026. The published notice identified Case No. PLZU-26-0001, Public Safety Towers' request for approval of a Conditional Use Permit for a Wireless Communications Facility at 4290 S. Miller Road, and advised that the hearing would be held at 6:00 p.m. at the City Council Chambers, 530 E. Monroe Avenue, Buckeye.

Site Posting. The subject site was posted on September 3, 2026 for the September 22, 2026 Planning and Zoning Commission hearing. The posted public hearing sign identified the Conditional Use Permit request, described the proposal as a new wireless communications tower and compound, identified the general location west of the northwest corner of Miller Road and West Broadway, provided the hearing date, time and location, and listed applicant and City contact information. The Affidavit of Sign Posting confirms that the site was posted in accordance with the City's posting requirements at least 15 days prior to the public hearing.

Summary. Through the neighborhood meeting, direct property-owner mailings, newspaper publication, and on-site posting, the applicant provided multiple forms of notice and opportunities for public participation before the Planning and Zoning Commission hearing. The supporting Citizen Participation Report, ownership/radius information, affidavits of mailing and publication, sign-posting affidavit, and posting photograph document completion of the public outreach and hearing-notice process.

As of September 8, 2026, the applicant has not received any inquiry regarding the proposed wireless facility.



May 2026

Dear Neighbor:

We are pleased to invite you to a Neighborhood Meeting to receive your comments on a proposed development application for a Wireless Communication Tower located at 4290 S. Miller Rd., Buckeye AZ (APN: 504-26-975). AT&T/FirstNet will be the anchor tenant on this facility.

In order to accomplish the development of the property for the Wireless Communication Tower, a Conditional Use Permit (PLZU-26-0001) has been submitted to the City of Buckeye. A location aerial, site plan and elevation are on the back of this page.

A Neighborhood Meeting has been scheduled to give property owners in this area an opportunity to meet with the applicant, and to learn more about the proposed project. At this meeting, we will have a site plan and other information available for your review and comment. The details of this meeting are as follows:

Date: Thursday, May 21

Time: 6:30 PM

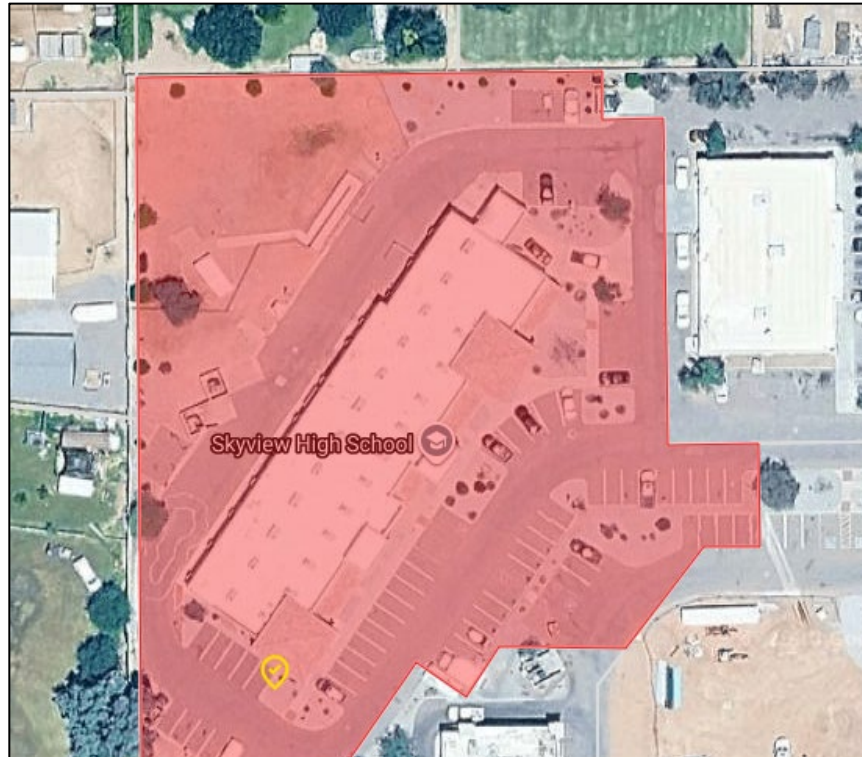
**Place: Buckeye Valley Chamber of Commerce
508 E. Monroe Ave.
Buckeye AZ 85326**

If you have any questions regarding this matter, prior to the neighborhood meeting, please contact Linda Grice at: 602.620.0866, Linda.Grice@ydcoffice.com or Sam Gudiño at: 760.612.9949, s.gudino@pstctowers.com

Sincerely,

Linda Grice, PMP
Site Acquisition Manager
on behalf of Public Safety Towers
10245 E Via Linda , #211
Scottsdale AZ 85258

Tower Location Shown Below



Conceptual Drawing

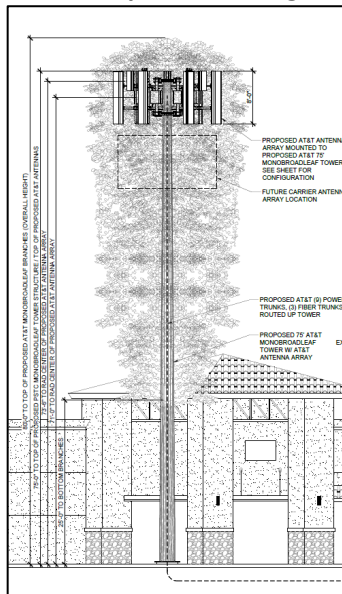


Photo Simulation



Submit Citizen Participation Plan; Citizen Participation Report (different document) due to Planner prior to scheduling for hearing.

1R PLZU-26-0001 RECEIVED MAR 2 2026 WD

1 504-24-005R
NIRVANA AT MILLER LLC
6031 E PARADISE DR
SCOTTSDALE AZ 85254

2 504-24-005T
FOUR CORNERS LLC/BOYC LLC
20701 N SCOTTSDALE RD 107-622
SCOTTSDALE AZ 85255

3 504-26-015G
SANTA RITA HOLDINGS LLC
PO BOX 9167
SPRINGFIELD MO 65801

4 504-26-036
KERR CLAYTON G/JOSETTE
PO BOX 1273
BUCKEYE AZ 85326

5 504-26-037
ALCALDE YUNLESKY DOMINGUEZ
25153 W WOOD ST
BUCKEYE AZ 85326

6 504-26-038
WAGNER DAVID
25185 W WOOD ST
BUCKEYE AZ 85326

7 504-26-039
GILBERT LARRY L/MARGARET E
4139 S EMERALD DR
BUCKEYE AZ 85326

8 504-26-040
SAMORA SARAH B/TONY J
4201 S EMERALD DR
BUCKEYE AZ 85326

9 504-26-041
TRACY L KNOWLES LIVING TRUST
4253 S EMERALD DR
BUCKEYE AZ 85326

10 504-26-042
SMITH CHARLES B/JENNIFER K
4275 S EMERALD DR
BUCKEYE AZ 85326

11 504-26-043
CHAVEZ FAMILY TRUST
25237 W PUEBLO AVE
BUCKEYE AZ 85326

12 504-26-060
BUCKEYE CITY OF
530 E MONROE AVE
BUCKEYE AZ 85326

13 504-26-975
SPIKER HOLDINGS BUCKEYE LLC
5925 E WILSHIRE DR
SCOTTSDALE AZ 85257

14 504-26-976, 977
RAYLAND LLC
4370 N MILLER RD
BUCKEYE AZ 85326

15 504-40-012K
COPPER FALLS BUCKEYE 72 ACRES LLC
9375 E SHEA BLVD STE 100
SCOTTSDALE AZ 85260

PUBLIC SAFETY TOWERS, LLC
ATTN: SAM GUDINO
701 PALOMAR AIRPORT ROAD #160
CARLSBAD CA 92011

GC MAPPING SERVICE INC
ATTN: GILBERT CASTRO
3055 W VALLEY BLVD
ALHAMBRA CA 91803

Forward neighborhood meeting letters to me for review prior to mailing out the letters; you may email to pcooley@buckeyeaz.gov or submit with the next review.

Letters must be mailed at least 15 days, but no more than 60, days prior to the meeting.

Provide a summary of the neighborhood meeting within 14 days of the meeting date.

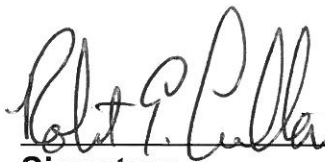
AFFIDAVIT

I, ROBERT E. CUELLAR, hereby certify that on the 5TH day of FEBRUARY, 2026, I prepared an ownership list and radius map, including properties entirely and partially within 300 feet of the most exterior boundaries of the property being considered in the above referenced project known as (address)

4290 S. MILLER ROAD

The property owner names and addresses listed on the ownership list and gummed labels were taken from the latest records of the Maricopa County Assessor. Such names are recorded in the records of the County Assessor as being the present owner or owners of both the subject property and the property(ies) within the required mailing radius of the subject property.

I certify that said ownership list and radius map are correct and accurate to the best of my knowledge. I also acknowledge that any errors in this information will constitute an incomplete application and may invalidate its approval.


Signature _____ 02-05-2026

SITE: SKYVIEW - BUCKAZ-0281

4290 S. MILLER ROAD



Affidavit of Mailing

I hereby certify that on Friday, May 1, 2026

Public Safety Towers mailed notifications regarding a

Neighborhood Meeting

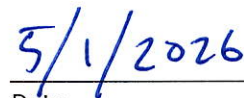
Notice was sent out to a total of 15 recipients

Project: PLZU-26-0001 BUCKAZ CUP
Project Address: 4290 S. Miller Rd.

The letters were mailed at the US Post Office located at 3911 Cleveland Ave., San Diego CA



Sam Gudino
Public Safety Towers



Date

[illegible]



Affidavit of Mailing

I hereby certify that on Tuesday, September 1, 2026

Public Safety Towers mailed notifications regarding a

Planning & Zoning Commission Hearing

Notice was sent out to a total of 15 recipients

Project: PLZU-26-0001 BUCKAZ CUP
Project Address: 4290 S. Miller Rd.

The letters were mailed at the US Post Office located at 3911 Cleveland Ave., San Diego CA



Sam Gudino
Public Safety Towers

9/1/26

Date



PO Box 632099, Cincinnati, OH 45263-2099

AFFIDAVIT OF PUBLICATION

Sam Gudino
Sam Gudino
701 Palomar Airport Rd. #160
Carlsbad CA 92011

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 09/02/2026
PNI azcentral.com 09/02/2026

and that the fees charged are legal.
Sworn to and subscribed before on 09/02/2026



Legal Clerk

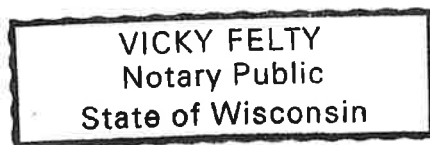

Notary, State of WI, County of Brown
9/9/29

My commission expires

Publication Cost:	\$488.00	
Tax Amount:	\$0.00	
Payment Cost:	\$488.00	
Order No:	12588266	# of Copies:
Customer No:	1618013	1
PO #:	LAZS0585266	

THIS IS NOT AN INVOICE!

Please do not use this form for payment remittance.



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 at the City Council Chambers, located at 530 E. Monroe Avenue at 6:00 p.m., for the purpose of hearing all persons for or against the following request:

Case No. PLZU-26-0001: Request by Public Safety Towers for the approval of a Conditional Use Permit for a Wireless Communications Facility located north of W. Broadway at 4290 S. Miller Road.

For additional information, please contact the Development Services Department at (623) 349-6233

September 2 2026

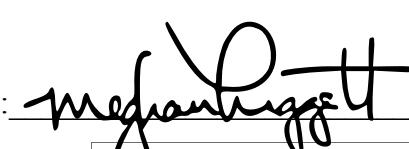
LAZS0585266

AFFIDAVIT OF SIGN POSTING **City of Buckeye**

Case No:	PLZU-26-0001
Project Name:	
Applicant Name:	Public Safety Towers
Location:	West of NWC of Miller and Broadway

In order to assist in providing adequate notice to interested parties and to meet Arizona State Statute, 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: 

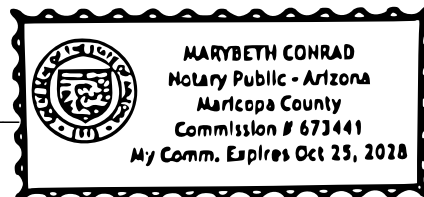
SUBSCRIBED AND SWORN before me on

09/03/26

Notary Public:



My Commission Expires:



10-25-28

City of Buckeye

PUBLIC HEARING

PLANNING & ZONING COMMISSION: September 22, 2026 at 6:00pm

LOCATION OF HEARINGS:

City of Buckeye City Hall ,
530 E. Monroe Avenue, Buckeye, AZ 85326

REQUEST: Conditional Use Permit for a new wireless communication facility

PROPOSAL: New wireless communications tower and compound

GENERAL LOCATION: West of NWC of Miller and W. Broadway

SIZE: 75-foot stealth tower (80-foot overall w/stealth) and approx. 1,620 square-foot equipment compound

Case #: PLZU-26-0001

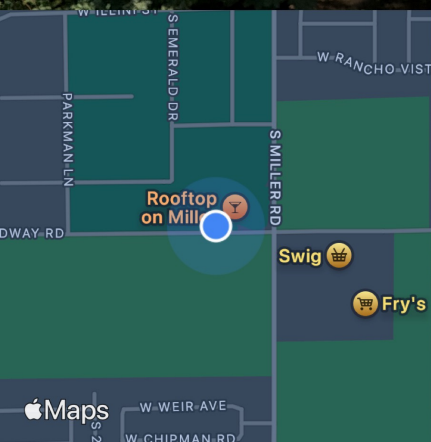
APPLICANT/CONTACT: Linda Grice on behalf of Public Safety Towers

PHONE: (602) 620-0866

Development Services Department: Patricia Cooley

Phone: (623) 349-6233

Posting Date: 9/3/26



Sep 3, 2026 at 10:01:55 AM
4370 S Miller Rd
Buckeye AZ 85326
United States

CITY OF BUCKEYE
Regular Planning & Zoning Commission
PLANNING ACTION REPORT

MEETING DATE: 09/22/26	AGENDA ITEM: 3.B. Elianto - Major Community Master Plan (CMP) Amendment - PLZZ-26-0003
DATE PREPARED: 09/18/26	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 Voting Members) Elianto - Major Community Master Plan (CMP) Amendment (Case No. PLZZ-26-0003) - Conduct a public hearing and recommend approval to the Mayor and City Council of a Major Amendment to the approximately 3,931-acre Elianto Community Master Plan (CMP), removing approximately 2,771 acres 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.

SUMMARY

PROJECT DESCRIPTION:

William E. Lally, Tiffany & Bosco, P.A., on behalf of Elianto LandValorem LP, CRG Thomas Road Partners LLC, and Ben-Horin Family Trust/SVP 360 LLLP, is requesting approval of a Major Community Master Plan Amendment (CMPA) to the Elianto Community Master Plan (CMP). The Elianto CMP encompasses approximately 3,931 acres 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.

The Elianto CMP was approved in 2004 and established a predominantly residential master planned community organized into four villages, with supporting commercial and mixed-use areas, schools, parks, recreational amenities, and open space. No portion of the CMP has developed to date.

The proposed amendment would remove approximately 2,771 acres, primarily located east of Sun Valley Parkway, from the Elianto CMP. That acreage is proposed to be governed by the concurrently considered The Cascade Planned Area Development (PAD), establishing a separate and updated entitlement framework for the property. Approximately 1,104.6 acres would remain within the Elianto CMP, consisting of all of existing Village 4 and a retained portion of existing Village 1. The remaining CMP would continue to permit a maximum of 5,649 dwelling units under the previously approved land use and density framework.

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 retained property will continue to be governed by the land uses, densities, development standards, and design requirements previously approved by City Council.

Please refer to 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.

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

ATTACHMENTS:

[Exhibit A - Vicinity Map.pdf](#)

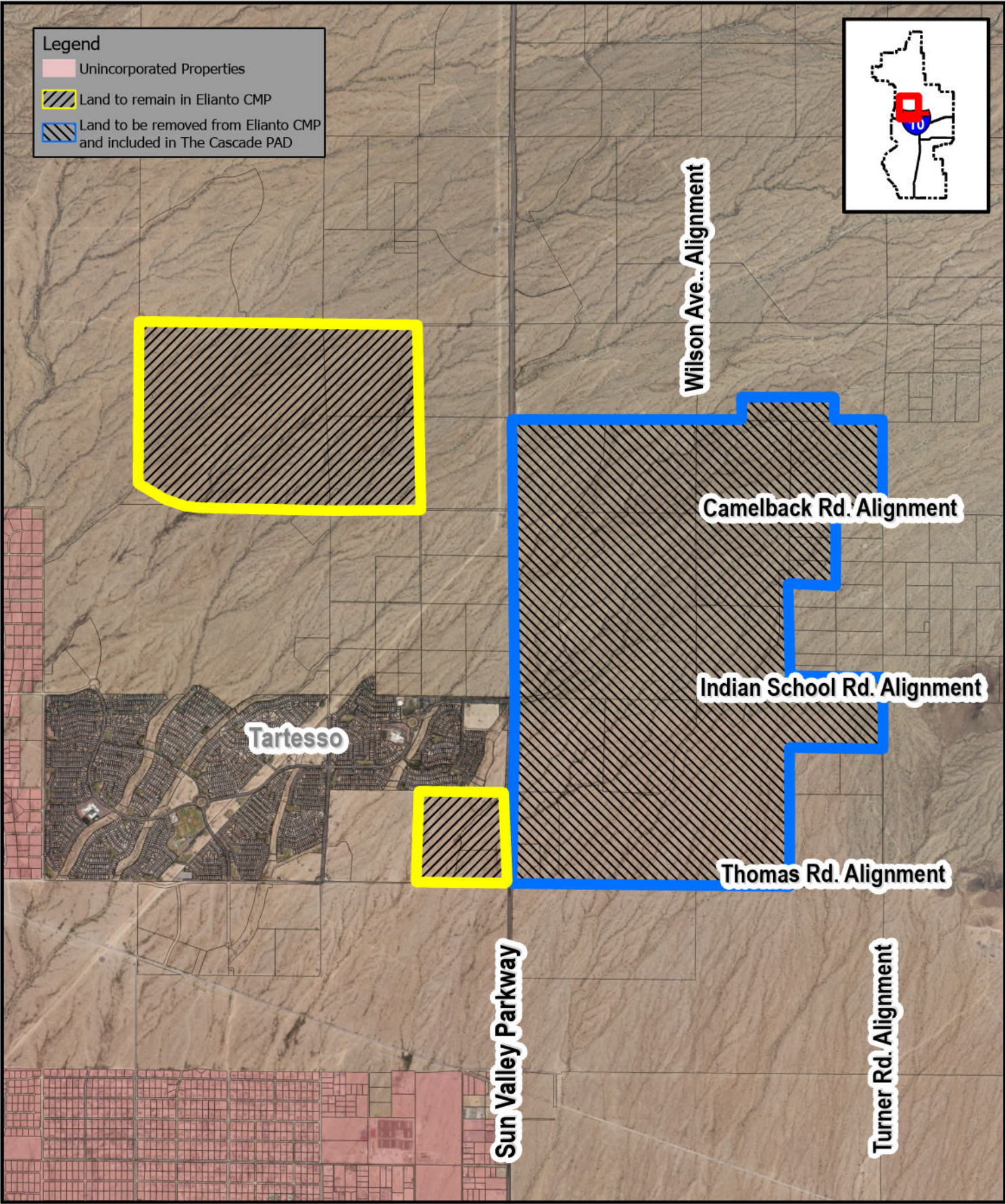
[Exhibit B - Zoning Map.pdf](#)

[Exhibit C - General Plan Map.pdf](#)

[Exhibit D - Proposed Amended Elianto CMP Narrative.pdf](#)

[Exhibit E - Citizen Participation Plan.pdf](#)

[PLZZ-26-0003 Elianto Major CMPA - PZ Staff Report - PZ 9-22-26.pdf](#)

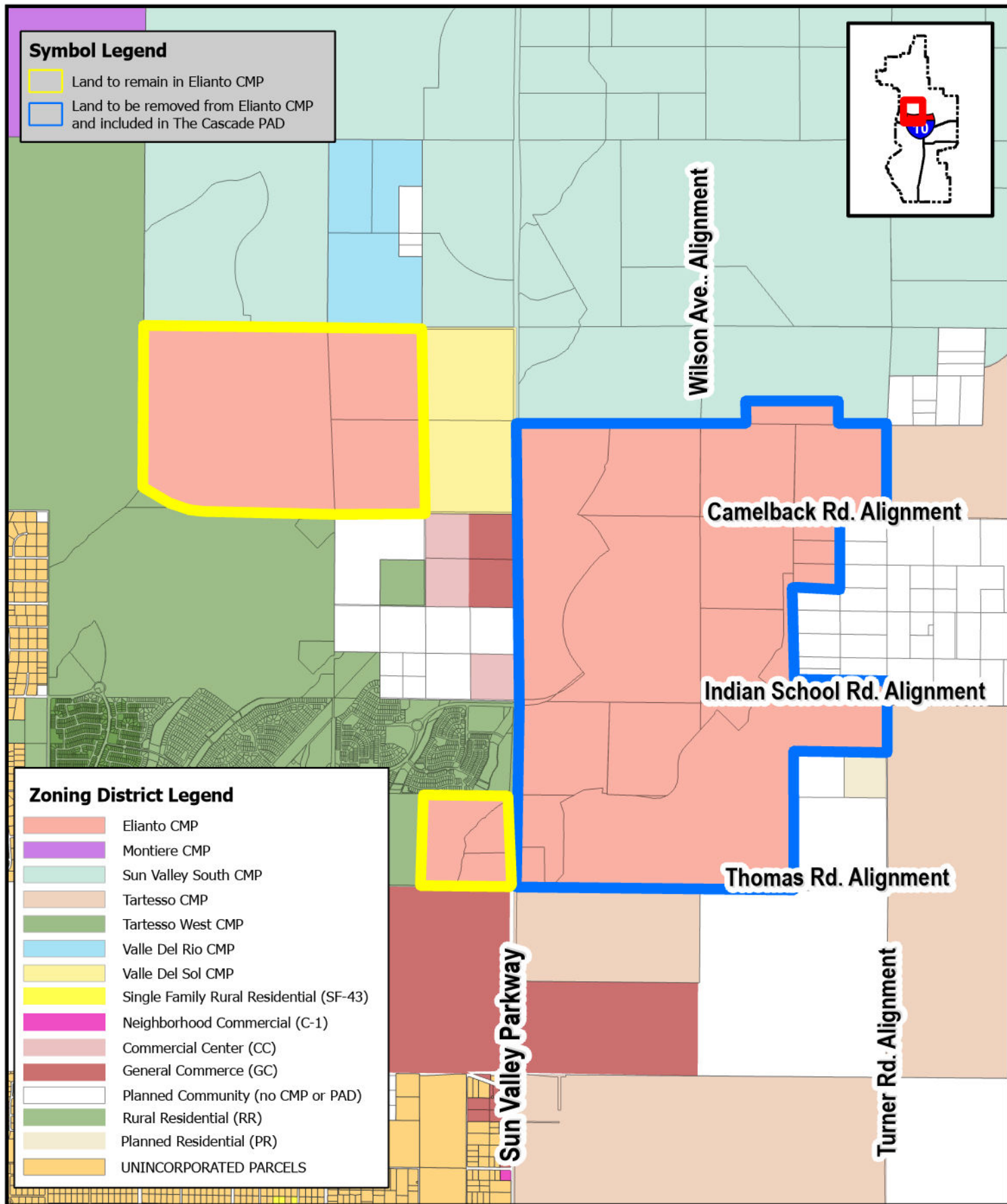


VICINITY MAP

PLZZ-25-0014 and PLZZ-26-0003

Elianto Major CMP Amendment and The Cascade PAD
Council District #4



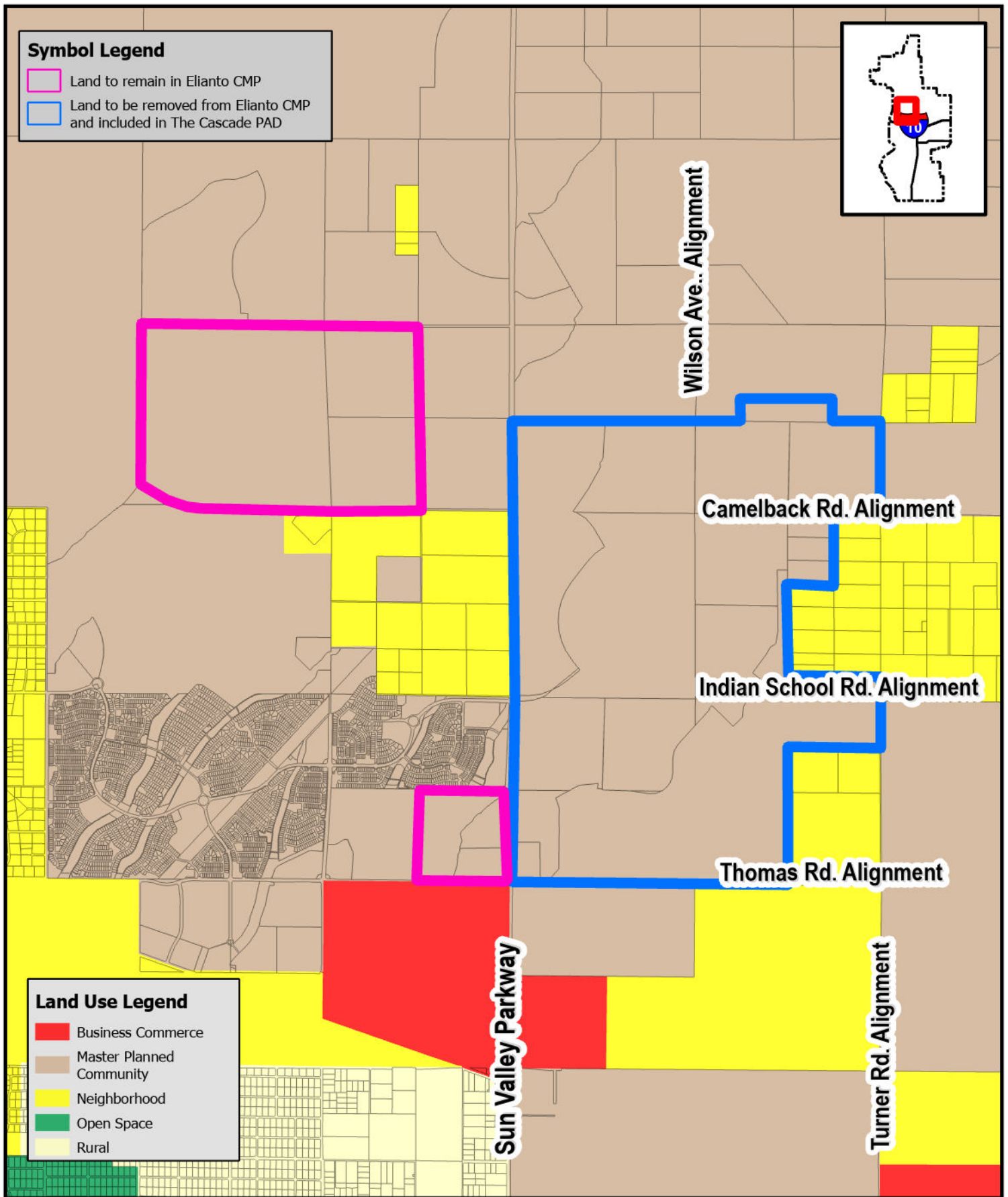


ZONING MAP

PLZZ-25-0014 and PLZZ-26-0003

Elianto Major CMP Amendment and The Cascade PAD
Council District #4





GENERAL PLAN LAND USE MAP

PLZZ-25-0014 and PLZZ-26-0003

Elianto Major CMP Amendment and The Cascade PAD
Council District #4



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.

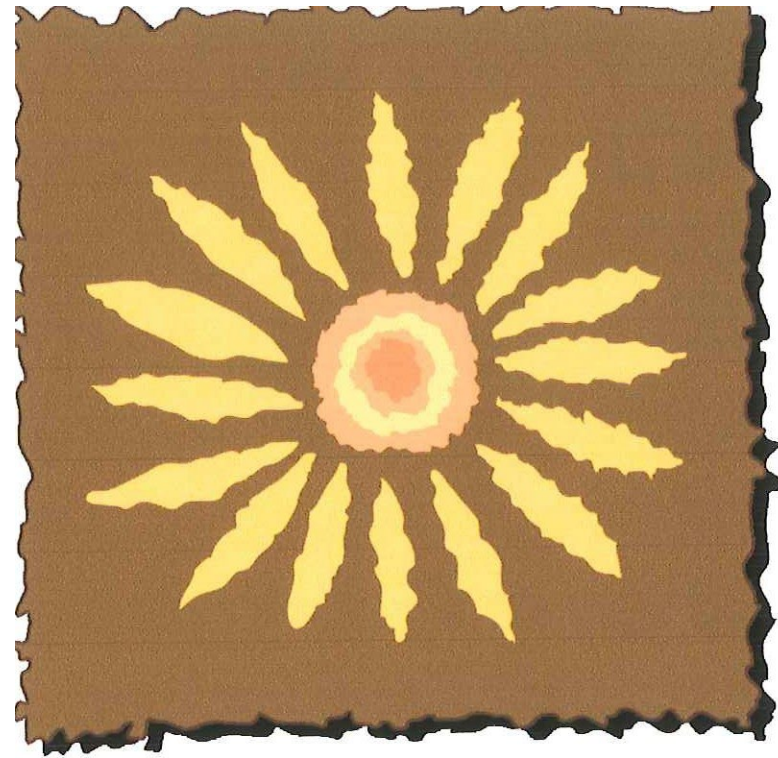
An allocation table summarizing acreage and dwelling unit distribution for the Remainder Elianto Property is included with this submittal. The Remainder Elianto Property is allocated a maximum of 5,649 dwelling units, resulting in an overall density of approximately 5.11 dwelling units per acre across 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 desert. 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 26 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	Township 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	C	
Minimum LotArea (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.		
MinimumLotWidth-InteriorLot(2)	20'	35'	48'	53'	58'	63'	68'	75'	85'	Varies		B-45'
plat MinimumLotWidth-CornerLot(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	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-Adjacent 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 Type on Adjacent 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.

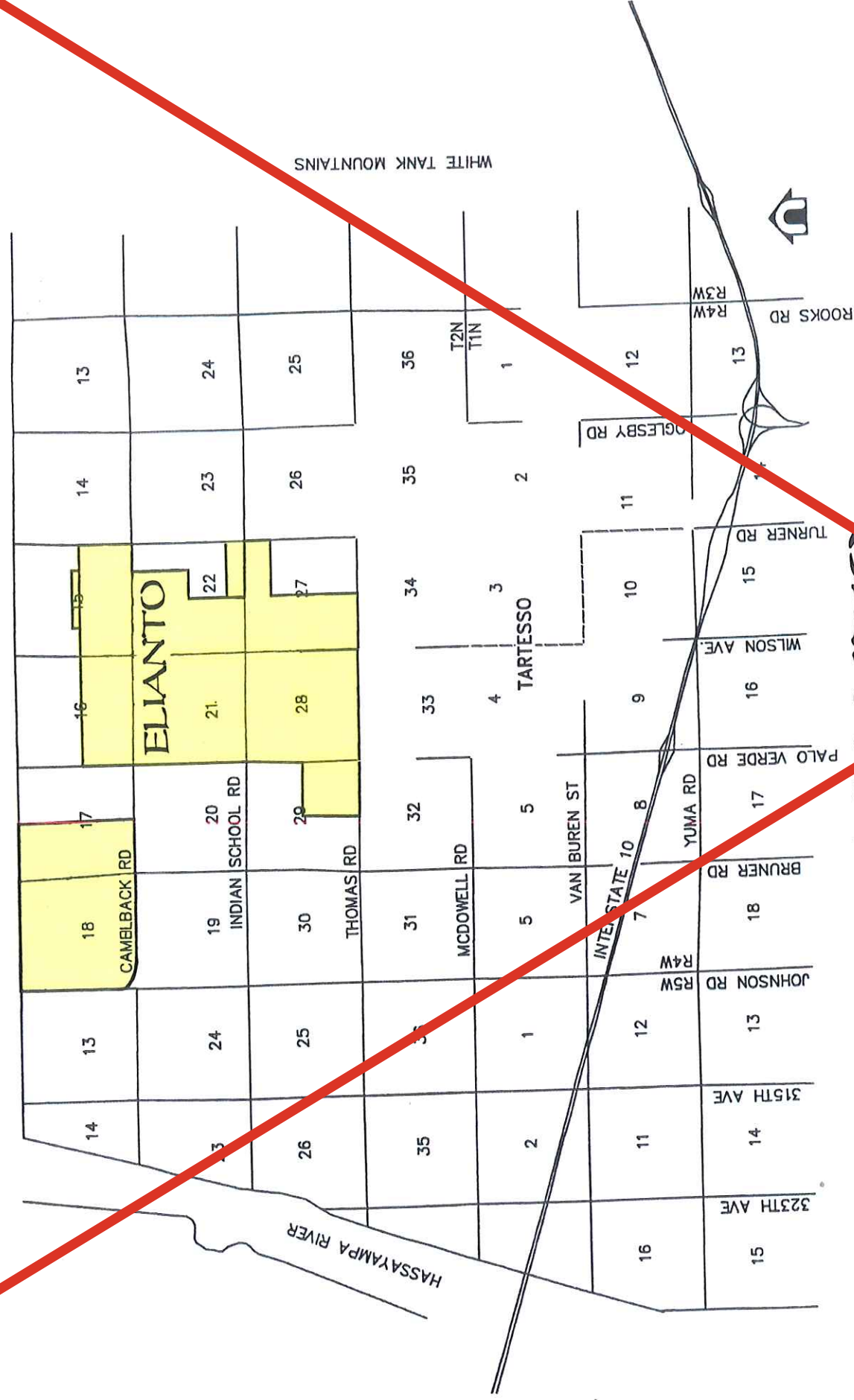
The CMP prohibits mining uses within the project

ELIANTO
COMMUNITY MASTER PLAN

COMMERCIAL/MIXED USE

	Town of Buckeye Development Code Standards	
	Elianto	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'

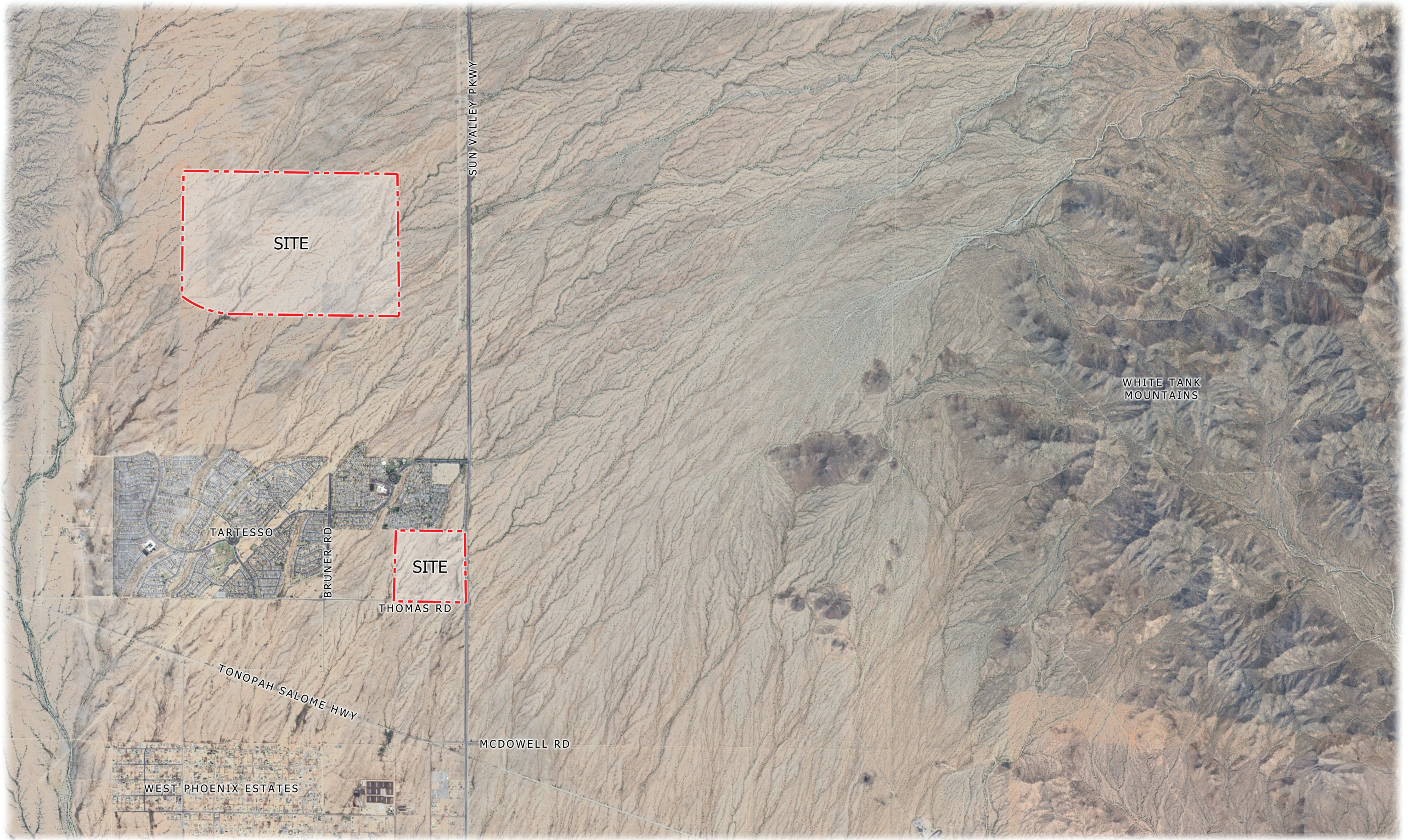
NOTES:
1. The information provided in this chart is for information only. Actual development standards will be determined at Site Plan approval.

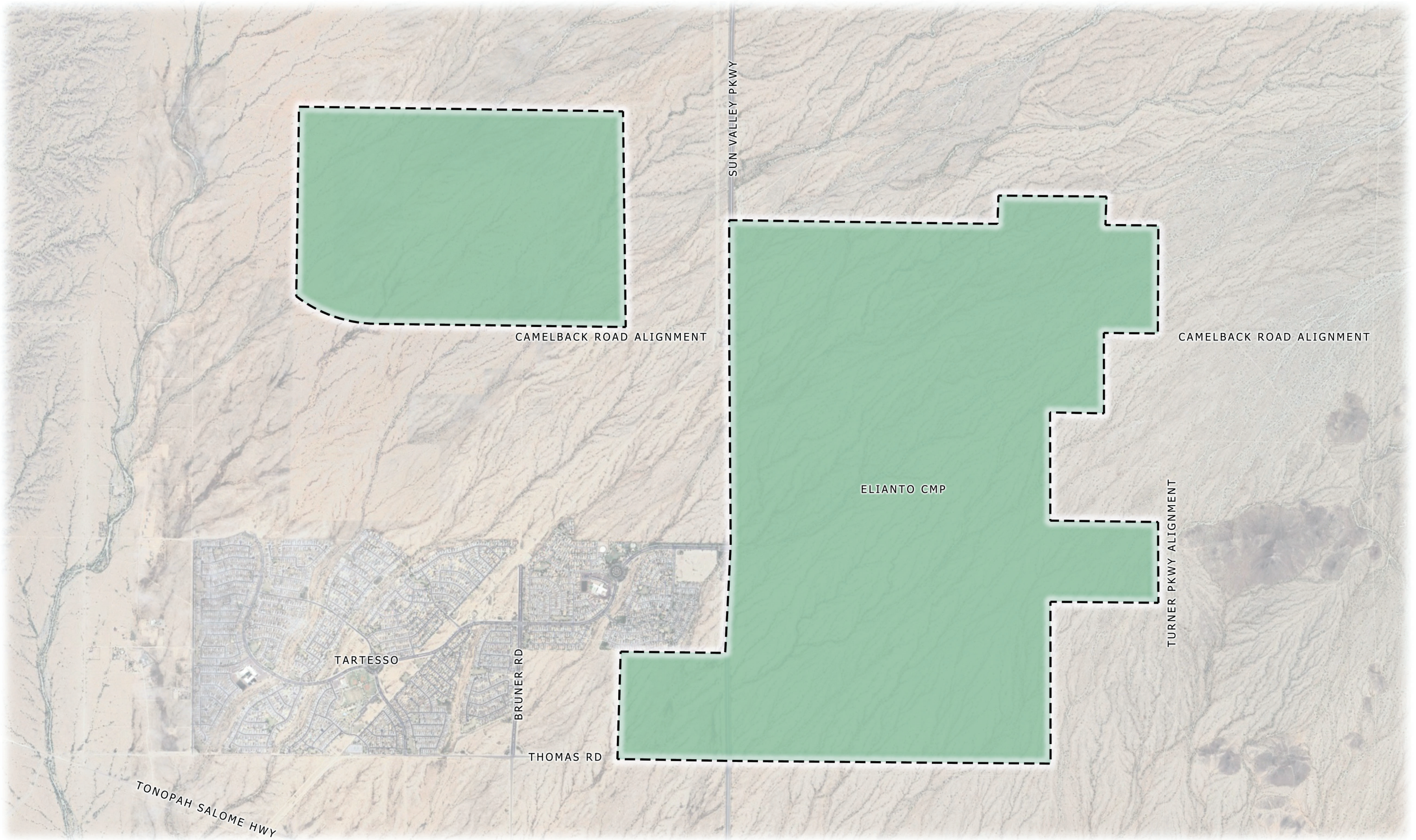


ELIANTO

A Master Planned Community

VICINITY MAP

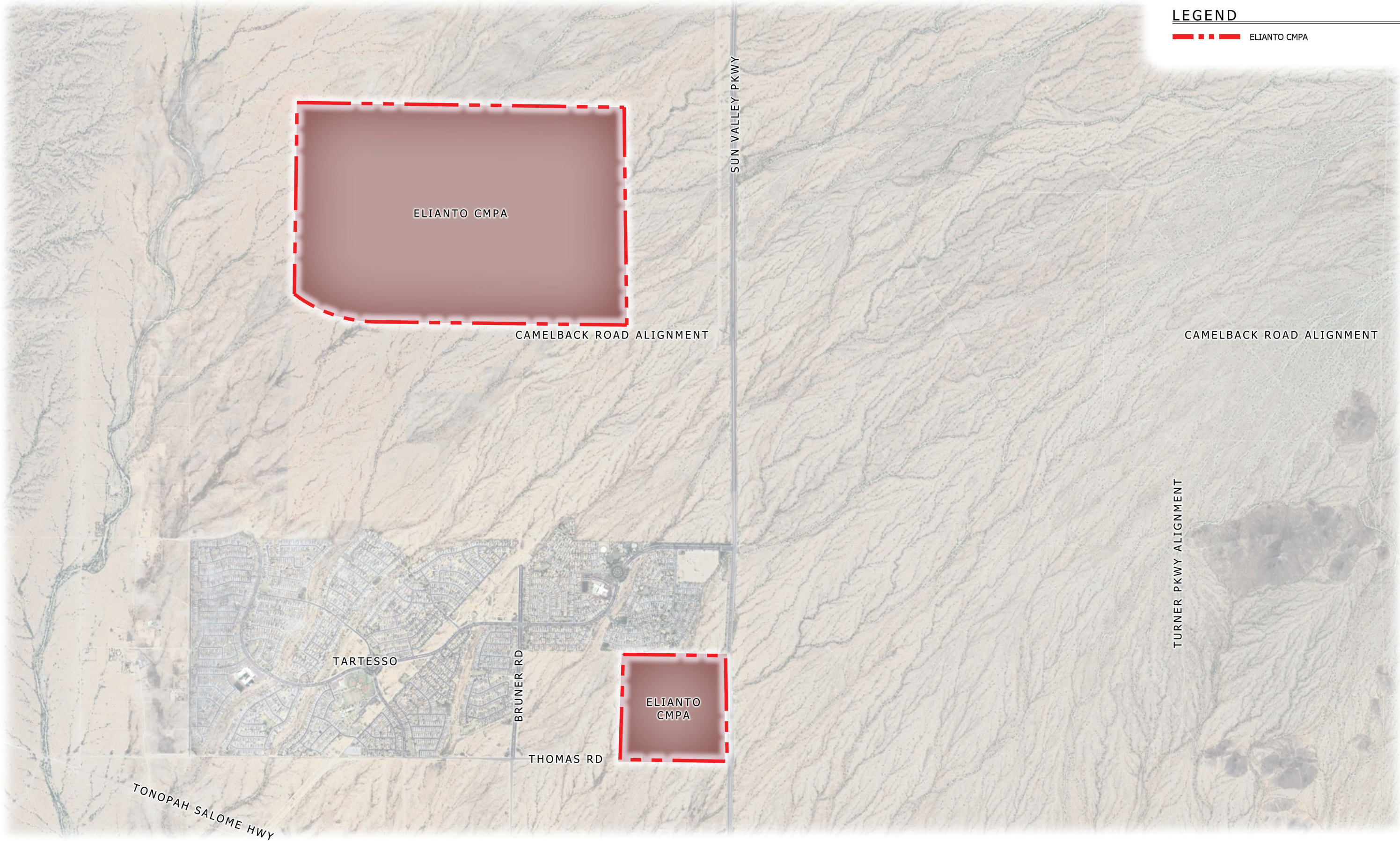






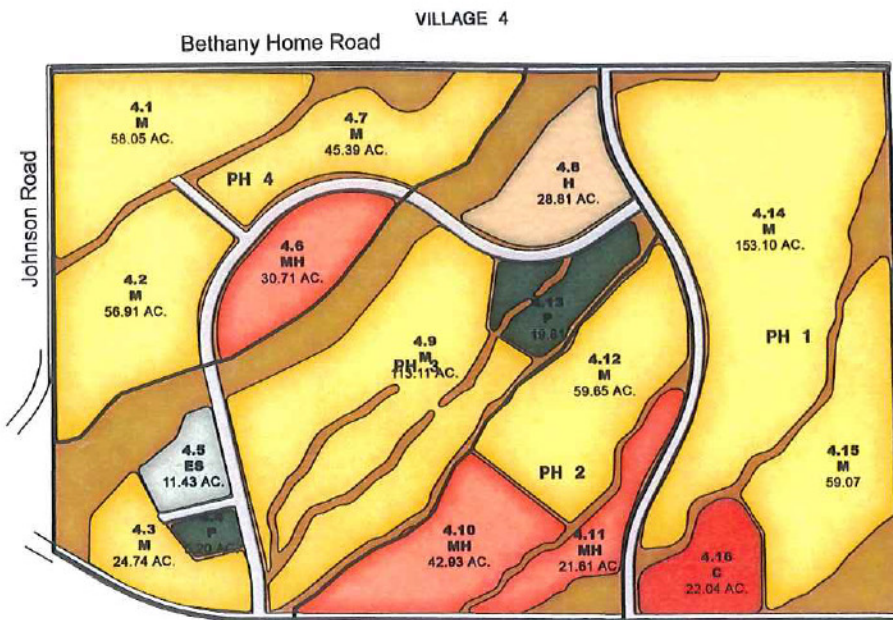
LEGEND

- ELIANTO CMPA
- ELIANTO CMP
- ELIANTO PAD



LEGEND

ELIANTO CMPA



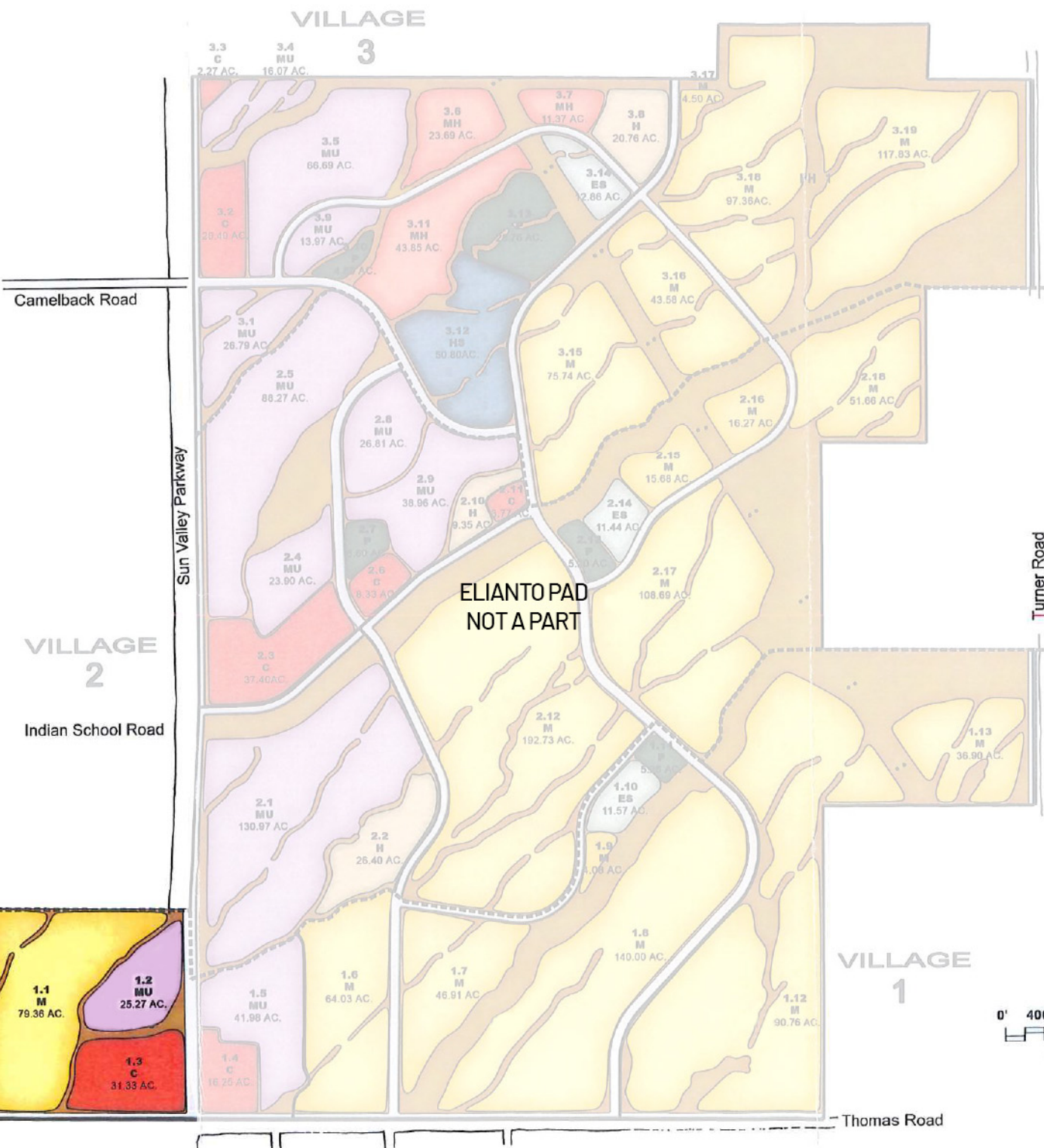
Legend

- | | |
|---|---------------------------------|
|  | High Density Residential |
|  | Medium/High Density Residential |
|  | Medium Density Residential |
|  | Elementary School |
|  | High School |
|  | Park |
|  | Open Space |
|  | Utility/Open Space |
|  | Commercial |
|  | Mixed Use |

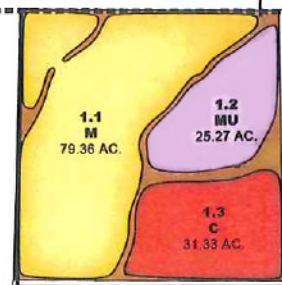
Phasing Plan

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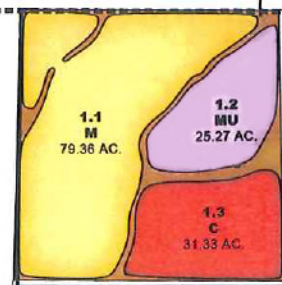
A Master Planned Community



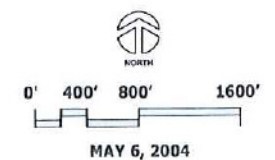
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Indian School Road

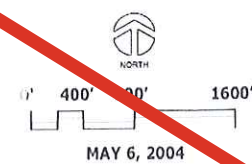
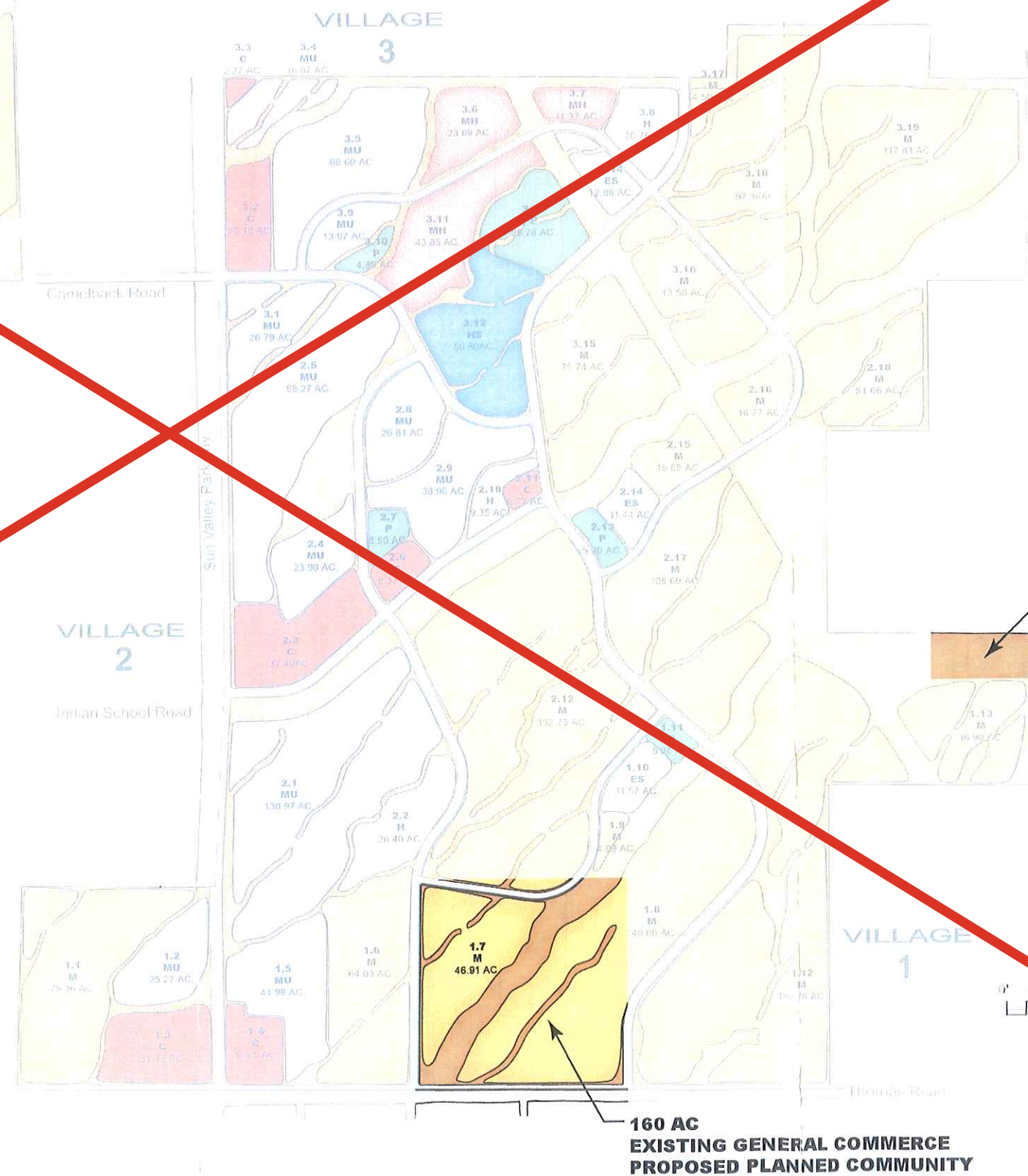


VILLAGE 1



Master Plan
ELIANTO
A Master Planned Community

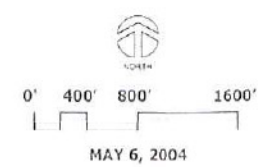
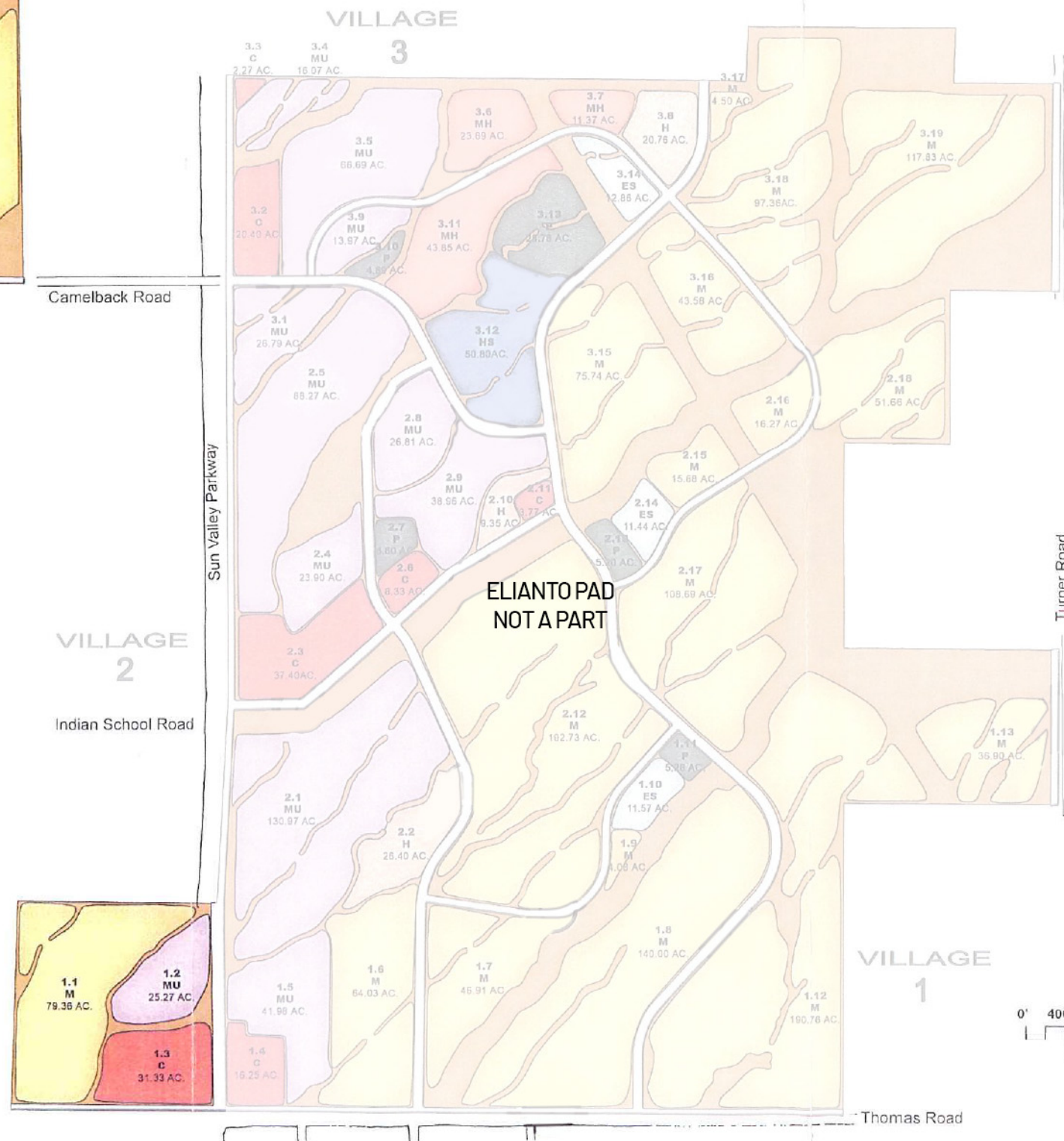
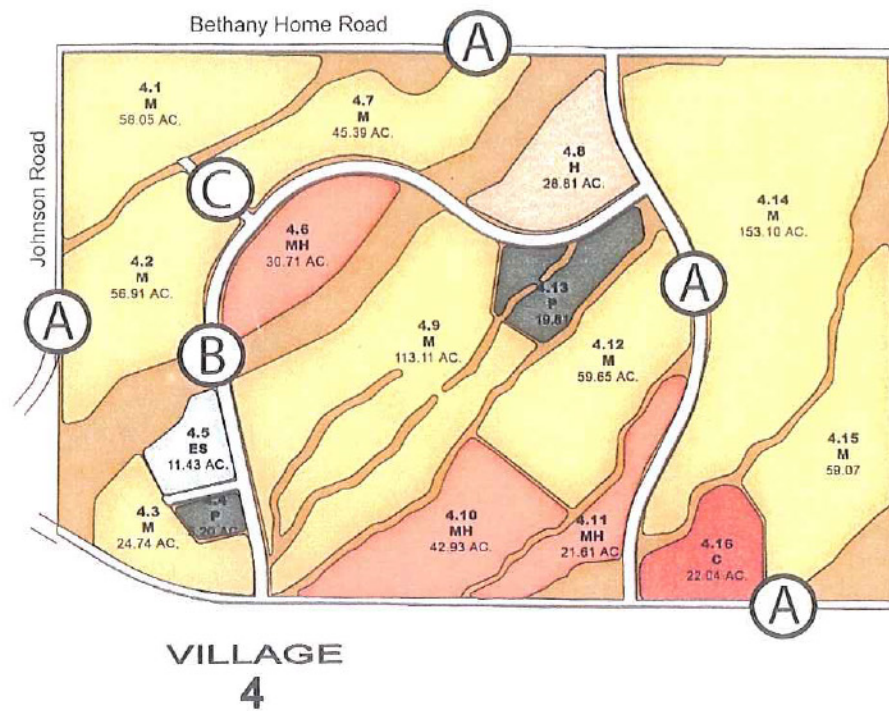
- Legend
- High Density Residential
 - Medium/High Density Residential
 - Medium Density Residential
 - Elementary School
 - High School
 - Park
 - Open Space
 - Utility/Open Space
 - Commercial
 - Mixed Use



Master Circulation Plan

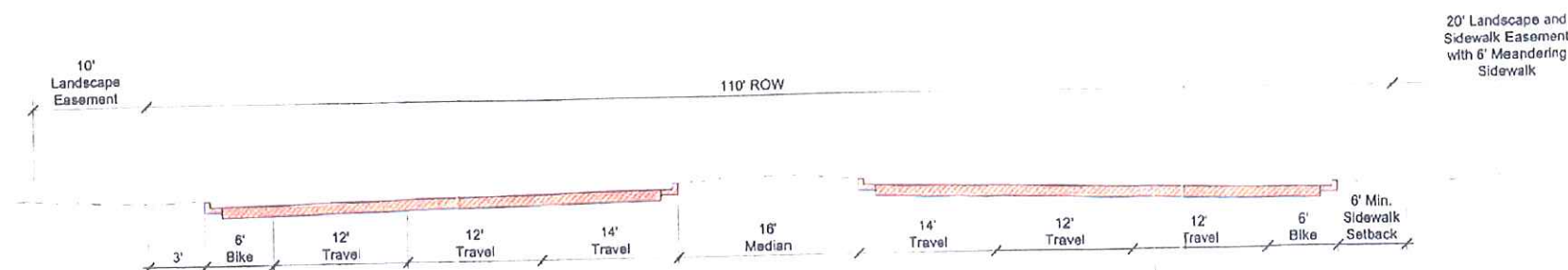
ELIANTO

A Master Planned Community



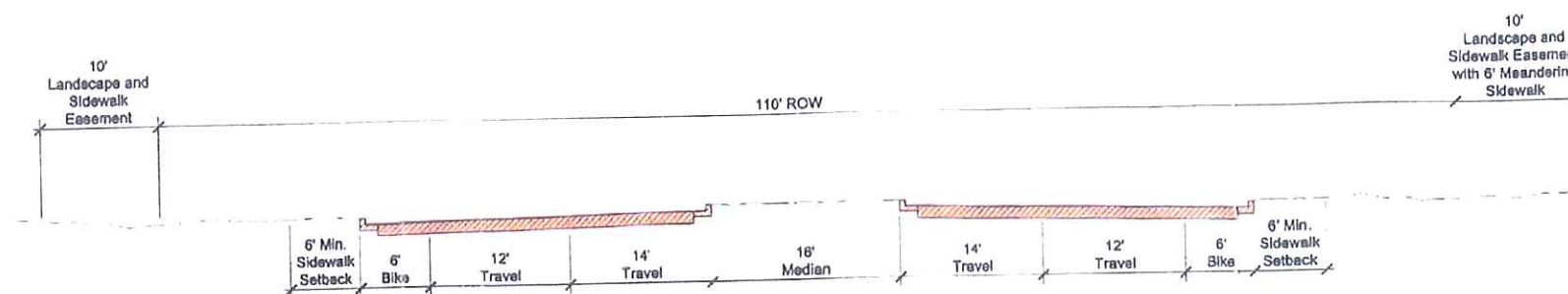
A

Internal Arterial with Median and Expanded Landscape Parkway.



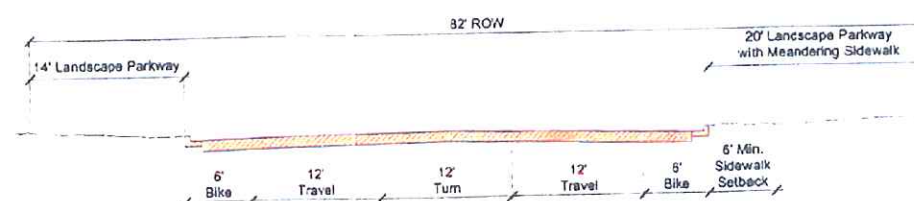
B

Project Entry Collector with Median and Expanded Landscape Parkways.



C

Neighborhood Residential Collector with Turning Lane and Expanded Landscape Parkway.

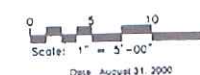
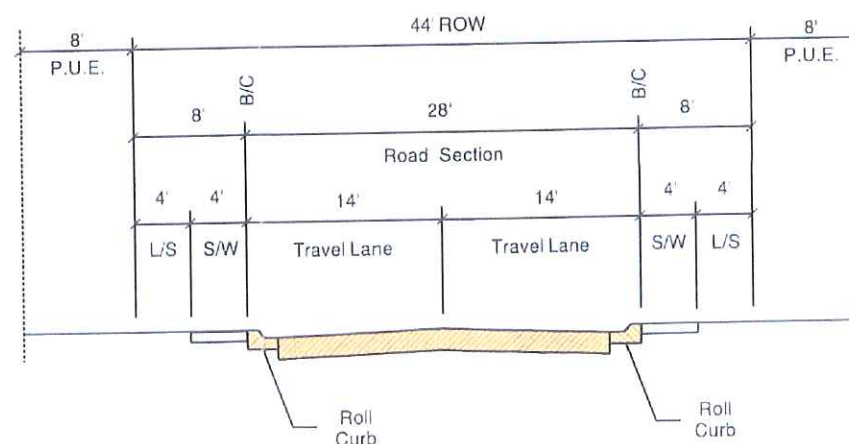


Local Residential

Community Roadway Sections

ELIANTO

A Master Planned Community



Date: August 31, 2000

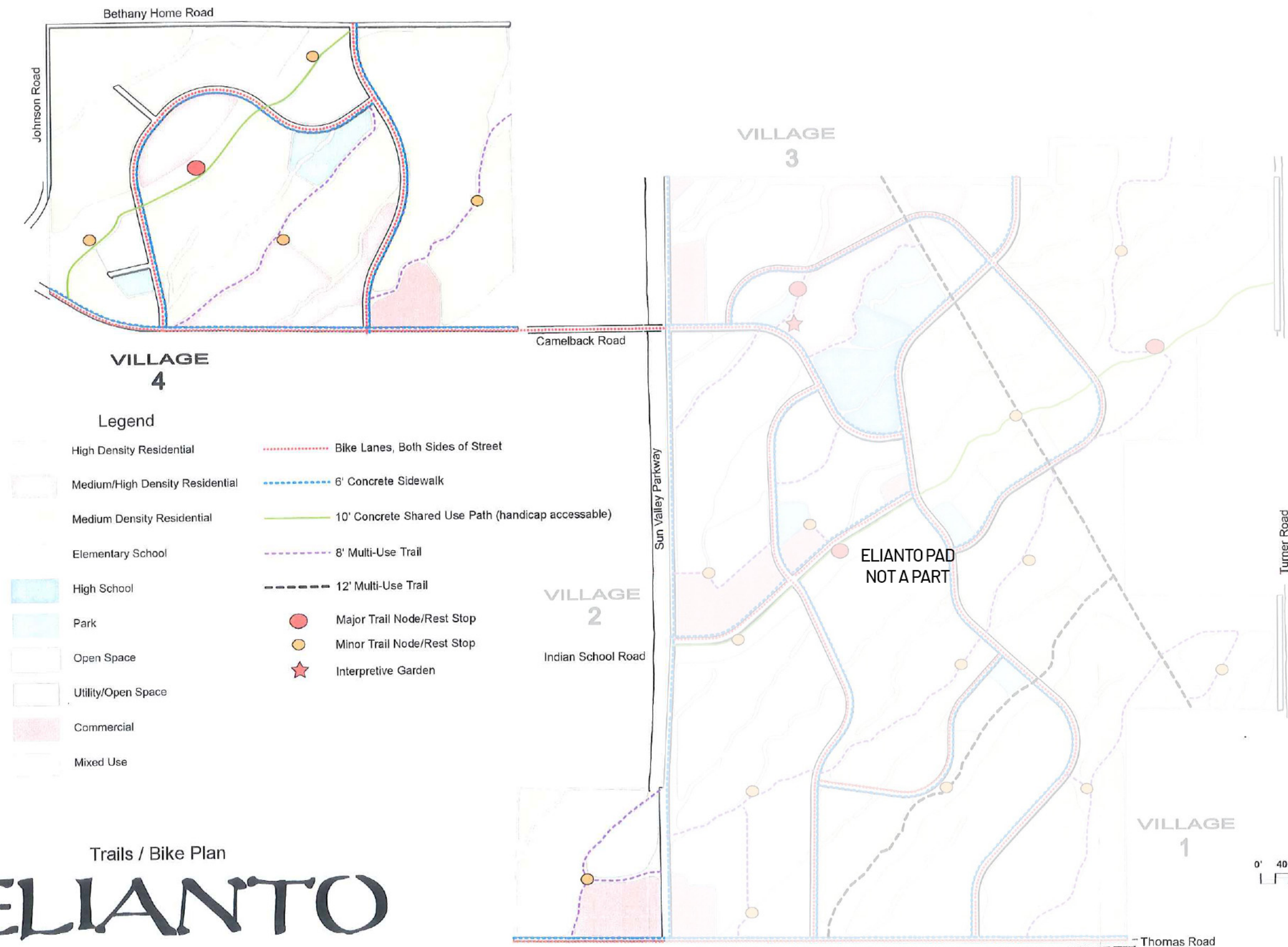
PICKETT

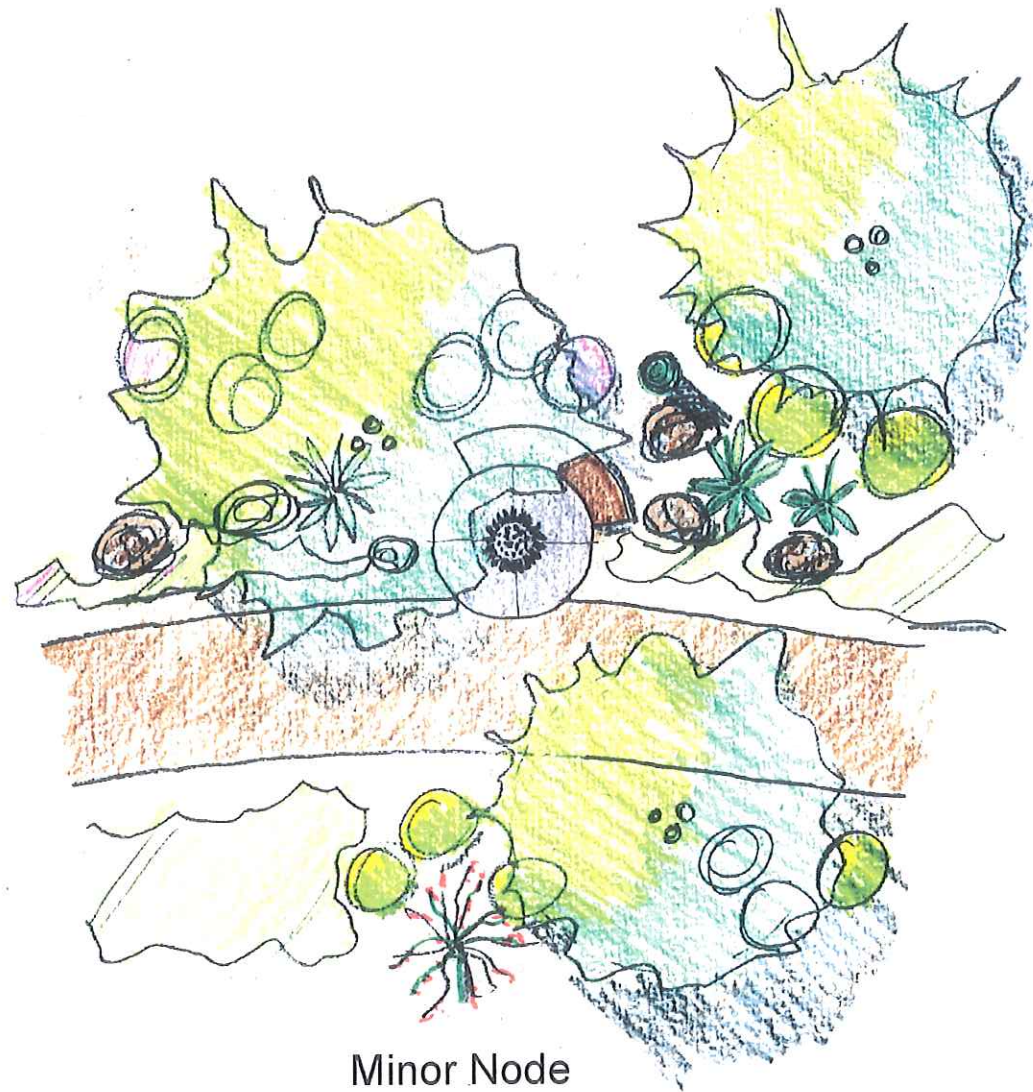
community design

Trails / Bike Plan

ELIANTO

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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.

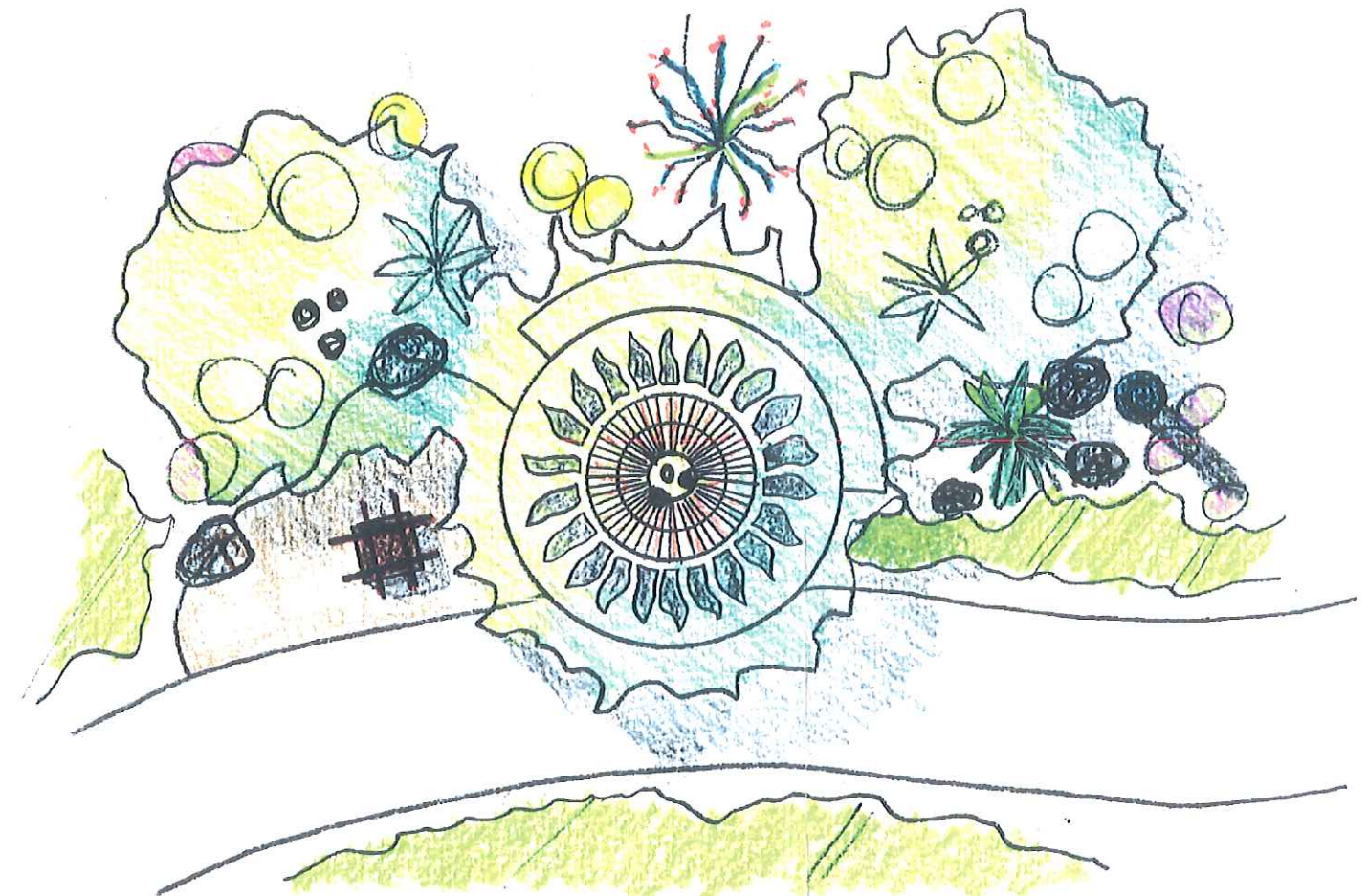
Trail Nodes

ELIANTO

A Master Planned Community

"Major Nodes"

Major nodes are strategically placed to be utilized for a number of neighborhood recreational opportunities. Built in place seating 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



Trail Node Perspective

ELIANTO

A Master Planned Community

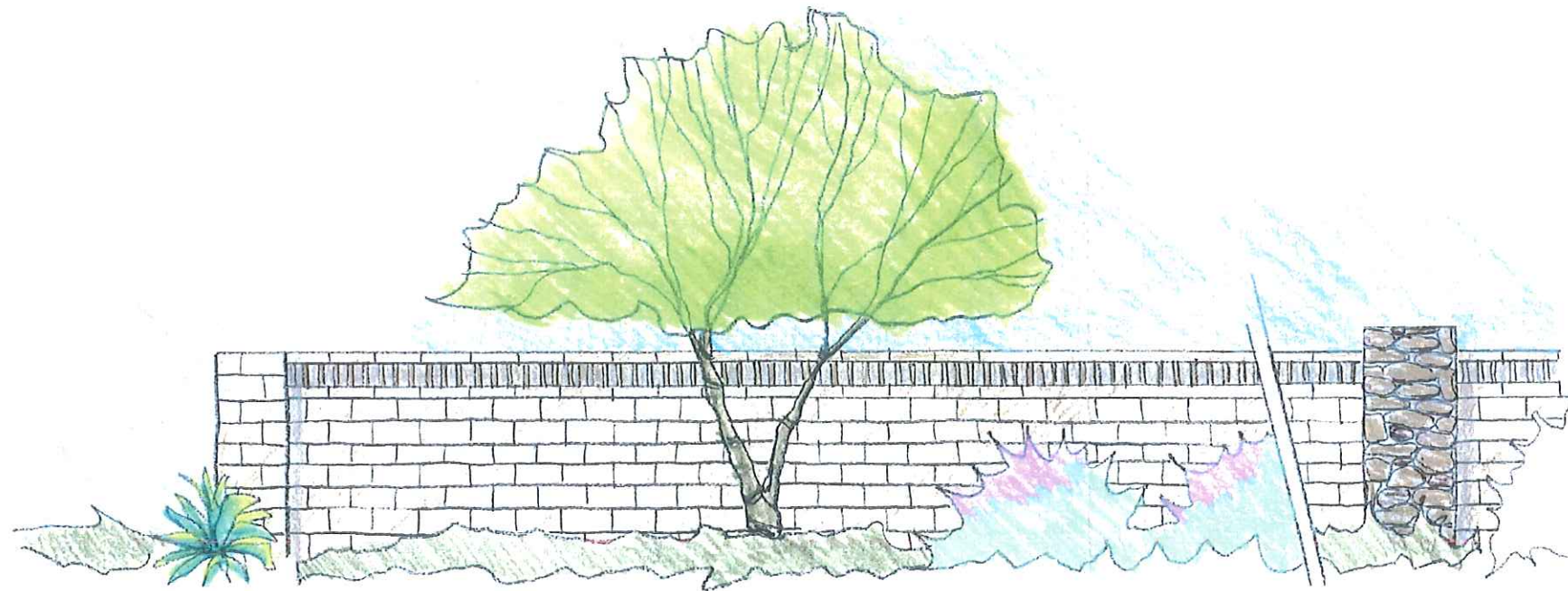
Perspective

"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



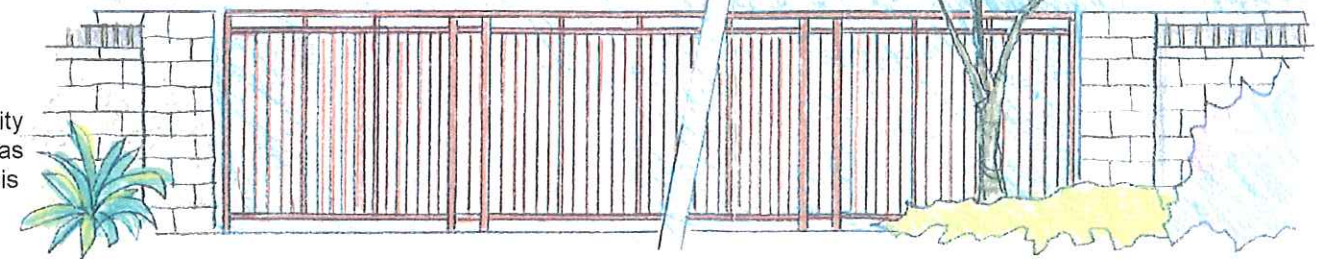
Theme Wall

"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 separate 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.

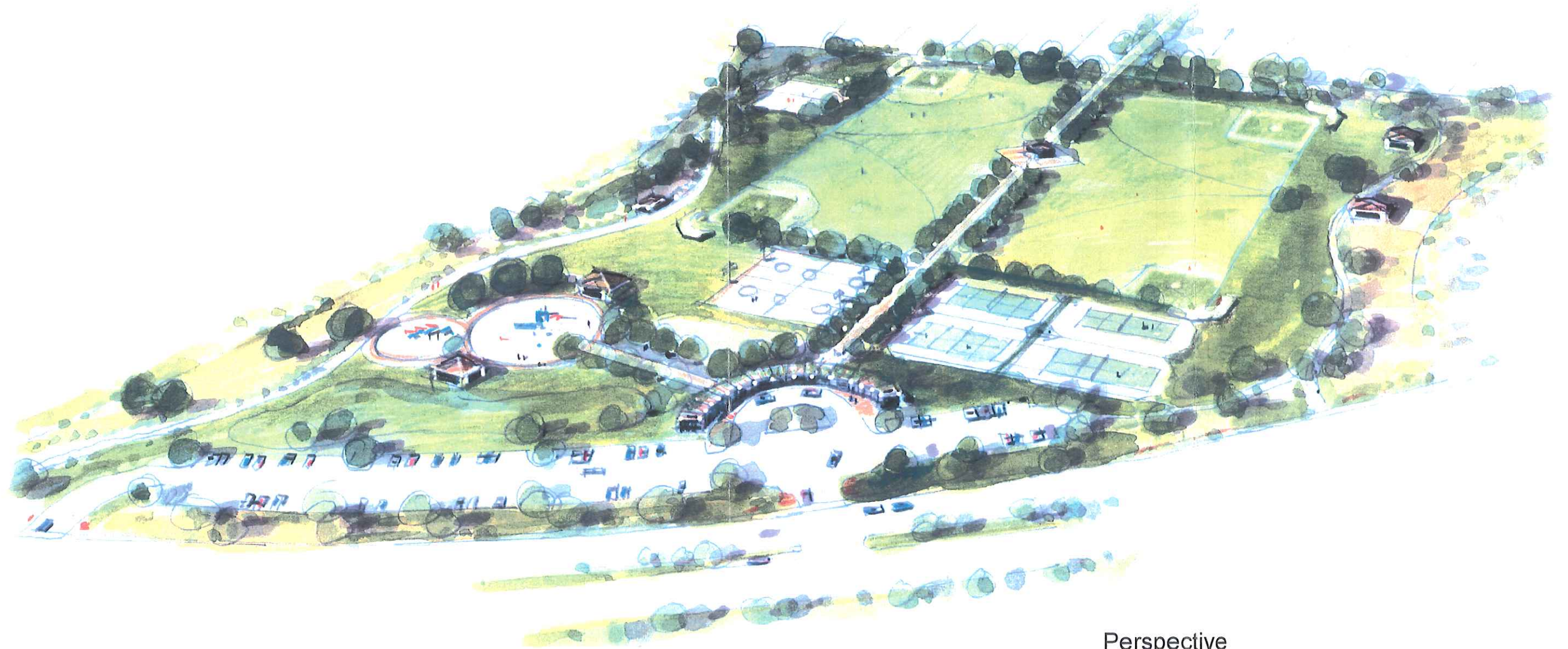


Elevation

Subdivision Entry Monument

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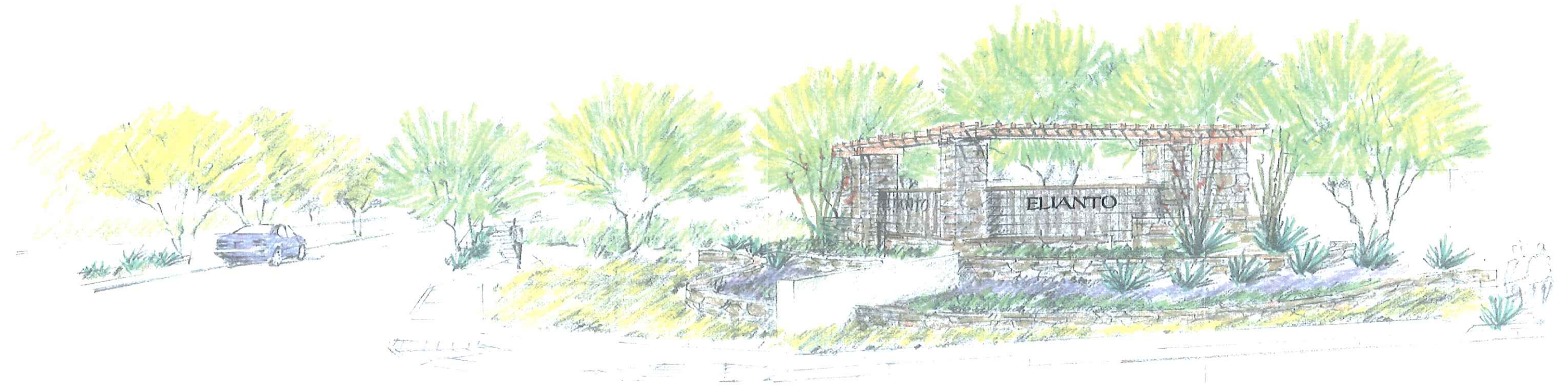


Perspective
Original By Greey Pickett

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
ELIANTO
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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
 Deergass
 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
 Slinner 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

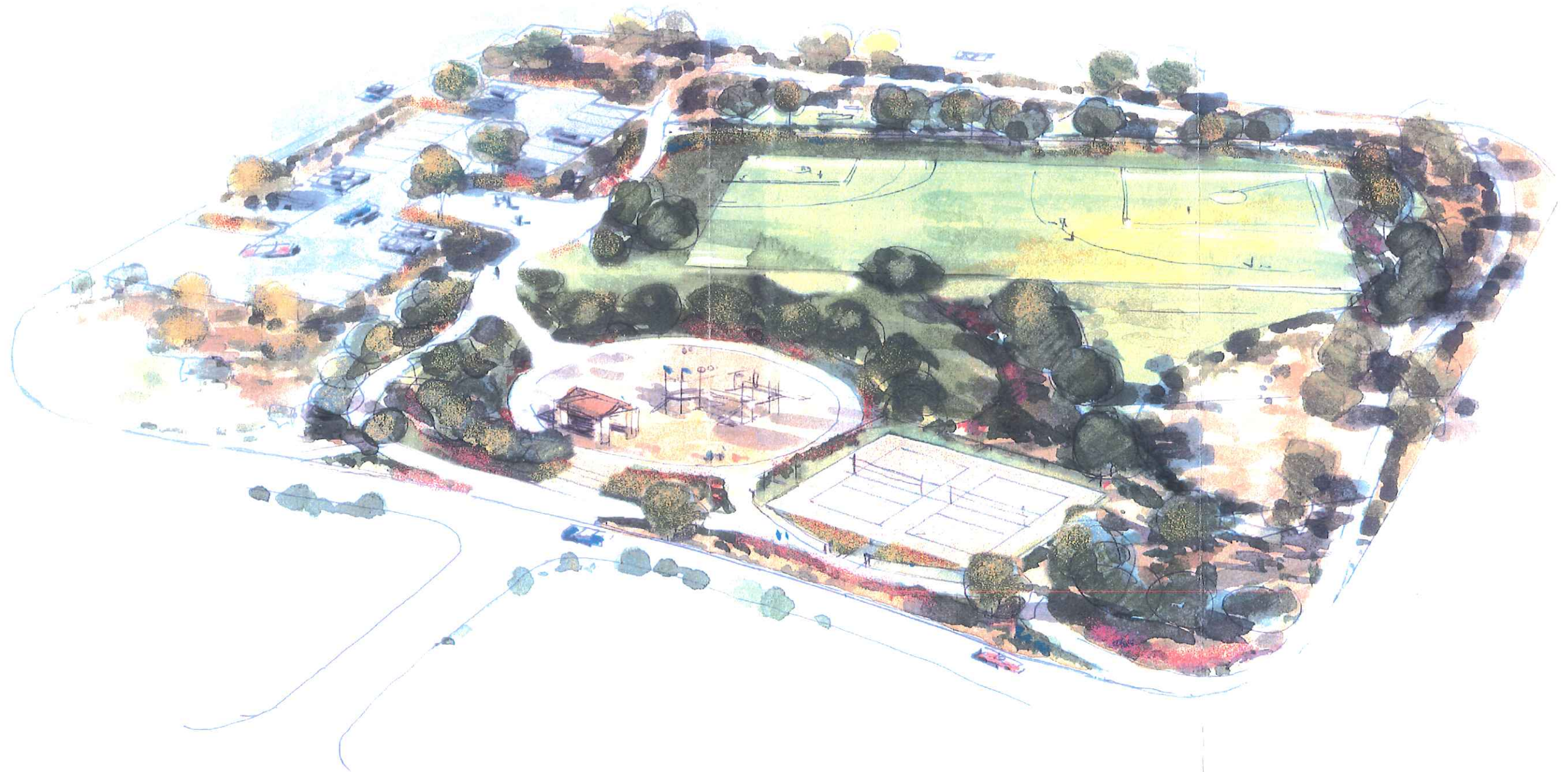
Master Plant Palette

ELIANTO

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Coe & Van Loo
 Consultants, Inc.



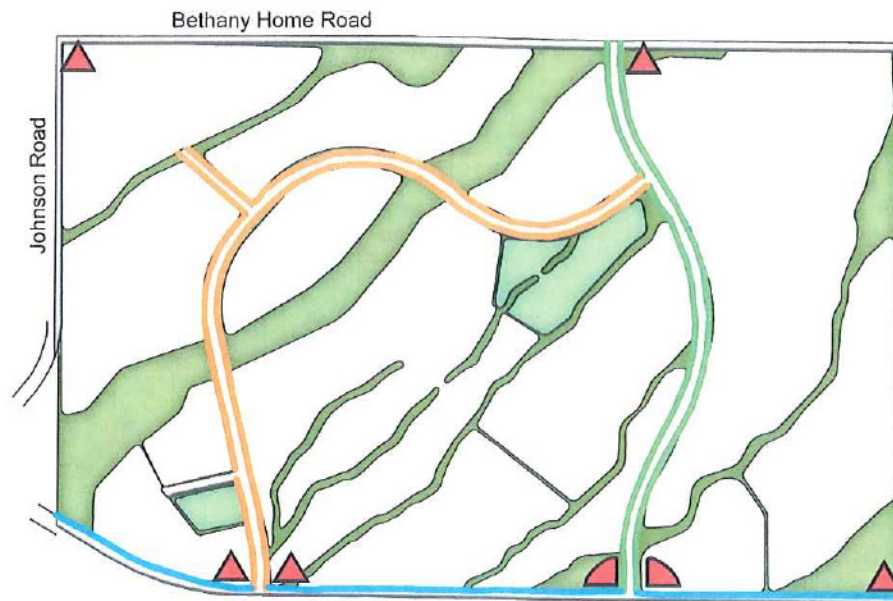
Neighborhood Park

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Perspective
Original By Greey Pickett

CVL
Coe & Van Loo
Consultants, Inc.

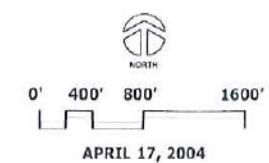
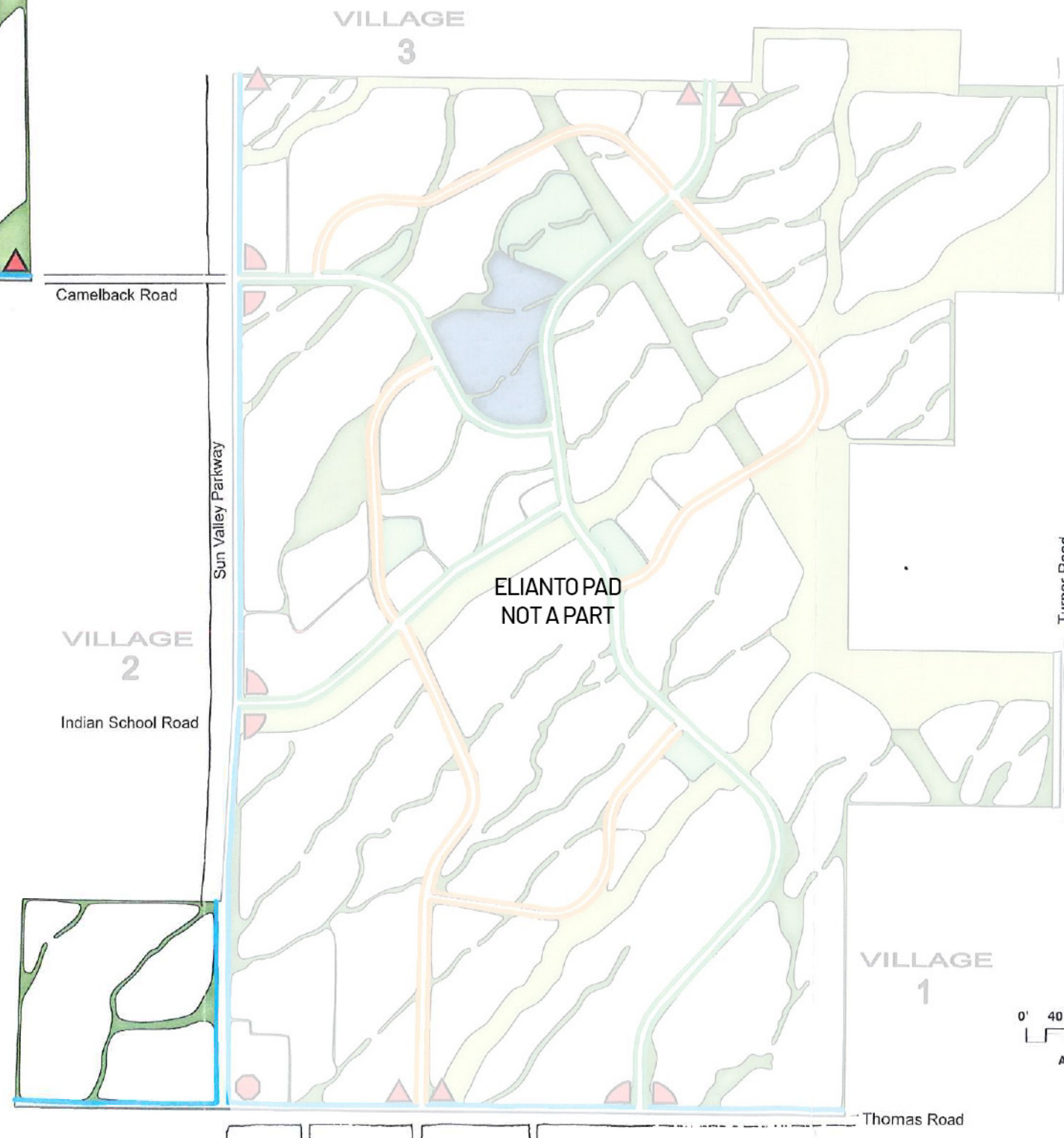


VILLAGE 4

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** A Master Planned Community





Perspective

Major Entry Monument

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Elevation



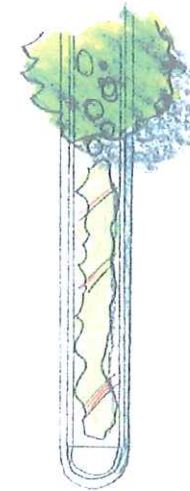
Major Entry Monument

ELIANTO

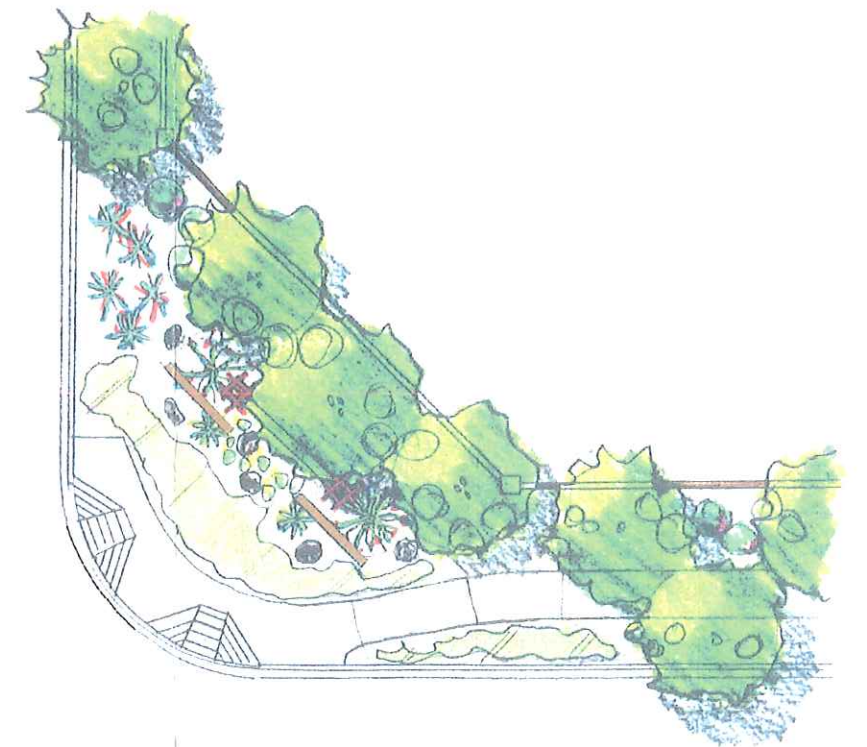
A Master Planned Community

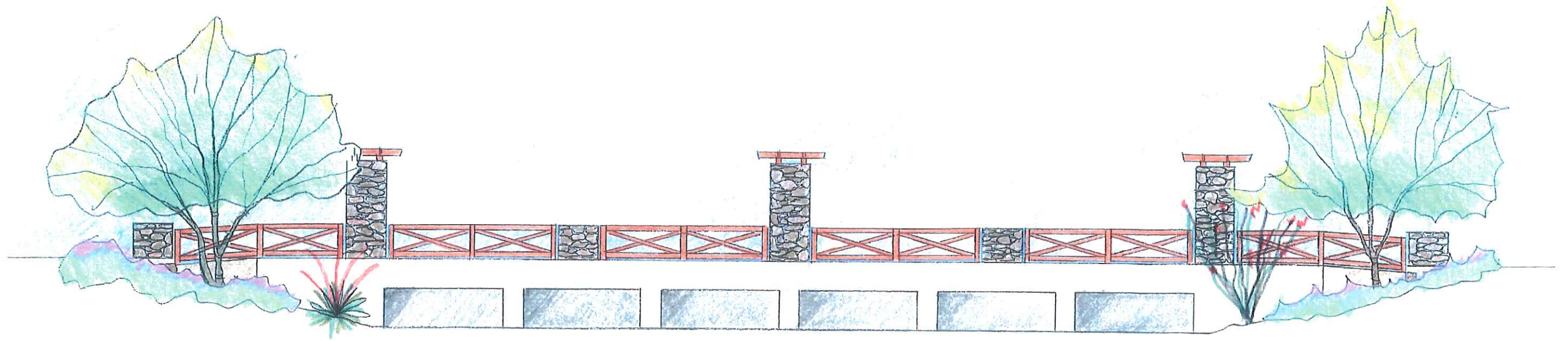
"Major Entry Monument"

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 angled block 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.

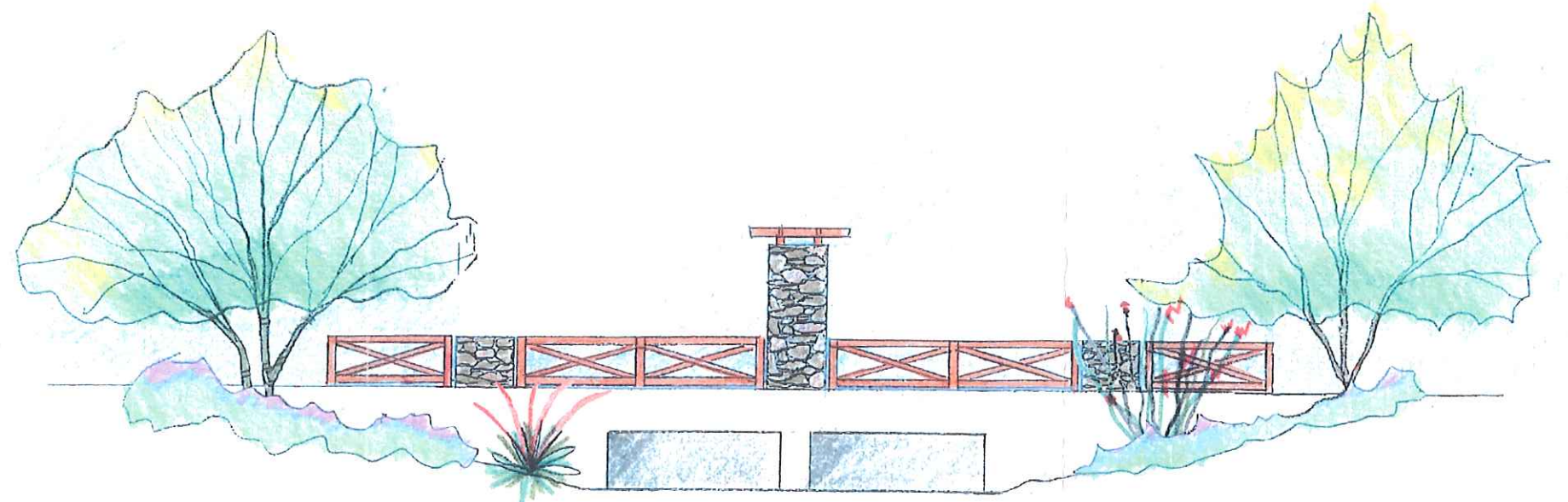


Plan





Major Structure Elevation

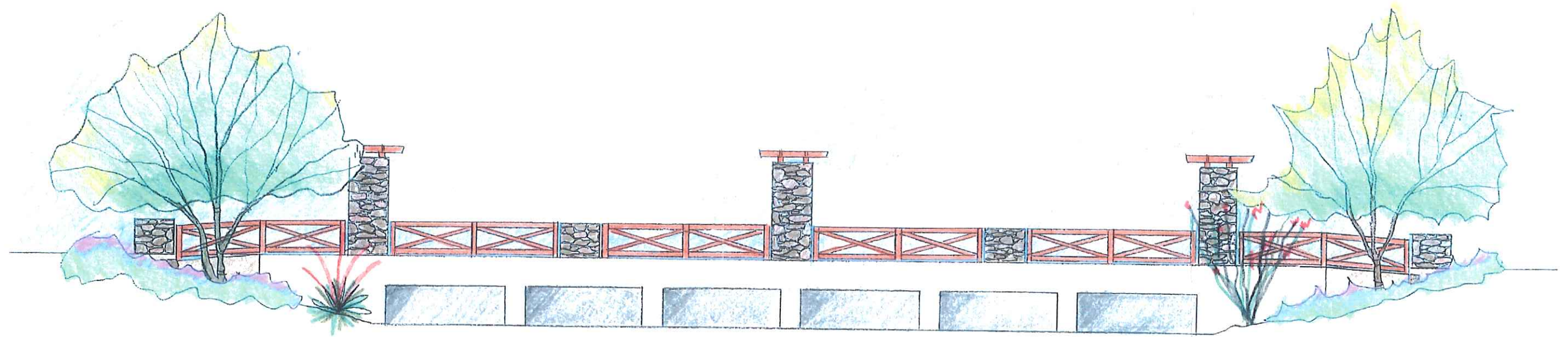


Minor Structure Elevation

Drainage Structures

ELIANTO

A Master Planned Community



Major Structure Elevation

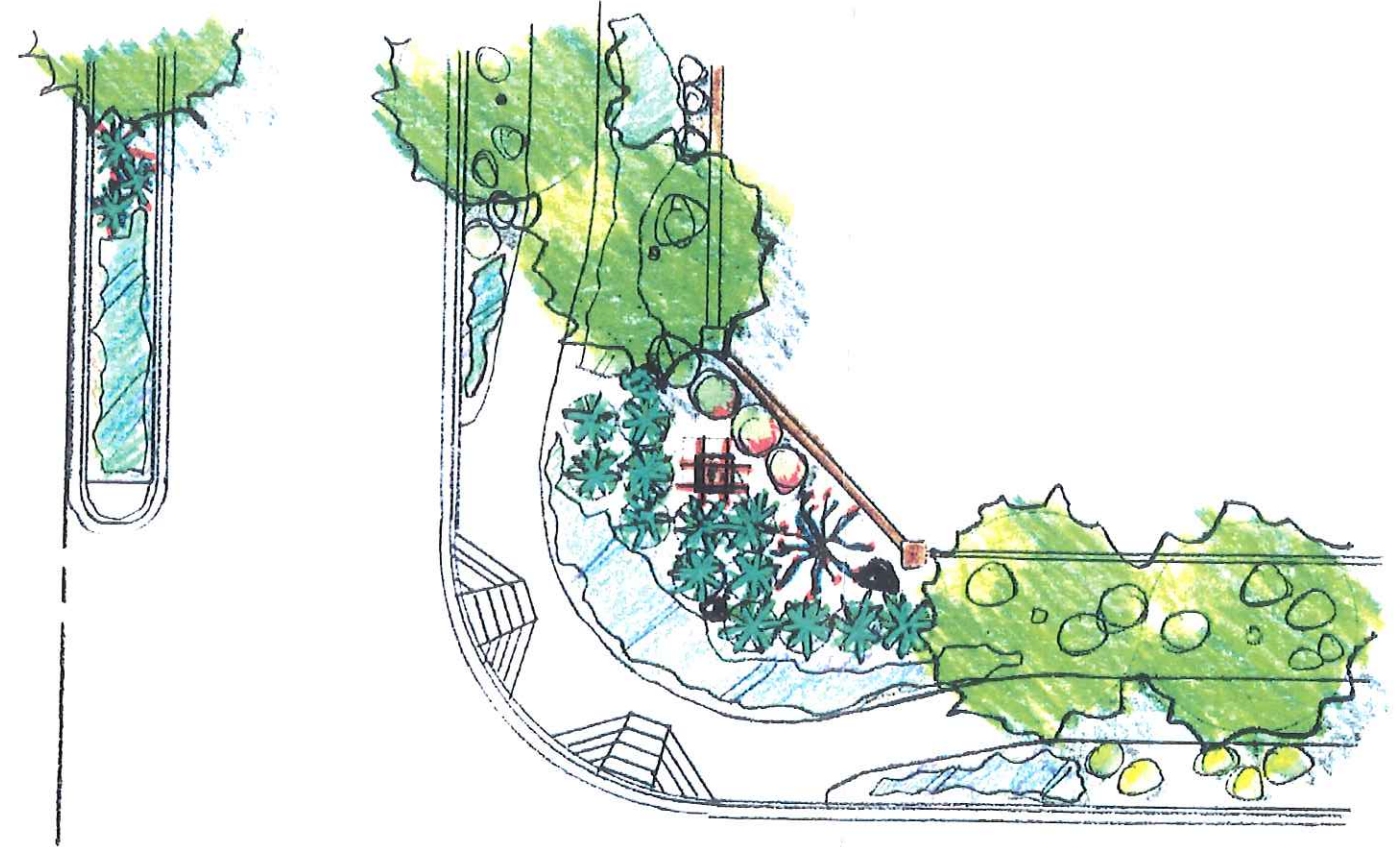
Drainage Structure

ELIANTO

A Master Planned Community

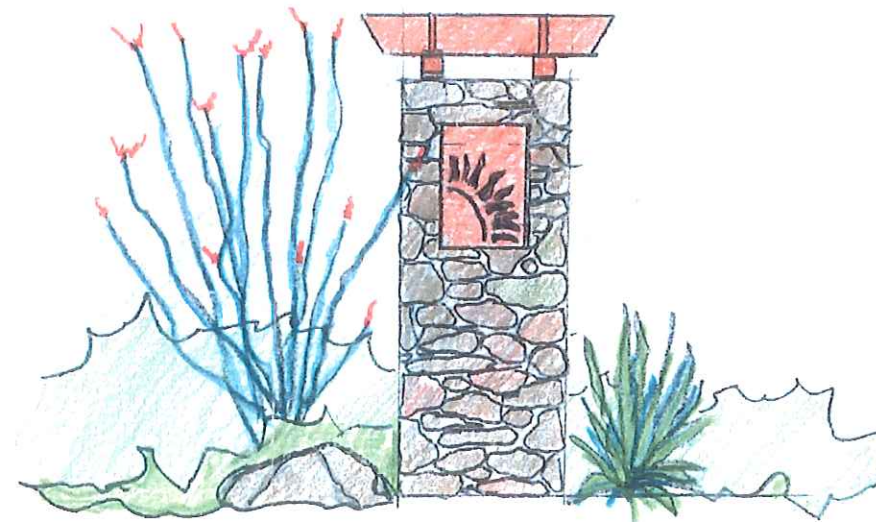


Plan



"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.



Elevation

Corner Icon

ELIANTO

A Master Planned Community

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 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



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.

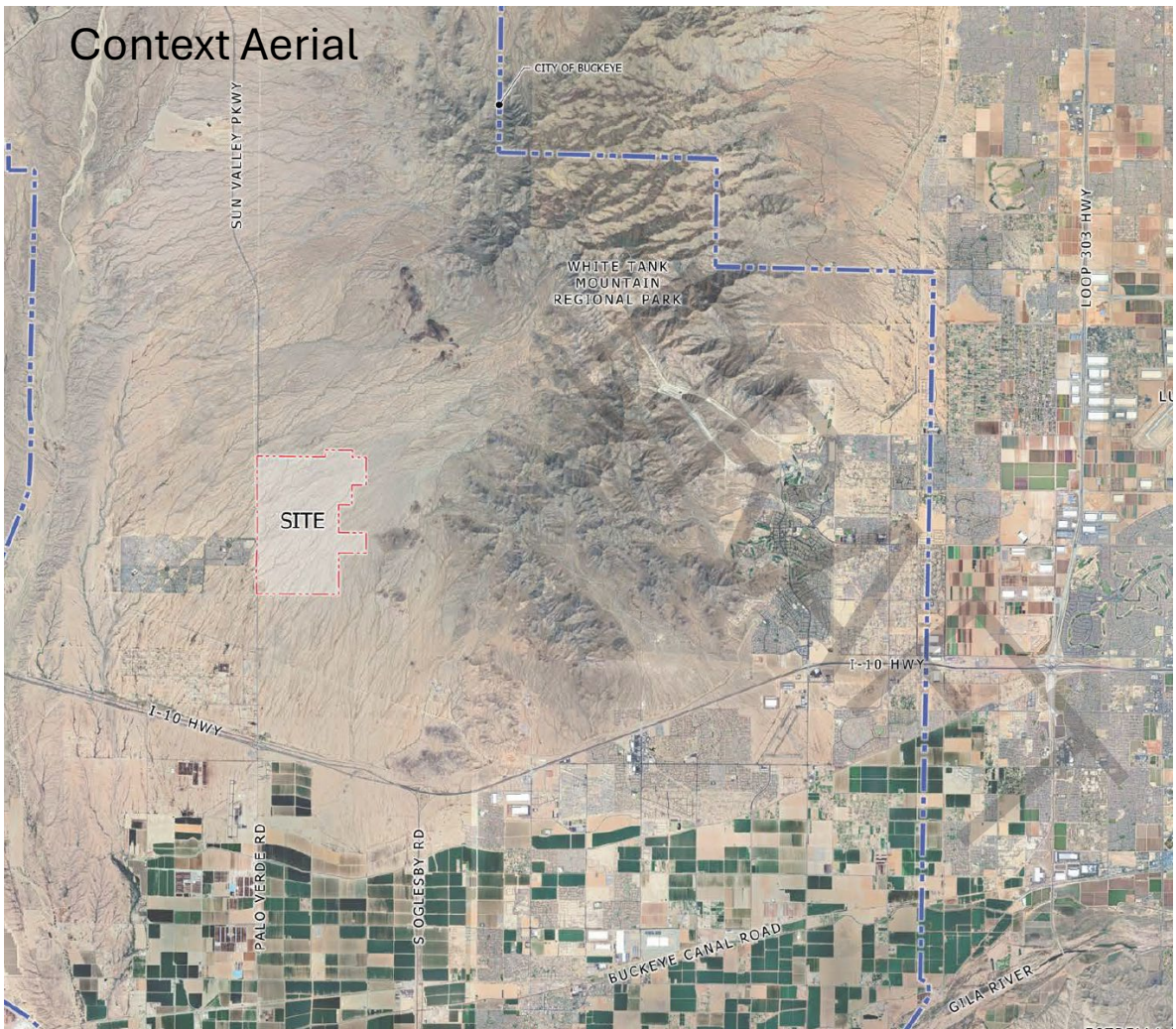
The process for major CMP Amendments and PAD’s require Planning and Zoning Commission and City Council hearings. At this time, public hearings are not scheduled. As this application proceeds, the City’s Planning and Zoning Department will make a determination as to the date and time of the City public 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.

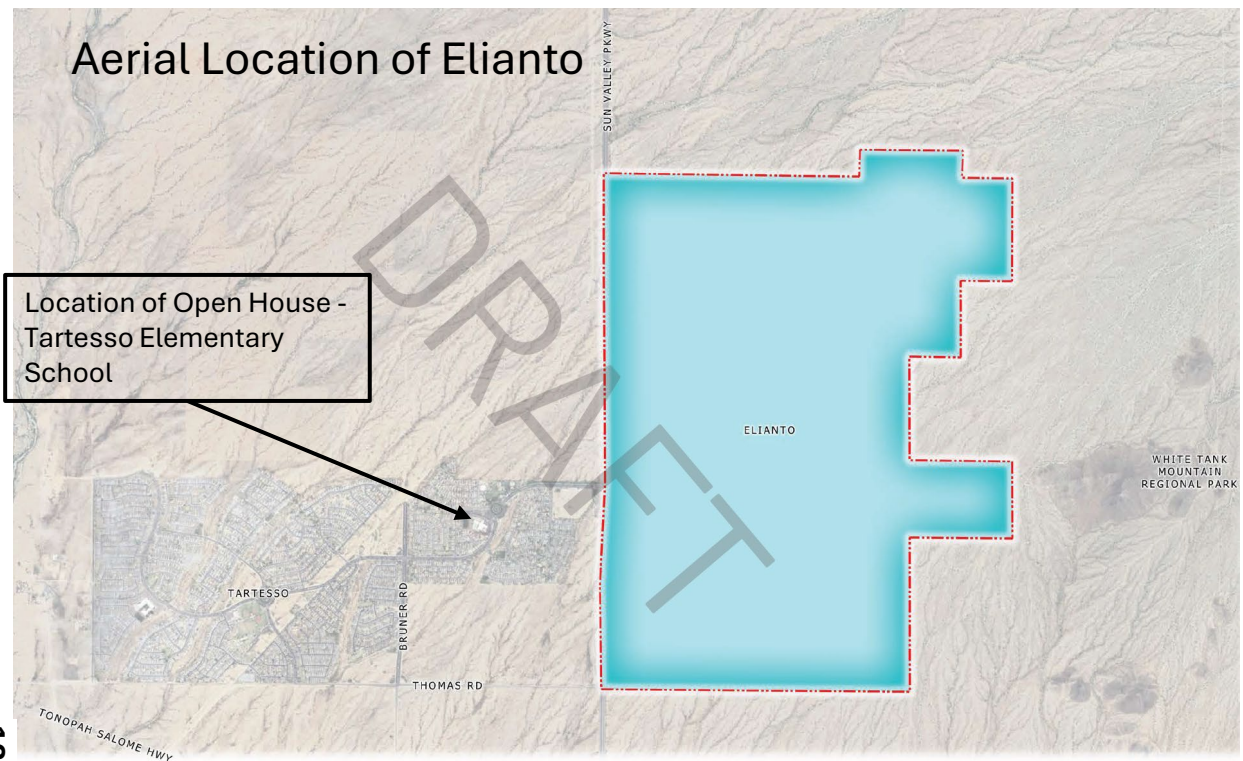
Sincerely,

Matthew Arneson

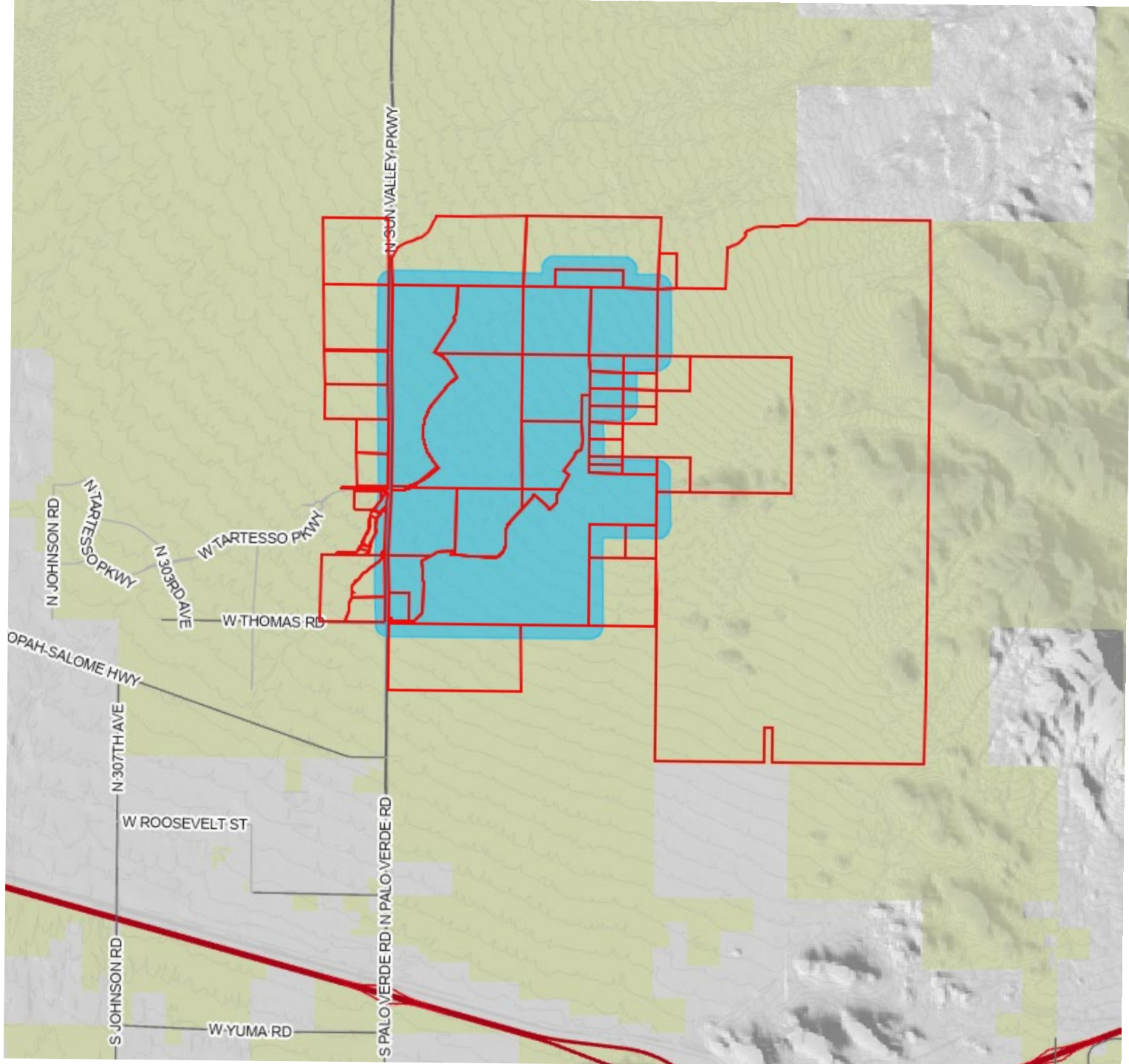
Context Aerial



Aerial Location of Elianto



TAB 2 - Map of Property Owners



TAB 3 - Notification List

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

TAB 4 - Sign-In Sheet

Date : April 20, 2026 Time: 5:30 PM

Page _____ of _____ **130**

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 Statute, 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, 2026, by:

Notary Public



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



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

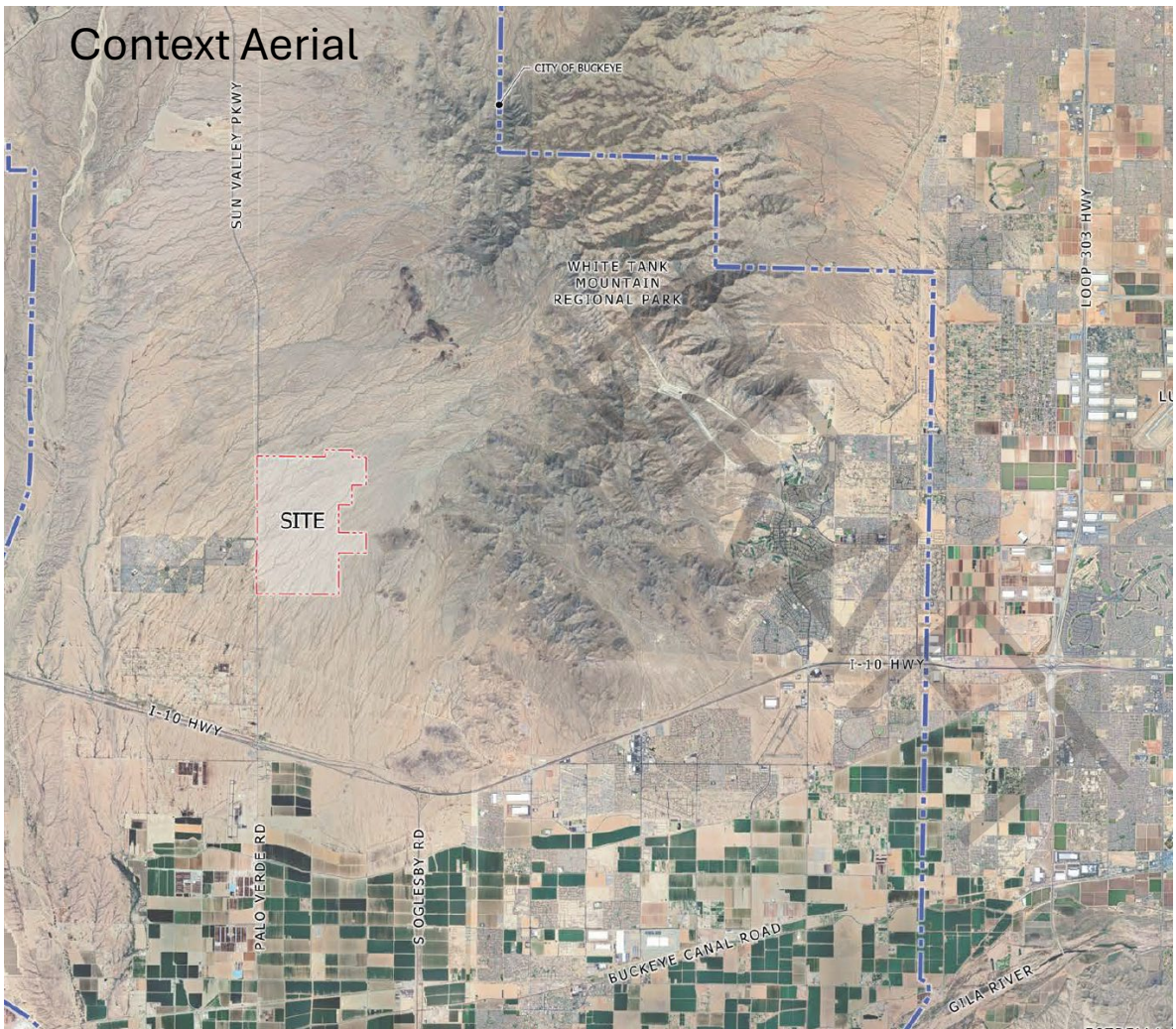
The process for major CMP Amendments and PAD’s require Planning and Zoning Commission and City Council public hearings. Another notice letter will be sent on when the City Council public hearing date is scheduled. That notification letter will be mailed to you at least fifteen (15) days prior to the 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.

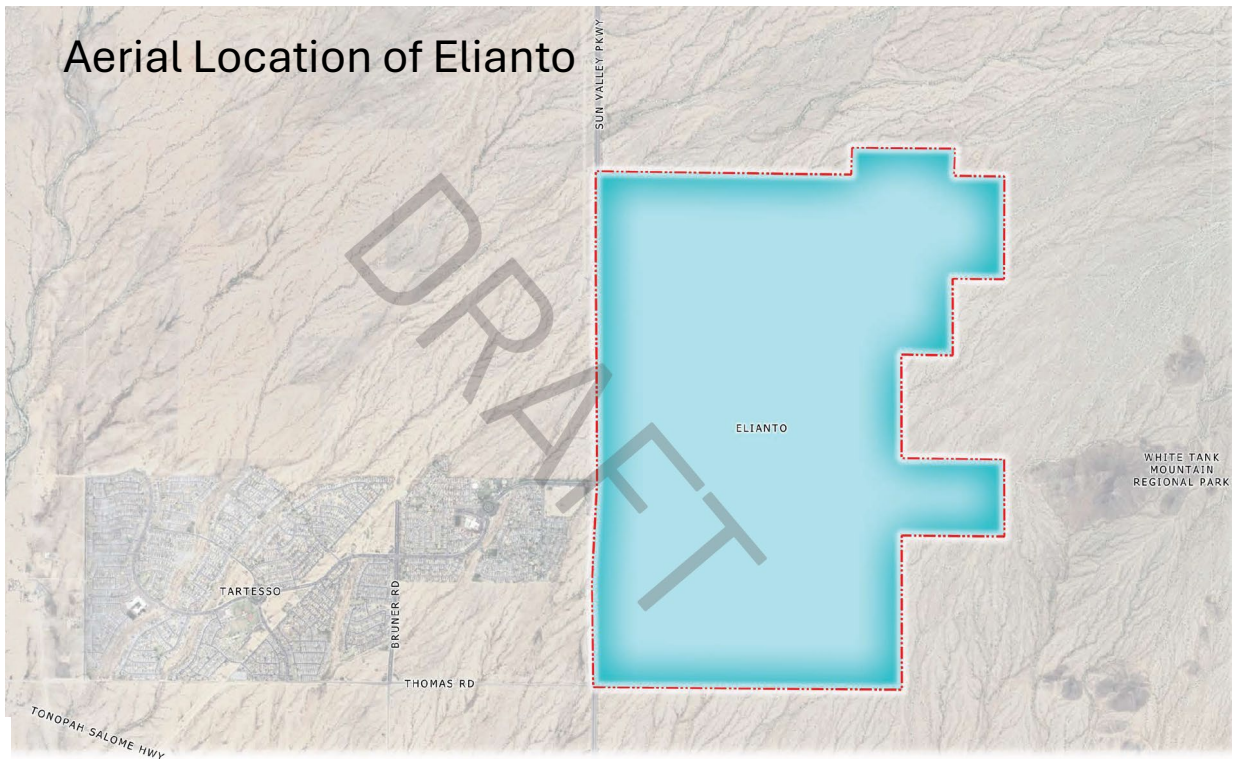
Sincerely,

Matthew Arneson

Context Aerial



Aerial Location of Elianto



TAB 6 - P&Z
Legal Ad
Affidavit

AFFIDAVIT OF PUBLICATION

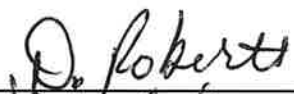
Susan Sylvester
Susan Sylvester
1850 N Central Ave, 24th Flo
Phoenix AZ 85004

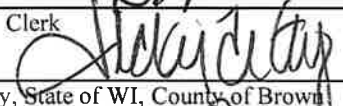
STATE OF WISCONSIN, COUNTY OF BROWN

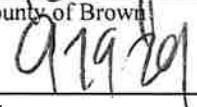
The Arizona Business Gazette Republic Edition, a newspaper published in the city of Phoenix and general circulation in the counties of Pima, Maricopa, Coconino and Pinal, State of Arizona, and personal knowledge of the facts herein state and that the notice hereto annexed was Published in said newspapers 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



Legal Clerk


Notary, State of WI, County of Brown


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:

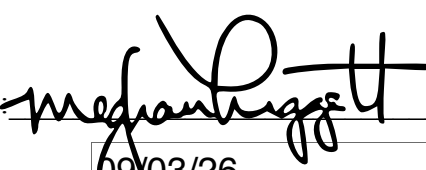
Tiffany & Bosco

Location:

NEC Sun Valley Pkwy & Thomas Rd

In order to assist in providing adequate notice to interested parties and to meet Arizona State Statute, 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: 

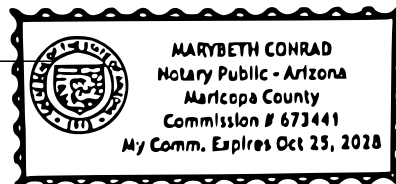
SUBSCRIBED AND SWORN before me on

09/03/26

Notary Public:



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

Sep 3, 2026 at 10:27:41 AM
N Sun Valley Pkwy
Buckeye AZ 85396
United States

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

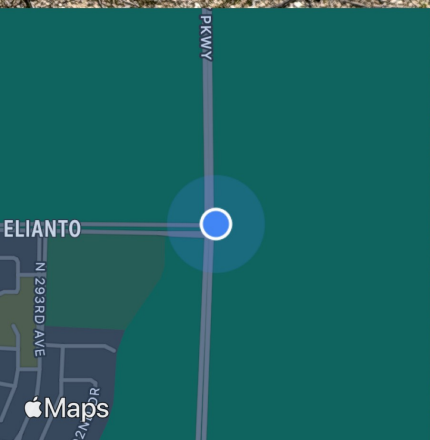
PHONE: 602-452-2729

Development Services Department

Phone: 623-349-6211

Posting Date: 9/3/26

Sep 3, 2026 at 10:42:58 AM
N Sun Valley Pkwy
Buckeye AZ 85396
United States





MAJOR CMP AMENDMENT

Report to the Planning and Zoning Commission

CASE NUMBER: PLZZ-26-0003

TITLE: Elianto Major Community Master Plan (CMP) Amendment

MEETING DATE: September 22, 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. No opposition has been received. All required notices of this public hearing have been completed.

Recommendation: **Conduct a public hearing and recommend that City Council approve 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. All required notifications of this public hearing were completed at least fifteen (15) days in advance of the meeting date, as follows:

Notification Element	Date
Published in the Arizona Business Gazette Republic Edition	September 5, 2026
Site Posted	September 3, 2026
Mailing Notice to Property Owners Within 500 Feet of Site	September 4, 2026

BACKGROUND:

8. 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.
9. 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.
10. 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.

ANALYSIS:

11. 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.
12. 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.
13. 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:

14. Staff recommends the Planning and Zoning Commission recommend approval of the proposed Elianto Major CMP Amendment, Application PLZZ-26-0003, to the Mayor and City Council 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

CITY OF BUCKEYE
Regular Planning & Zoning Commission
PLANNING ACTION REPORT

MEETING DATE: 09/22/26	AGENDA ITEM: 3.C. The Cascade - Planned Area Development (PAD) - PLZZ-25-0014
DATE PREPARED: 09/18/26	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 Voting Members)
The Cascade - Planned Area Development (PAD) - PLZZ-25-0014: Conduct a public hearing and recommend approval to the Mayor and City Council of a rezoning of 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 from Planned Community (PC) with Elianto Community Master Plan (CMP) Overlay to Planned Area Development (PAD), establishing a new master planned community framework allowing up to 11,600 dwelling units and between 30 and 115 acres of non-residential development, together with associated land use, development, design, open space, circulation, infrastructure, and administrative standards.

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) 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 request is being processed concurrently with a Major Amendment to the Elianto Community Master Plan (CMP) removing the subject property from that master plan. Approval of the PAD would establish a separate entitlement and development framework for the property.

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 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.

At full buildout, the PAD permits a maximum of 11,600 dwelling units, or approximately 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. The PAD also requires a minimum of 150 single-family detached lots with a minimum lot area of 12,000 square feet to ensure that larger-lot housing remains part of the community's housing mix.

The PAD establishes a comprehensive project-specific regulatory framework addressing 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 most of these standards are based on comparable provisions of the Buckeye Development Code, the PAD modifies or replaces those provisions as necessary to establish a unified framework tailored to The Cascade.

Open space and recreation are integrated throughout the community, with each Village required to provide open space equal to at least 18 percent of its net site area. The PAD anticipates approximately 155 acres of parks and includes a network of parks, trails, paths, drainage corridors, and landscaped areas intended to connect neighborhoods with community destinations. The PAD also establishes architectural and product-diversity requirements and customized administrative procedures intended to allow the community to evolve over its long-term buildout while maintaining consistency with the overall planning framework.

Please refer to 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.

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

ATTACHMENTS:

[PLZZ-25-0014 The Cascade PAD - PZ Staff Report - PZ 9-22-26.docx](#)

[Exhibit A - Vicinity Map.pdf](#)

[Exhibit B - Zoning Map.pdf](#)

[Exhibit C - General Plan Map.pdf](#)

[Exhibit D - Proposed The Cascade PAD Narrative.pdf](#)

[Exhibit E - Cltizen Participation Plan.pdf](#)



Planned Area Development

Report to the Planning and Zoning Commission

CASE NUMBER: PLZZ-25-0014

TITLE: The Cascade Planned Area Development (PAD)

MEETING DATE: September 22, 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: Request for 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.

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. No opposition has been received. All required notices of this public hearing have been completed.

Recommendation: Conduct a public hearing and recommend that City Council approve The Cascade Planned Area Development, subject to conditions (a) through (aa).

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.
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.

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:

10. 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.

11. All required notifications of this public hearing were completed at least fifteen (15) days in advance of the meeting date, as follows:

Notification Element	Date
Published in the Arizona Business Gazette Republic Edition	September 5, 2026
Site Posted	September 3, 2026
Mailing Notice to Property Owners Within 500 Feet of Site	September 4, 2026

BACKGROUND:

12. 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.
13. 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.
14. 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.

ANALYSIS:

15. 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.

16. 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.
17. 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.
18. 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.

19. 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.
20. 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.
21. 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.

22. 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 project's Development Agreement, currently being negotiated, may establish additional public-safety-related requirements, including potential donation of a public safety facility site, construction of a new facility, and/or developer contributions towards public safety staffing.
23. The site is located within the Saddle Mountain Unified School District. It is anticipated that future school sites will be included within The Cascade. 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.
24. 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.
25. 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.

26. 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:

27. Staff recommends the Planning and Zoning Commission recommend approval of The Cascade Planned Area Development (PAD), Application PLZZ-25-0014, subject to conditions (a) through (aa), 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 597 pages, dated August 2026, and stamped received on August 27, 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 Statute § 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) The Master Traffic Impact Analysis (TIA) shall be approved prior to the City Council hearing. 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 $\frac{3}{4}$ (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:

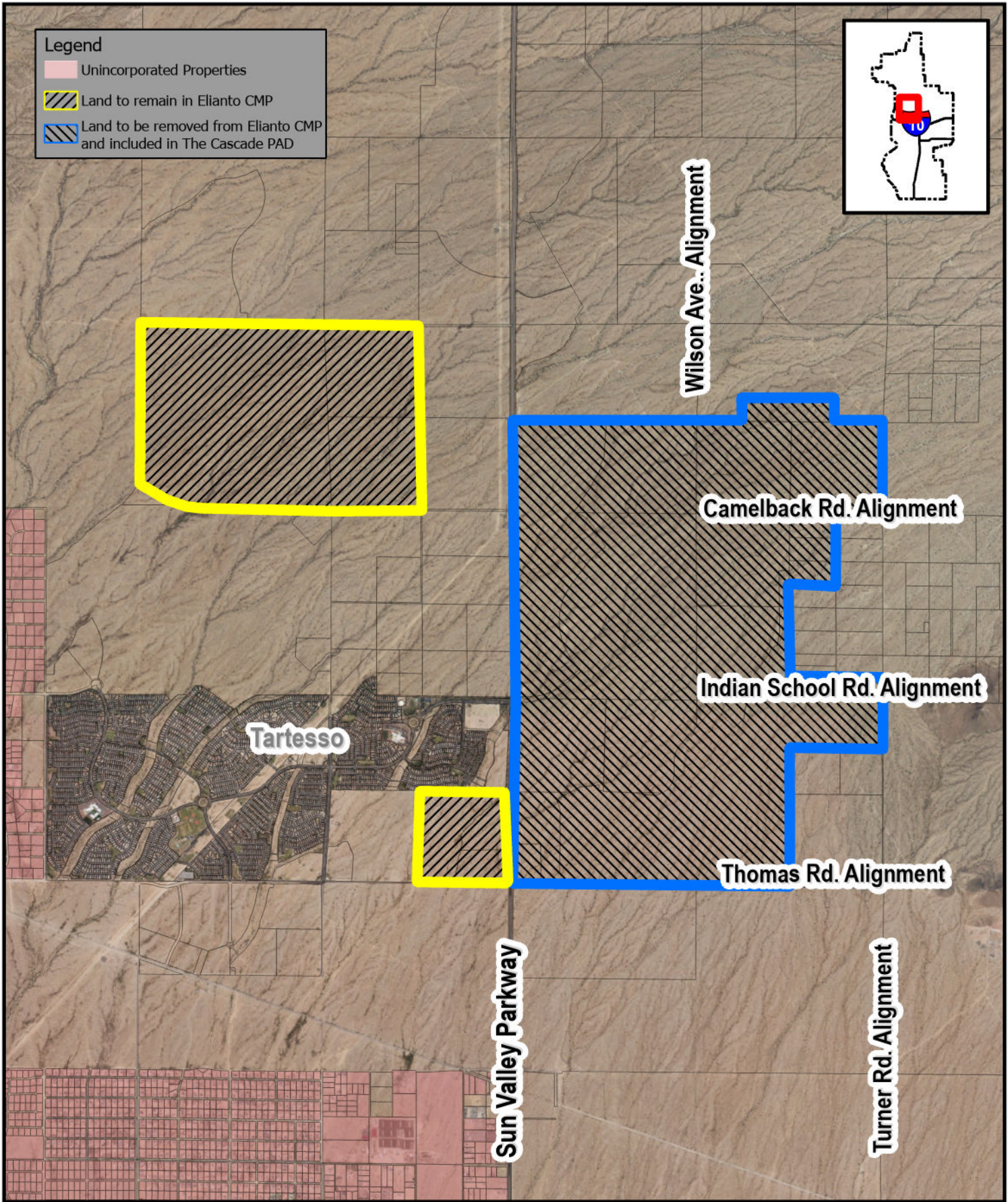
- Exhibit A – Aerial Vicinity Map
- Exhibit B – Zoning Vicinity Map
- Exhibit C – General Plan Land Use Map
- Exhibit D – Proposed The Cascade PAD Narrative
- Exhibit E – Citizen Participation Plan

Prepared By:

Ken Galica, Planning Manager

Reviewed By:

Adam Copeland, Deputy Planning Director

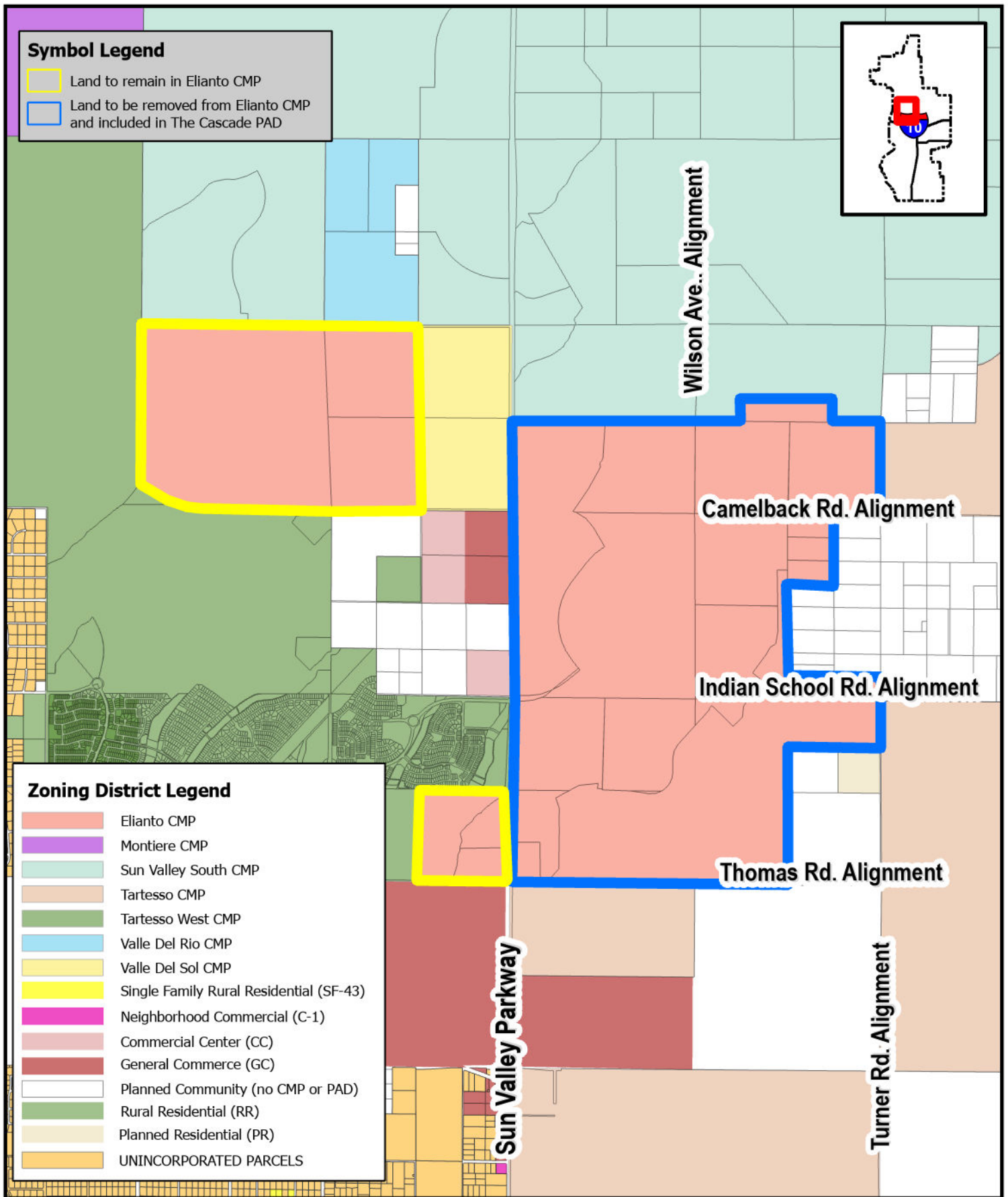


VICINITY MAP

PLZZ-25-0014 and PLZZ-26-0003

Elianto Major CMP Amendment and The Cascade PAD
Council District #4



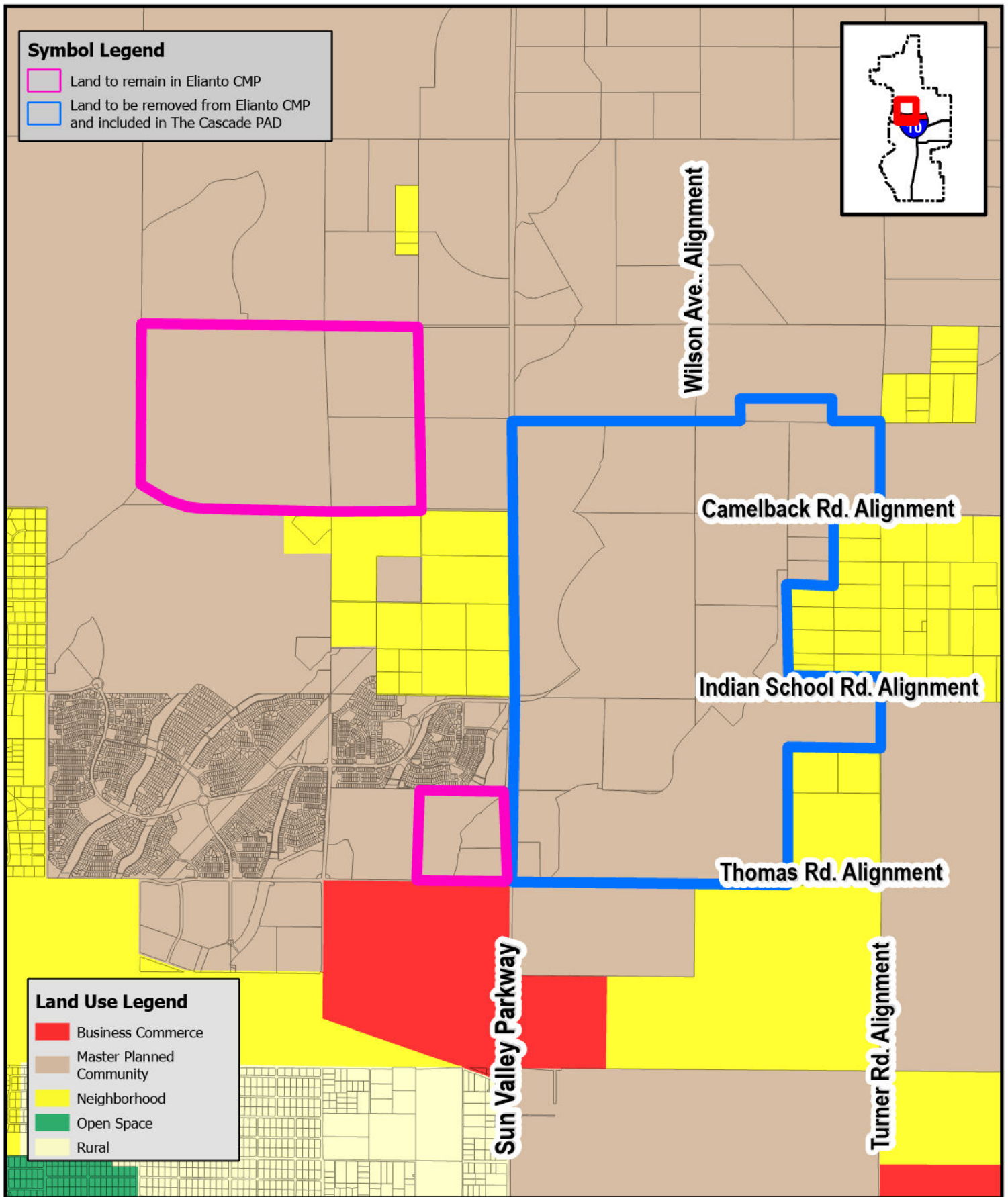


ZONING MAP

PLZZ-25-0014 and PLZZ-26-0003

Elianto Major CMP Amendment and The Cascade PAD
Council District #4





GENERAL PLAN LAND USE MAP

PLZZ-25-0014 and PLZZ-26-0003

Elianto Major CMP Amendment and The Cascade PAD
Council District #4



THE CASCADE

A MATTAMY HOMES COMMUNITY

PLANNED AREA DEVELOPMENT



Prepared
August, 2026
PLZZ-25-0014



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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 its 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 Master Developer, and the 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 Applicant

The term “Master Developer” as used herein, shall mean the entity identified as such in the Development Agreement, including any successor, transferee, or assignee authorized in accordance with the Development Agreement.

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.

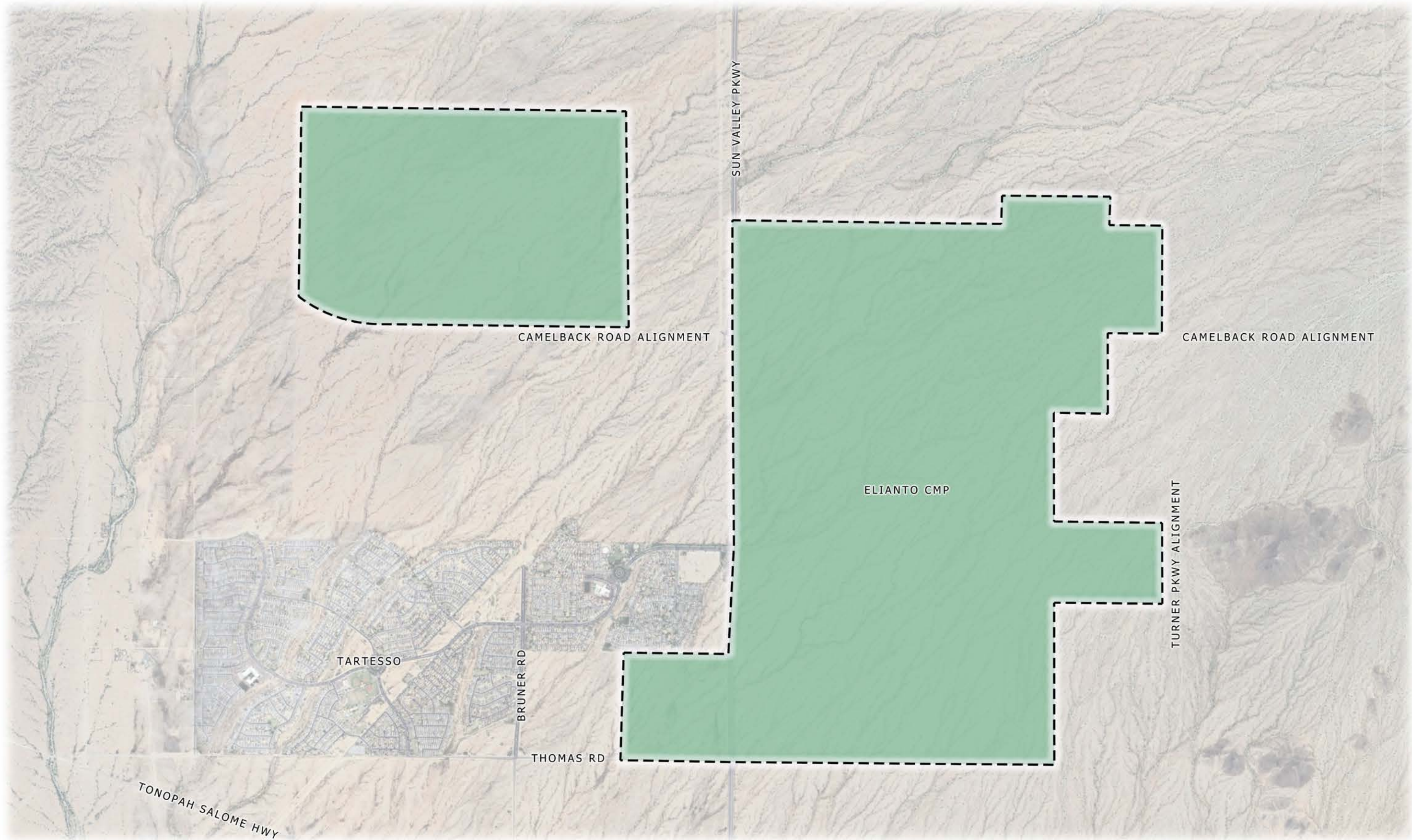


Exhibit 1.1.A: Existing Elianto CMP

THE CASCADE - PAD





Exhibit 1.1.B: The Cascade PAD and Elianto CMP

THE CASCADE - PAD



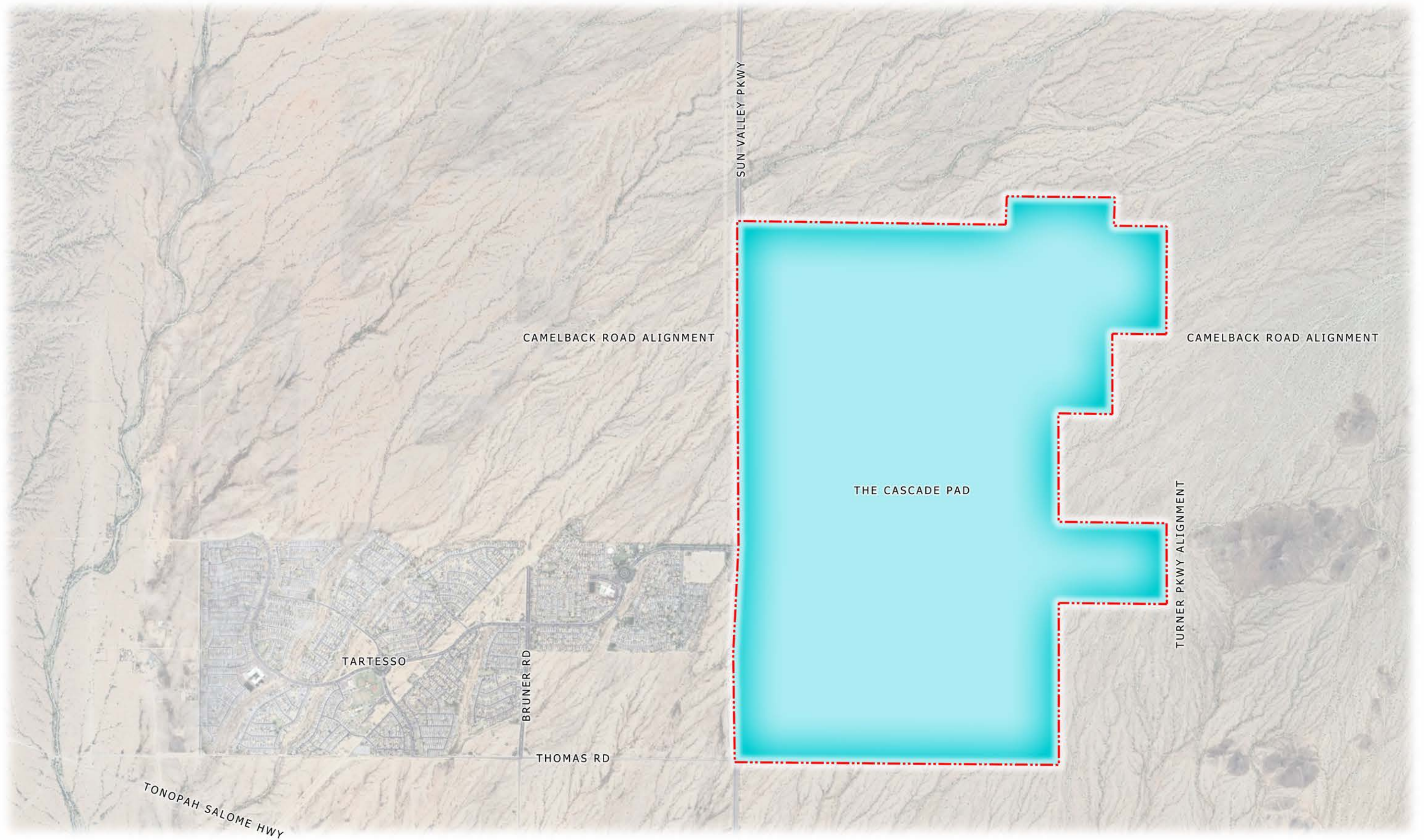


Exhibit 1.1.C: The Cascade PAD

THE CASCADE - PAD



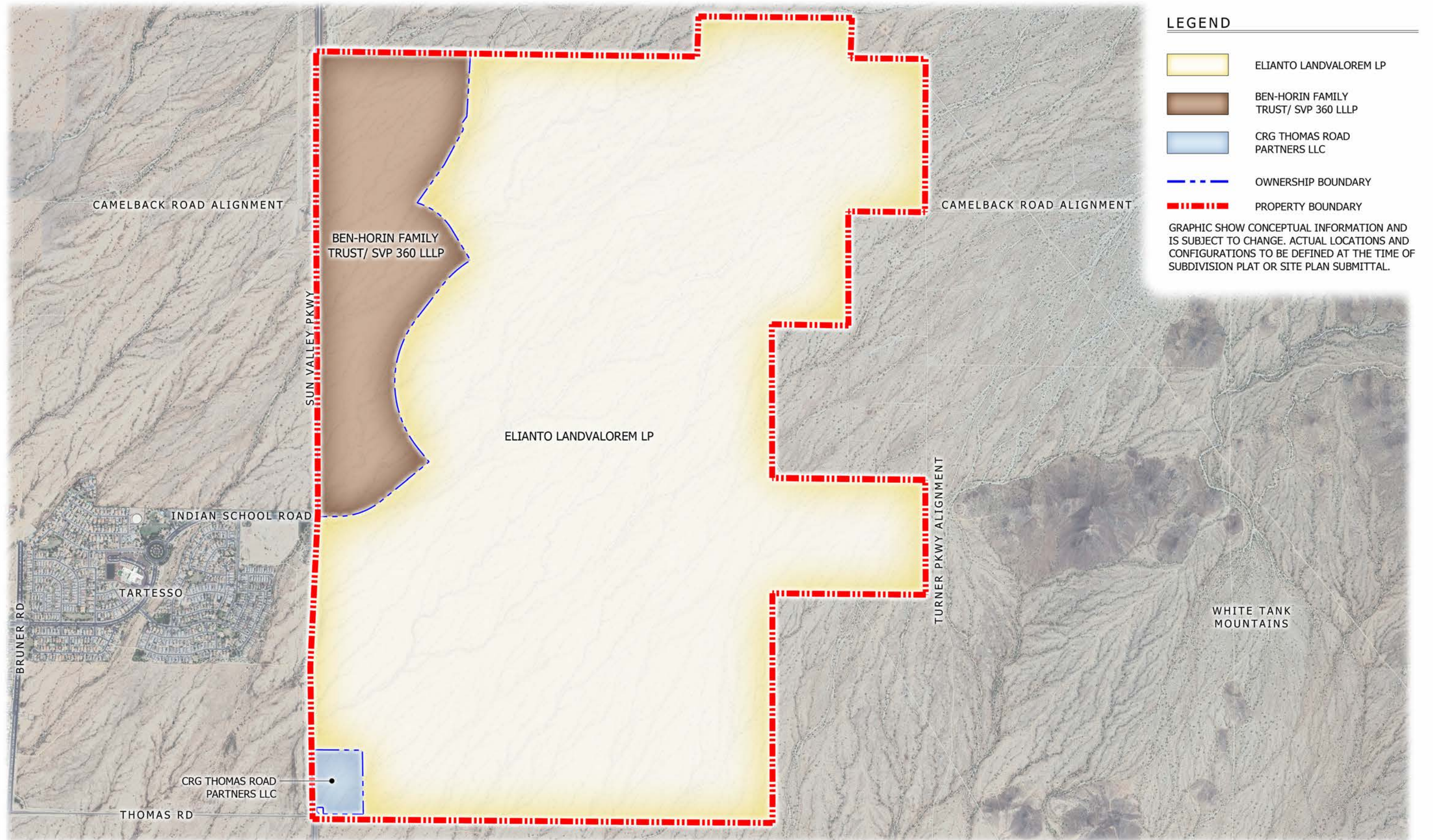


Exhibit 1.1.D: The Cascade PAD Property Owners

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**.

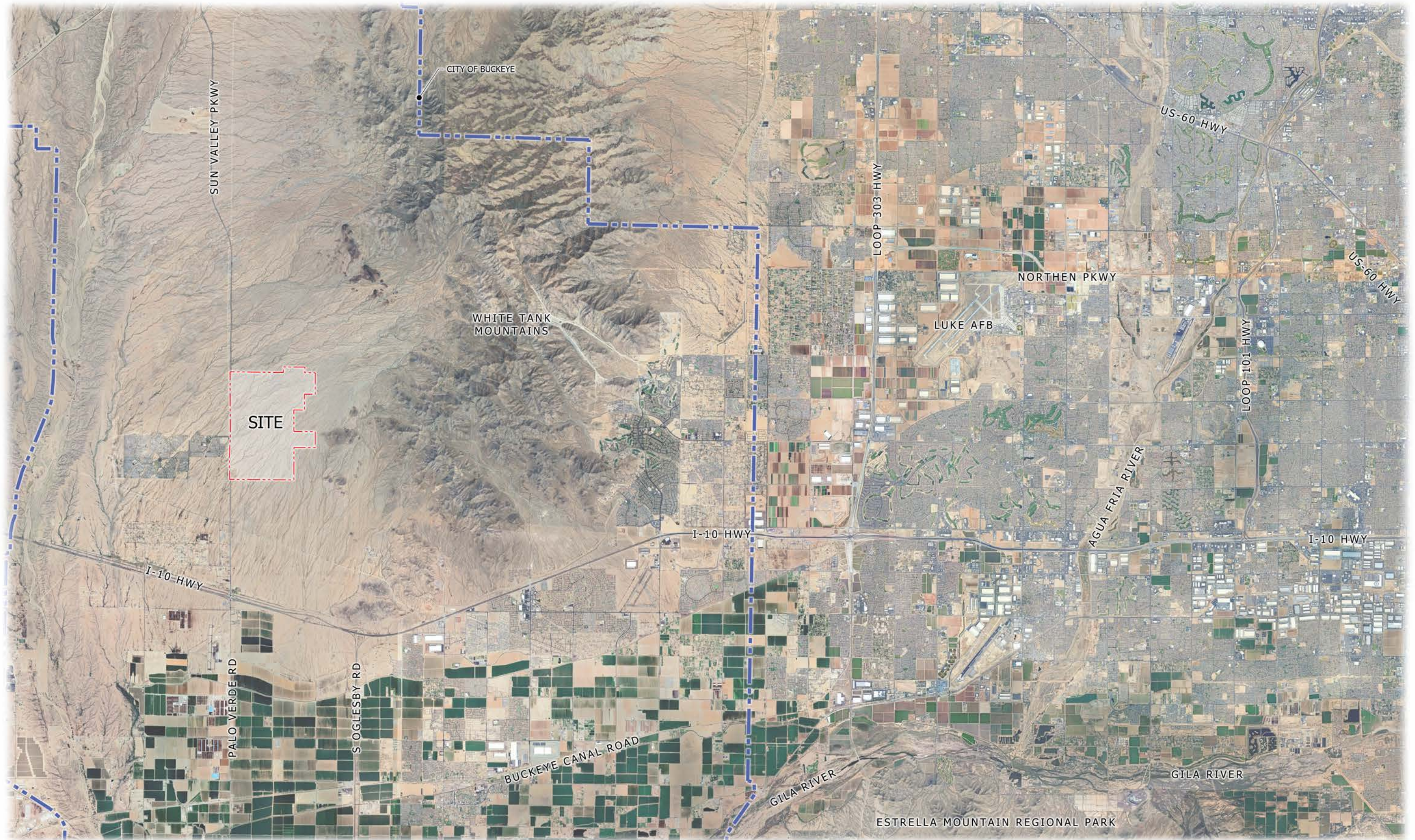


Exhibit 2.1: Regional Vicinity Map
THE CASCADE - PAD



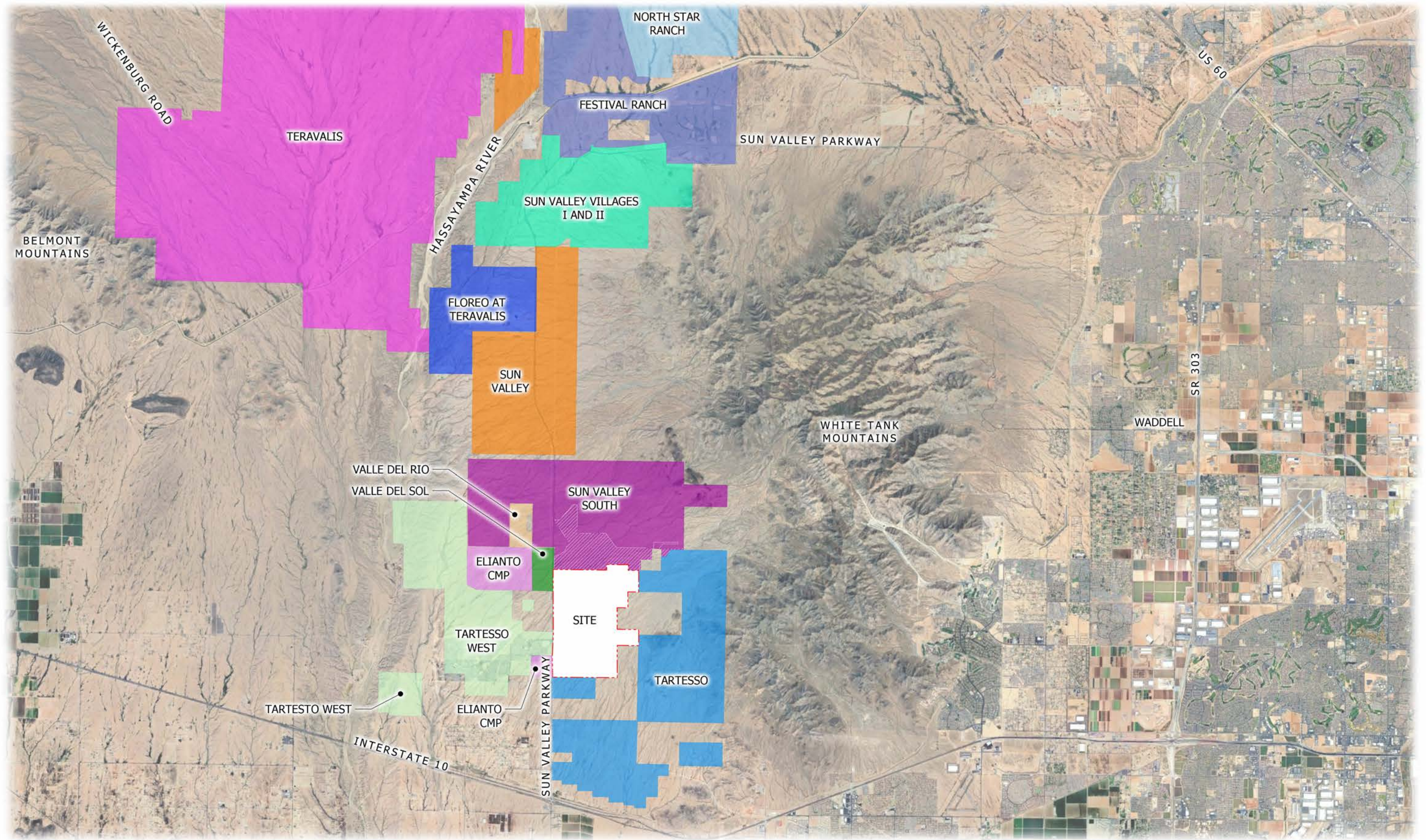


Exhibit 2.2: Surrounding CMPs Map

THE CASCADE - PAD



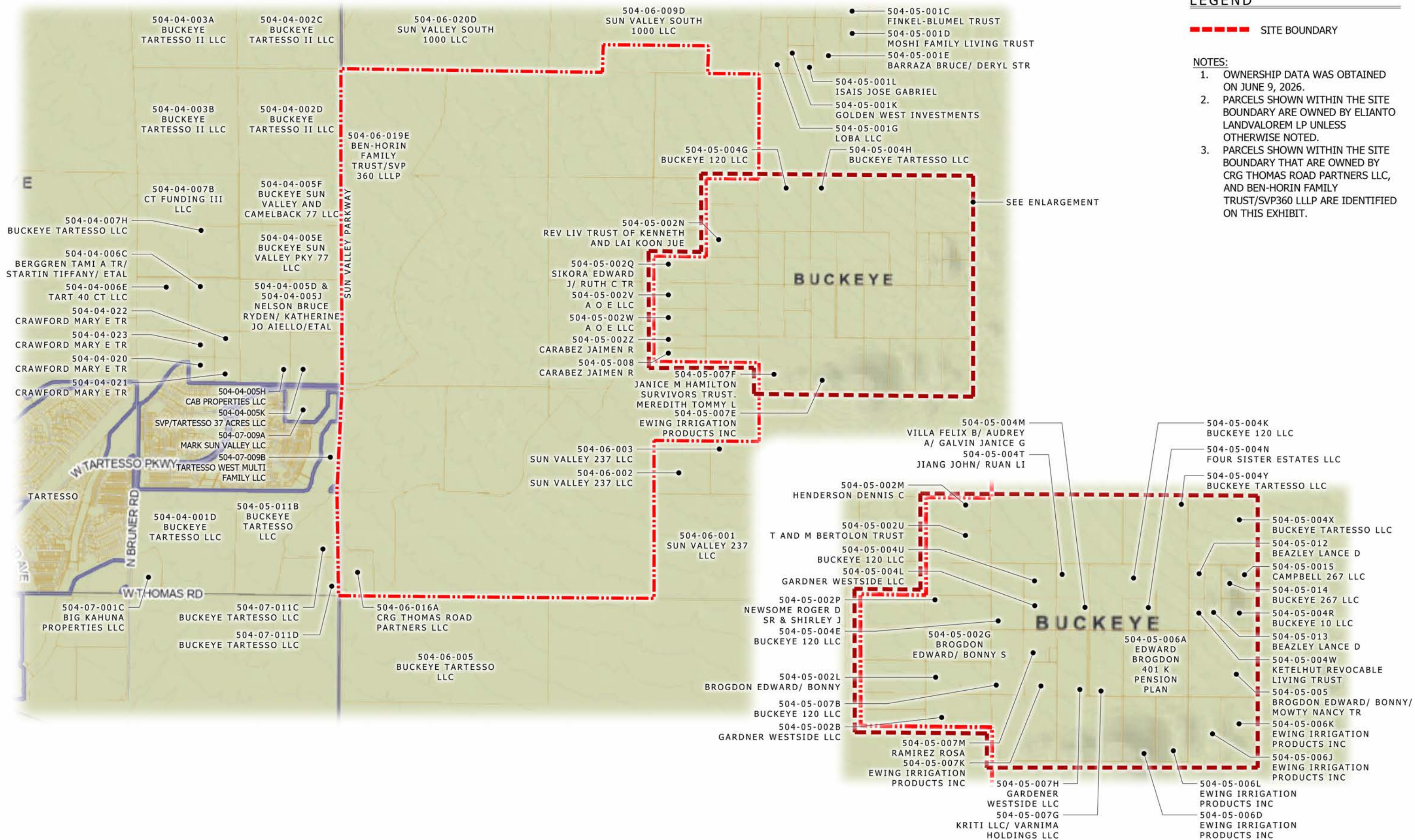


Exhibit 2.2.1: Surrounding Properties Map

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**.

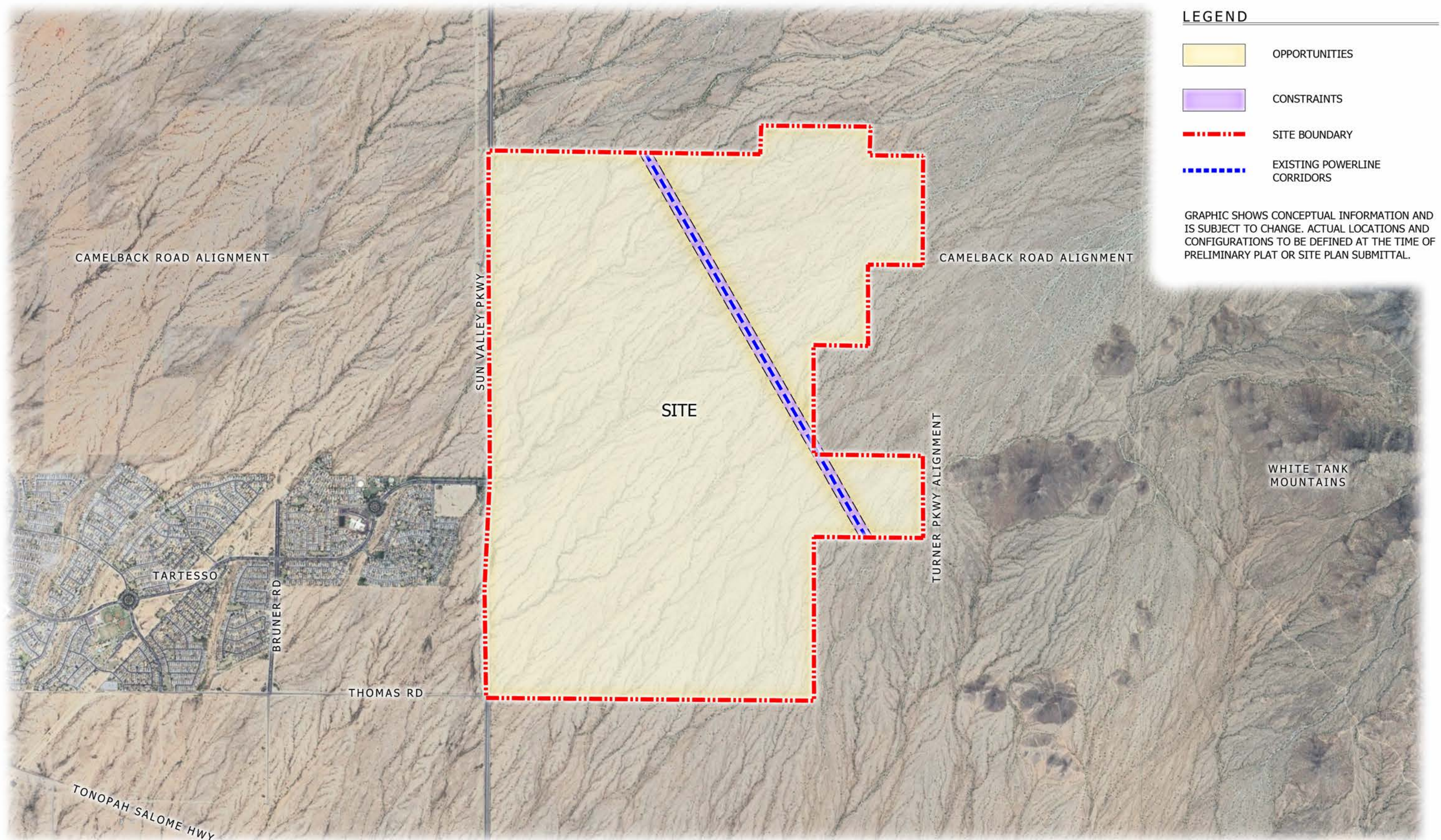


Exhibit 2.2.2: Opportunities and Constraints Map

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 Statutes (“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.

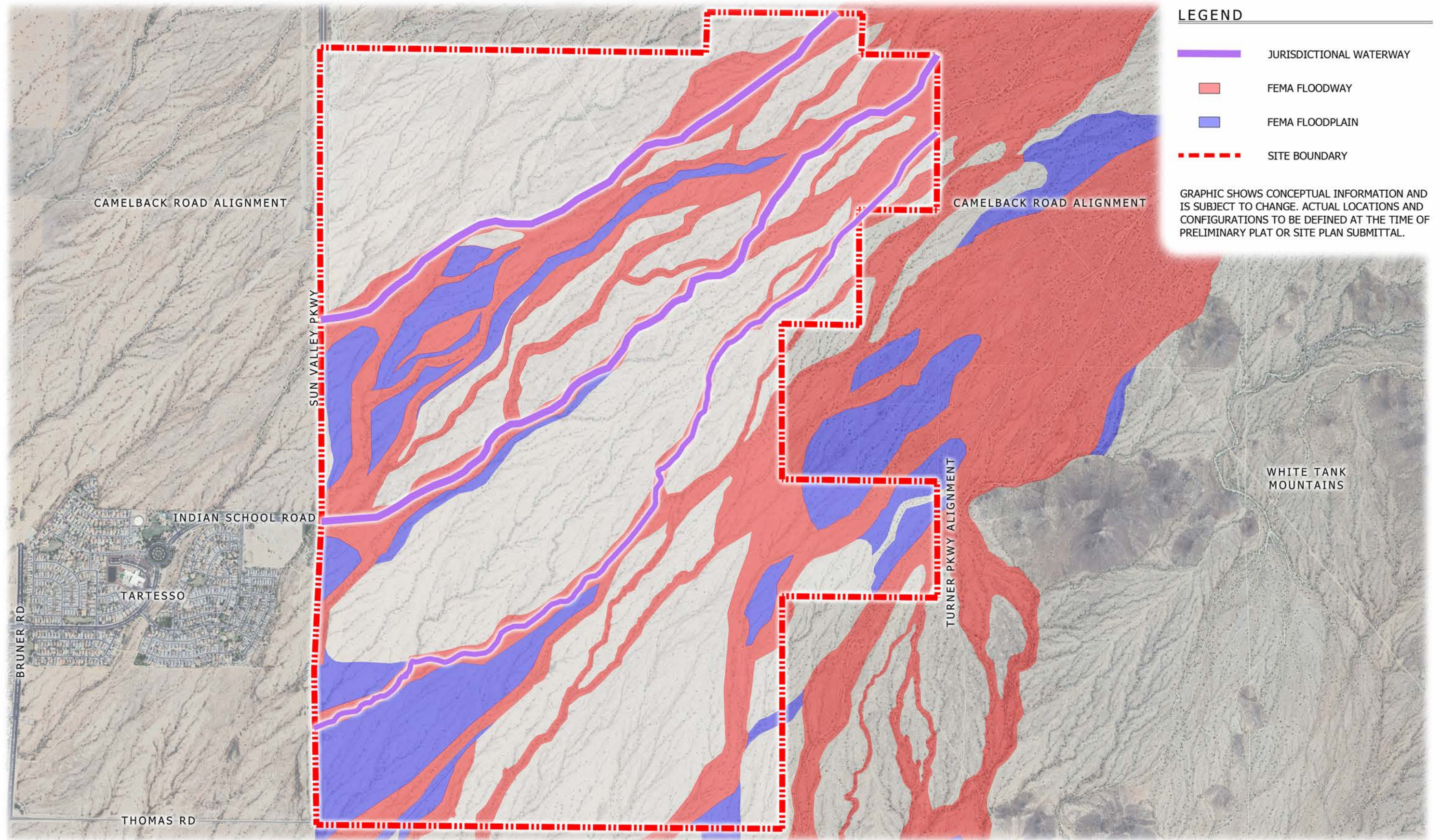


Exhibit 2.2.5: Jurisdictional Waterways

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, the Master Developer, and any subordinate 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**.

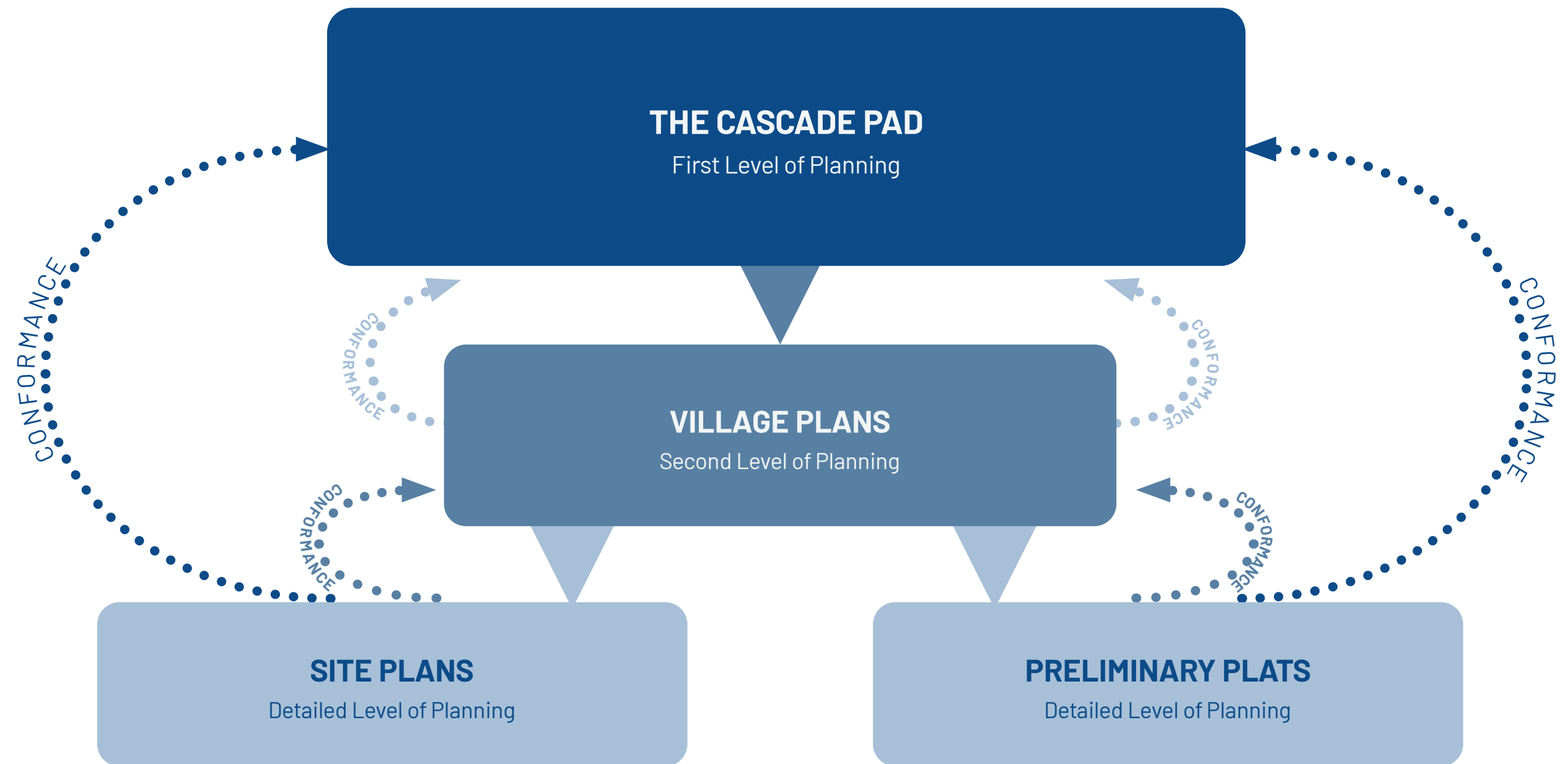


Exhibit 3.3.1: Structure of Planning Flow Chart

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 clarify 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 PAD reserve. 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. The Master Developer and/or Property Owner shall maintain the Living Appendix as a companion to the PAD and shall prepare and submit updates to the City through the AAP. Where appropriate, updates to the Living Appendix may also be submitted concurrently with the Village Plan, Site Plan, or Preliminary Plat applications when agreed upon by the Master Developer and the Zoning Administrator or their individual designee.
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 Master Developer plays a crucial role in reviewing all design proposals to ensure they meet these Standards and Guidelines before they are submitted to the City for approval, all to 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 in **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 a detailed Village Plan 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. Areas not included in an initial Village Plan may remain reserved for future planning and development and may be incorporated through a future 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 Property Owner 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, any subsequent Property Owner seeking to add, refine, or develop another portion of that Village shall amend the approved Village Plan in accordance with **Section 3.1.3.3: Village Plan Submittals and 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.

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 added and refined through future Village Plan amendments, 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. The Master Developer must receive an updated record of cumulative land uses and densities for each Village, which should be documented in a revised **Appendix F – Exhibit 1: Land Use Budget Tracking Table**.

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**.

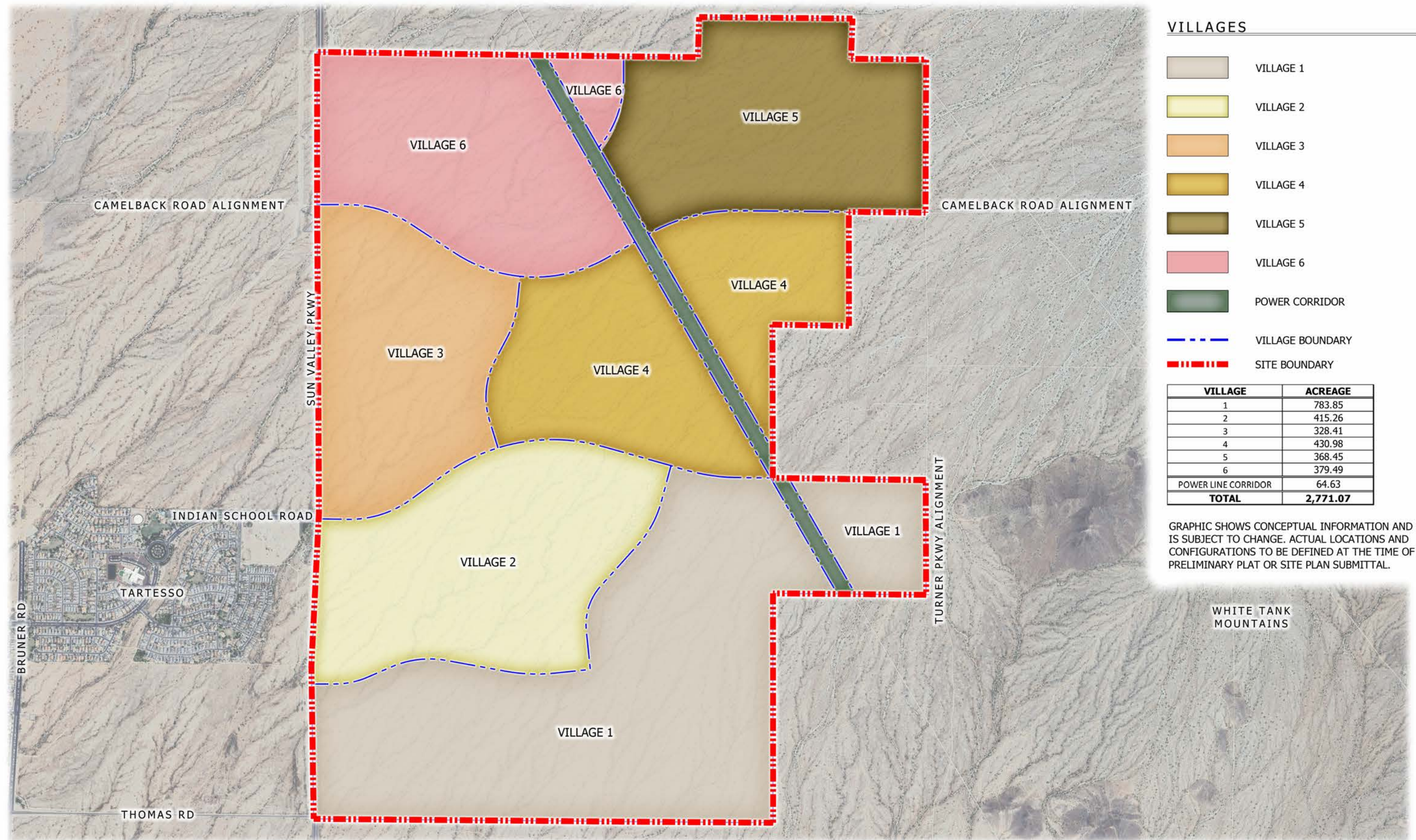


Exhibit 3.1.3: Village Plan

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** to reflect all changes to the Master Developer. 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, inclusive of roadways, open space, parks, drainage facilities, utilities, and other infrastructure areas.
 - 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 Master 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.

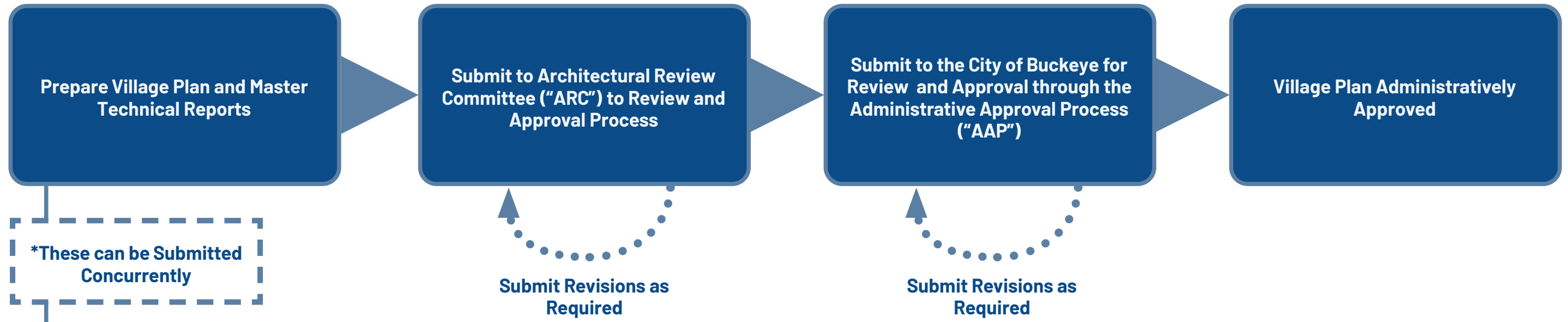
- A. Submittal Process – Initial review by ARC
 - 1. Village Plans along with their Master Technical Reports shall be submitted to the ARC for initial review.
 - 2. The ARC evaluates the Village Plan and the Master Technical Reports to ensure their compliance with the PAD and any applicable Design Guidelines, 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, Village Plans, and their corresponding Master Technical Reports, including documentation confirming ARC approval, shall proceed to administrative approval for further review.
 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 the Master Developer or a Property Owner 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, any subsequent Property Owner seeking to add, refine, or develop another portion of that Village shall submit a Village Plan amendment in accordance with this Section. Such amendment shall address the relationship of the proposed area to the previously approved Village Plan and shall include any updated Master Technical Reports necessary to demonstrate adequate infrastructure and service capacity, consistent with **Section 3.8: Infrastructure Master Plans**.

3.1.3.4 Updating a Village Plan

A Village Plan along with its associated Master Technical Reports may be updated as required by the Master Developer. All updates must adhere to the Standards and Guidelines set by the PAD, including any approved Amendments. Where a Village Plan update is initiated by a Property Owner, the update shall be based on the property under that Property Owner’s control, but may include related modifications to other portions of the Village Plan as necessary to maintain consistency with the PAD, coordinate infrastructure and service planning, and reflect the logical relationship of the proposed development to the broader Village. Any revisions to the Village Plan are subject to review and approval through an AAP.

VILLAGE PLAN SUBMITTAL PROCESS



SITE PLAN AND PRELIMINARY PLAT PROCESS

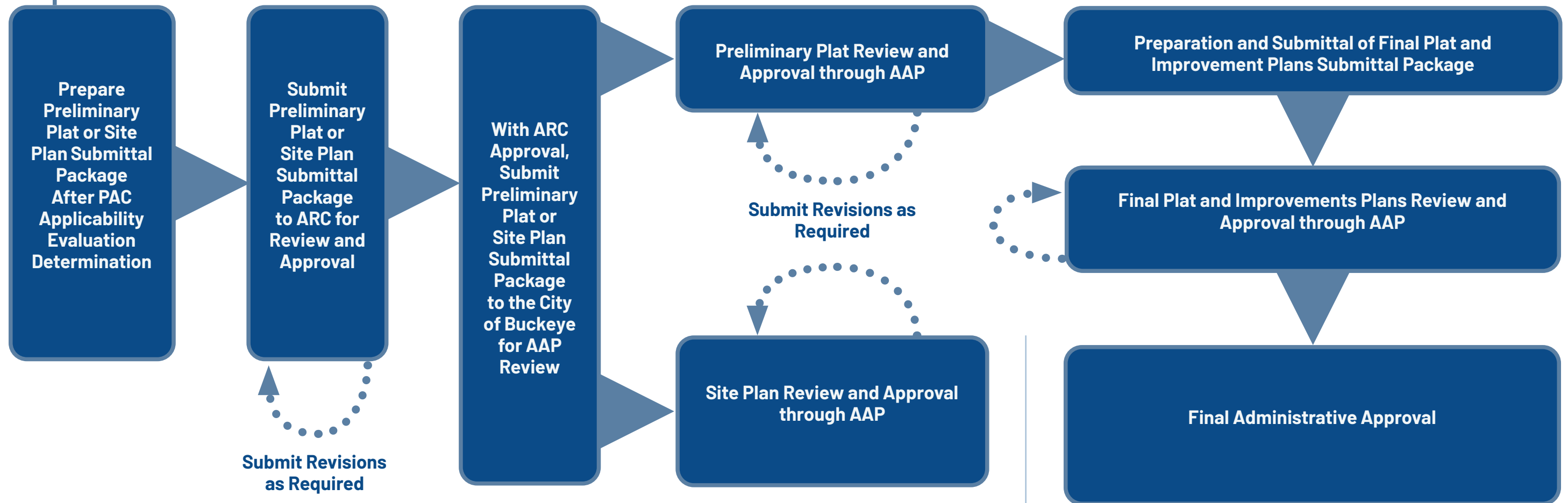


Exhibit 3.1.3.3: Village Plan, Site Plan, and Preliminary Plat Submittal Flow Chart

3.1.4 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 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 is 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 ARC to ensure consistency with applicable Standards and Guidelines issued by the Master Developer.
2. A letter of approval from 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 ARC to ensure adherence with the PAD, Village Plan, and any applicable Design Guidelines, or additional materials issued by the Master Developer.

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 issued by the Master Developer, ensuring compliance with The Cascade PAD and the approved Village Plan.

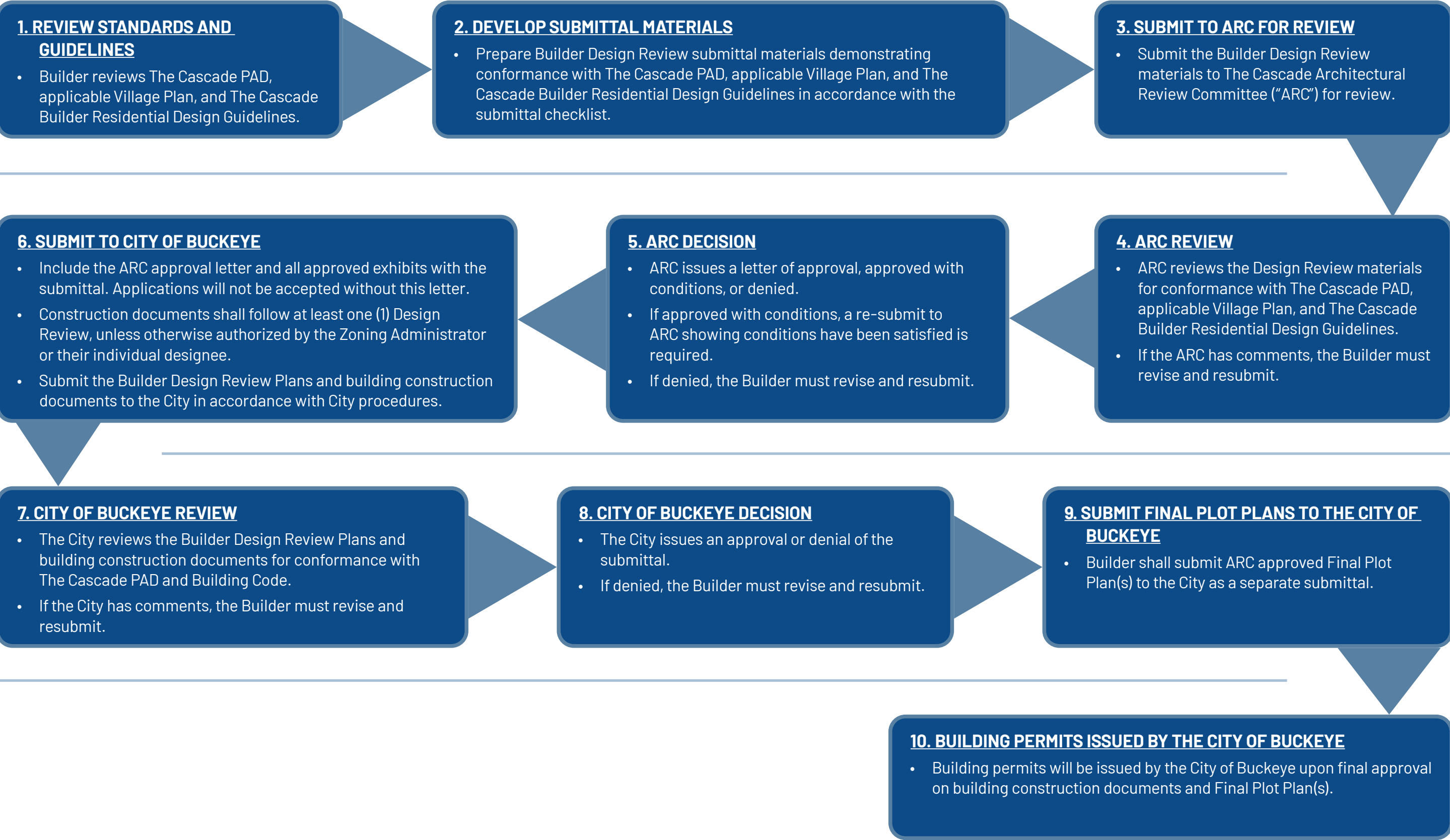
C. ARC Review

1. Builders are required to submit Design Review materials directly to the ARC using the submittal procedure established by the Master Developer.
2. 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.

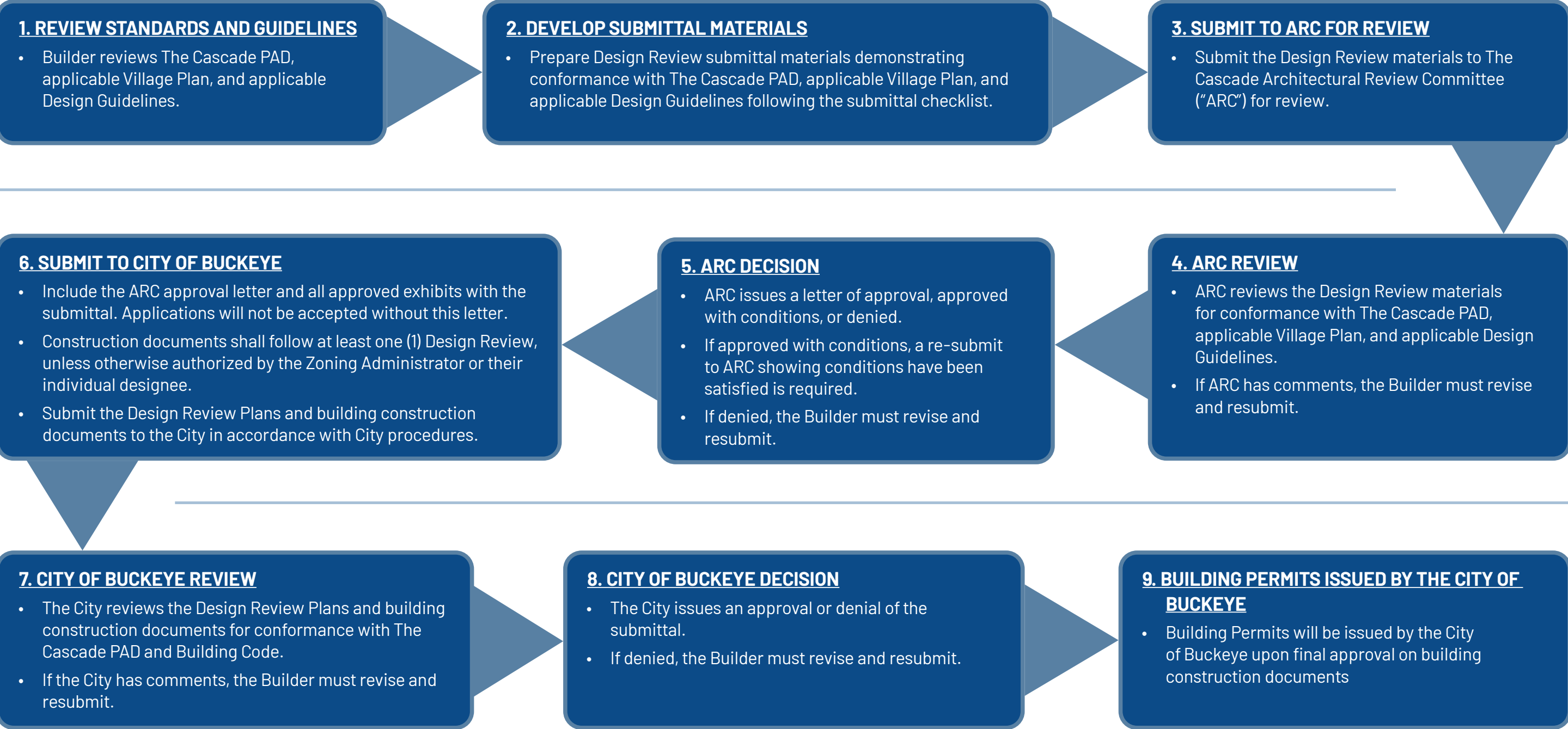
D. Submission to the City

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



NON-RESIDENTIAL AND MULTI-FAMILY RESIDENTIAL PLAN REVIEW PROCESS



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

THE CASCADE - PAD

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 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.

3.1.4.4.1 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 do 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 use 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. The request shall be provided to the 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.

All administrative approval requests shall originate only from the Master Developer or a Property Owner identified on **Exhibit 11.D: The Cascade PAD Property Owners** and be reviewed and approved by the ARC 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 Plans, 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. Only the Master Developer, their individual designee, or a Property Owner identified on **Exhibit 1.1.D: The Cascade PAD Property Owners** may submit requests subject to the AAP.
 - a. When a designated applicant other than the Master Developer submits a materials subject to the AAP, the application must include an ARC approval letter. See **Appendix C: Processes** for additional detail.

ADMINISTRATIVE APPROVAL PROCESS ("AAP")

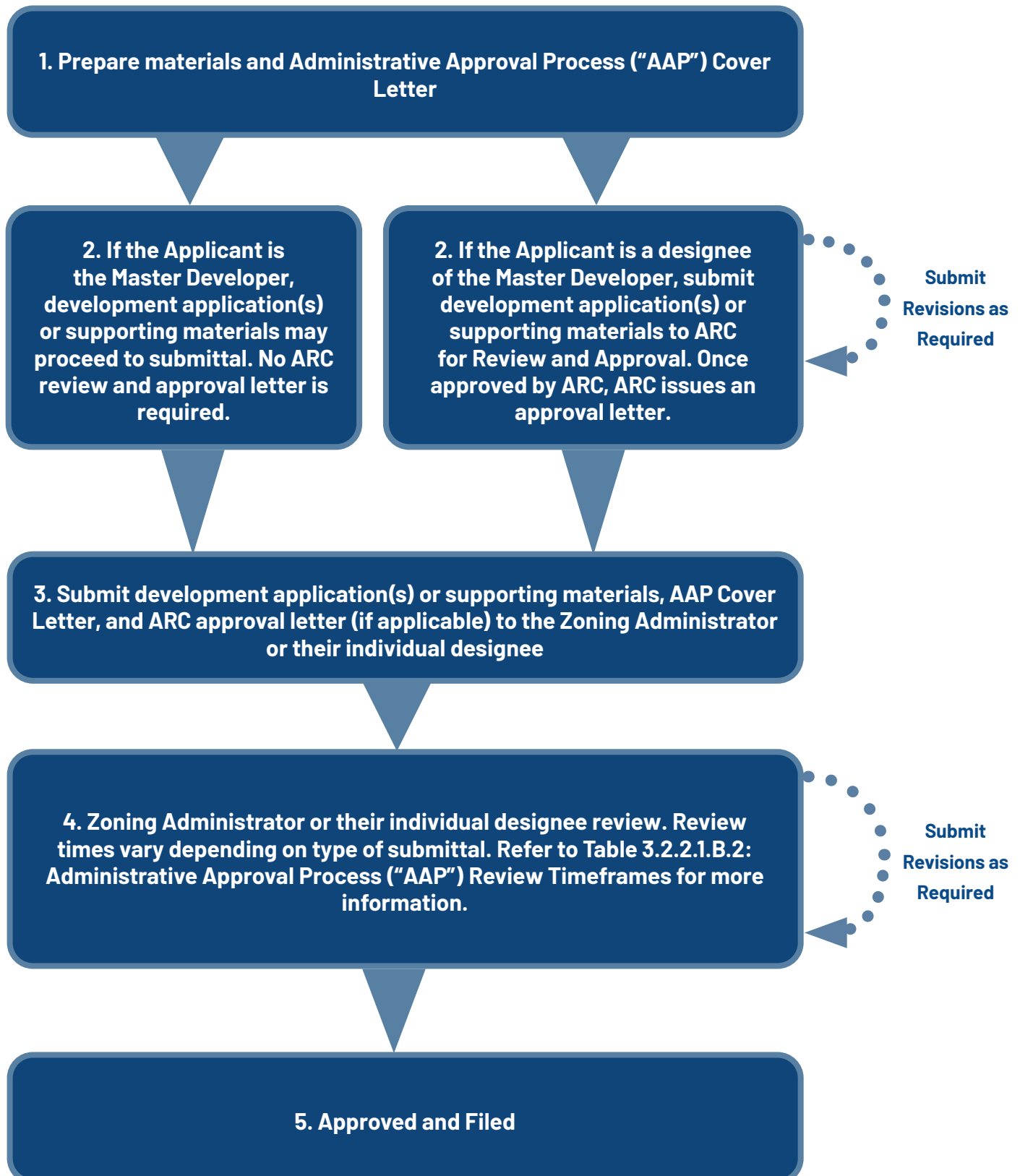


Exhibit 3.2.2.1: AAP Submittal Process

THE CASCADE - PAD

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. Once ARC 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.
- 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. 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 ARC approval.
- 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 authorized by 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 1.1: Overview**.

Each Property Owner may process a Major or Minor Amendment applicable to their property without the consent of other Property Owner's, 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-eighth (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 the 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: 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 Departments 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")

The Cascade's governance will be outlined by its Covenants, Conditions, and Restrictions ("CC&Rs"), which will detail the regulatory framework for homeowner's responsibilities and rights. To oversee and ensure adherence to these CC&Rs, a Master Homeowners' Association ("HOA") will be established. 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 landscape common areas, including medians, parks, and landscape in the public ROW, as well as other 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 shall be determined by the Master Developer 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.

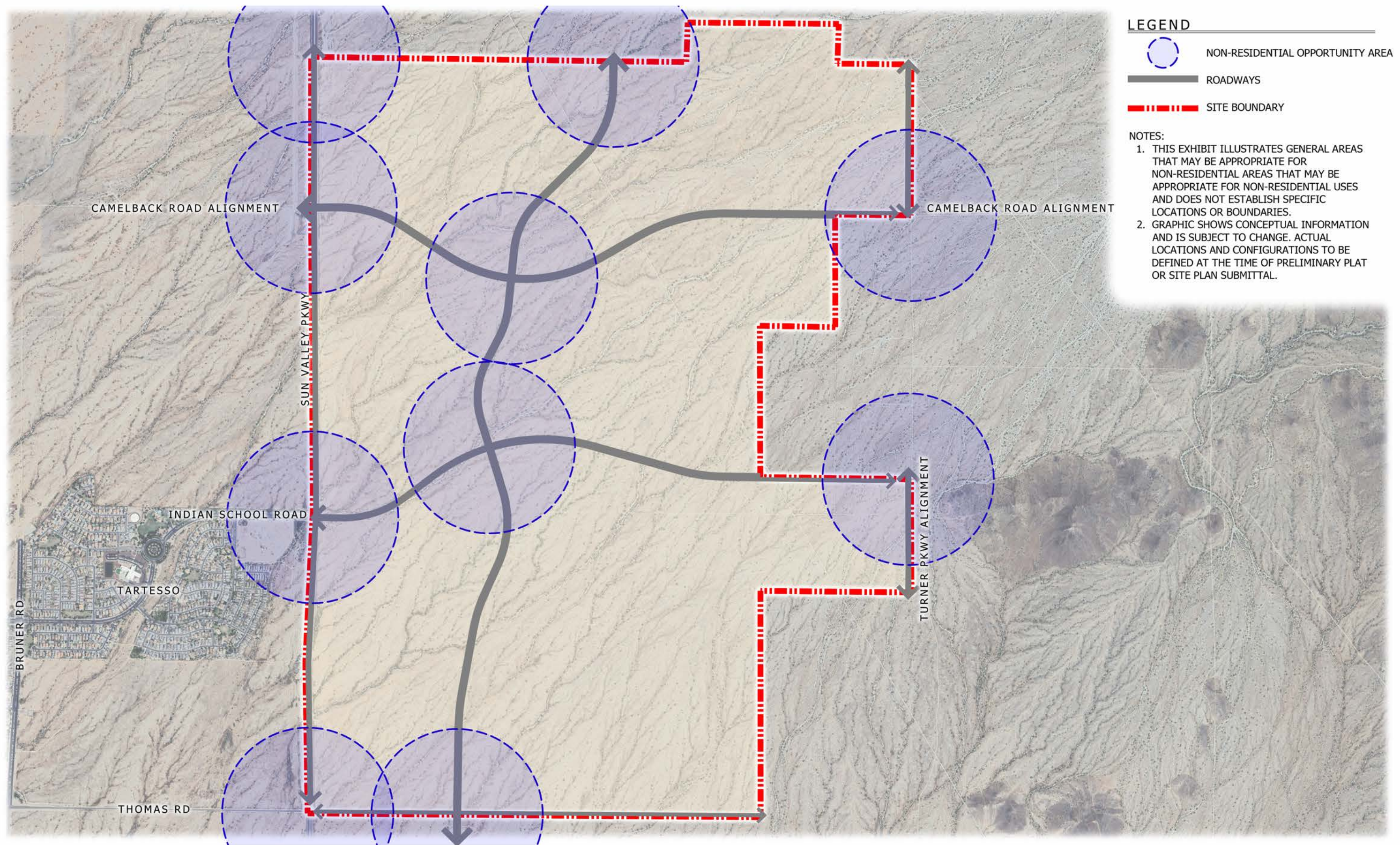


Exhibit 3.6: Conceptual Non-Residential Opportunity Areas

THE CASCADE - PAD



A Land Use Budget Tracking Table is maintained by the Master Developer in **Appendix F: Living Appendix**, to monitor the allocation, use, and return of Residential Dwelling Units and Non-Residential Acreage over time. 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	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	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	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	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	18.79 AC		0.00%		0 DU	100 DU	100 DU	3.50 AC
Parcel 2.1.2	Elianto Landvalorem LP	8.81 AC		0.00%		0 DU	88 DU	88 DU	0.00 AC
Parcel 2.2.1	Elianto Landvalorem LP	10.65 AC		0.00%		0 DU	52 DU	52 DU	0.00 AC
Parcel 2.2.2	Elianto Landvalorem LP	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 2.2.3	Elianto Landvalorem LP	8.99 AC		0.00%		0 DU	67 DU	67 DU	0.00 AC
Village 2 Proposed Allocation Sub-Total		63.88 AC	0.00 AC	0.00%	0 AC	0 DU	428 DU	428 DU	3.50 AC
Village 3 Proposed Allocation									
Parcels	Property Owner	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	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	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	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	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 Continued									
Village 4 Proposed Allocation									
Parcels	Property Owner	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	9.90 AC		0.00%		0 DU	48 DU	48 DU	0.00 AC
Parcel 4.1.2	Elianto Landvalorem LP	15.34 AC		0.00%		0 DU	56 DU	56 DU	0.00 AC
Parcel 4.2.1	Elianto Landvalorem LP	5.00 AC		0.00%		0 DU	0 DU	0 DU	5.00 AC
Parcel 4.2.2	Elianto Landvalorem LP	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	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	14.62 AC		0.00%		0 DU	78 DU	78 DU	0.00 AC
Parcel 5.1.2	Elianto Landvalorem LP	15.37 AC		0.00%		0 DU	56 DU	56 DU	0.00 AC
Parcel 5.2.1	Elianto Landvalorem LP	19.68 AC		0.00%		0 DU	42 DU	42 DU	8.50 AC
Parcel 5.2.2	Elianto Landvalorem LP	20.00 AC		0.00%		0 DU	0 DU	0 DU	20.00 AC
Parcel 5.2.3	Elianto Landvalorem LP	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	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	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	12.21 AC		0.00%		0 DU	71 DU	71 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	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	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	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	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		215.37 AC	0.00 AC	0.00%	0 AC	0 DU	853 DU	853 DU	15.00 AC

Table 3.6B: Example Land Use Budget Tracking Continued									
Total Proposed Allocation									
Village	Property Owner	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		63.88 AC	0 AC	0.00%	0.00 AC	0 DU	428 DU	428 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		215.37 AC	0 AC	0.00%	0.00 AC	0 DU	853 DU	853 DU	15.00 AC
Total Proposed Allocation Sub-Total		548.11 AC	0 AC	0.00%	0.00 AC	38 DU	2,287 DU	2,325 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	1,802 DU	7,598 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	2,325 DU	9,275 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, as approved by the Master Developer. 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 from approved Site Plans, Preliminary Plats, or Final Plats be returned to the PAD Land Use Budget at the time of Final Plat approval, completion of a Village, or at the discretion of the Master Developer.
- G. 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 PAD Land Use Budget for reallocation elsewhere within the Site, as approved by the Master Developer and documented in **Appendix F – Table 2: Land Use Budget Tracking**. No such reallocation shall authorize development beyond the boundaries of the property for which approval is granted, and all reallocated Residential Dwelling Units and Non-Residential Acreage shall remain subject to the applicable approval processes, infrastructure capacity, and the provisions of this PAD.
- H. Maintains **Appendix F – Table 2: Land Use Budget Tracking** under the authority of the Master Developer.

3.6.1 Updating the Land Use Budget Tracking Table

Appendix F – Table 2: Land Use Budget Tracking shall be updated by the Master Developer at each of the following stages of approval:

- A. Village Plan Approval
 - 1. Residential Dwelling Units and Non-Residential Acreage may be assigned to Villages 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 each Village through Site Plan or Preliminary Plat approval.
- 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 PAD Land Use Budget for redistribution 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. Parcel Developers requesting allocations shall obtain the most current version of the Land Use Budget Tracking Table from the Master Developer.
 - 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 without prior approval by the Master Developer.
 - 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 and the Master Developer 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 to the Master Developer in advance of each subsequent submittal and concurrently to the City.
- F. The Master Developer and the City shall jointly maintain the official version of **Appendix F – Table 2: Land Use Budget Tracking** for each approved development action, pursuant to the process in **Section 3.1.2.1: Living Appendix**.
- G. Reconciliation of Allocations
 1. Reconciliation of utilized and un-utilized residential Dwelling Units and non-residential acreage shall occur:
 - a. At the completion of development within each Village,
 - b. At the time of any Village application or amendment, or
 - c. At any time, at the discretion of the Master Developer.
- H. Updates to **Appendix F – Table 2: Land Use Budget Tracking** do not constitute a formal Amendment to this PAD.
- I. Approval of the final Land Use Budget Tracking Table is required prior to issuance of a Certificate of Occupancy.

3.7 Land Use and Zoning

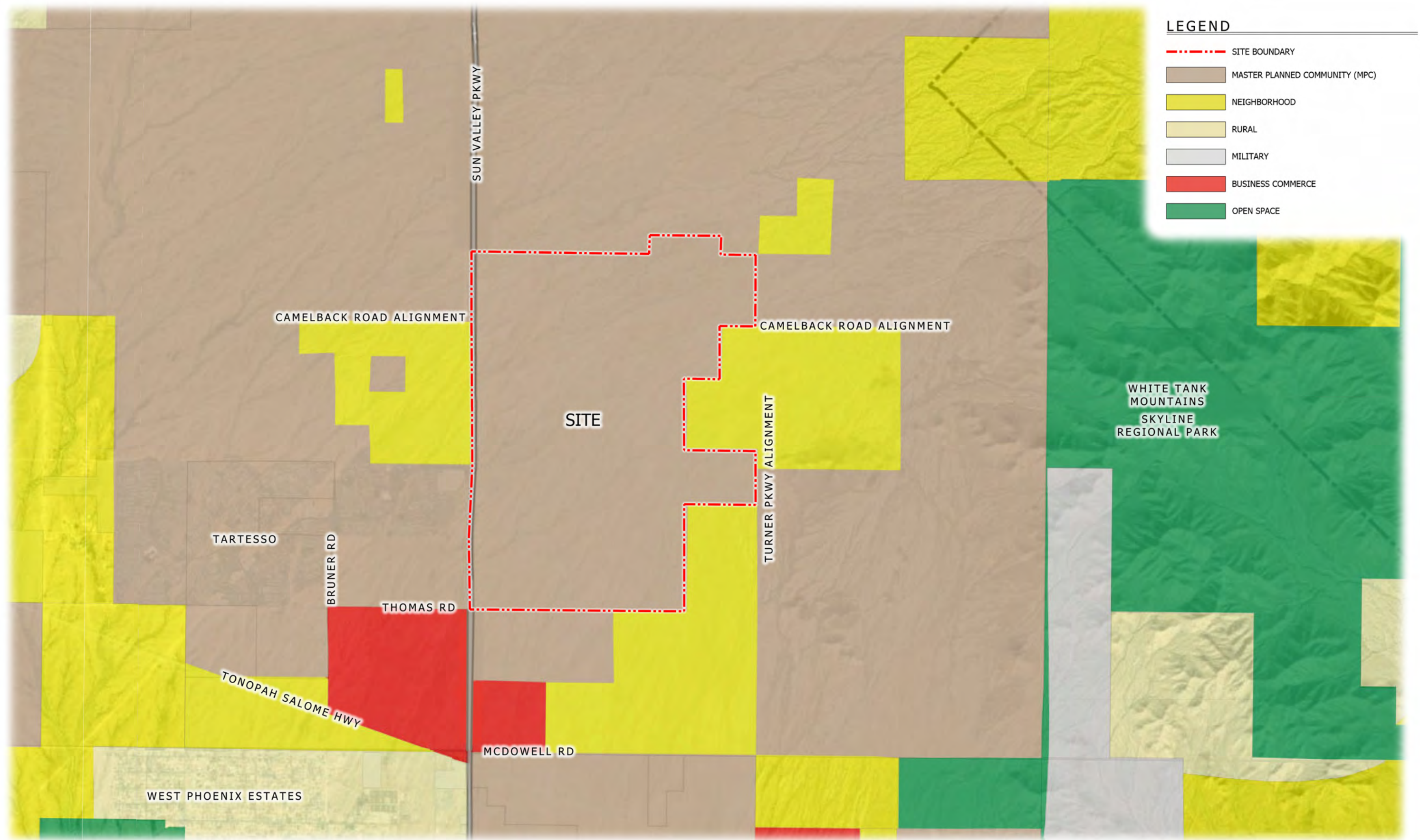
3.7.1 Land Use

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 Master Developer or 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



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

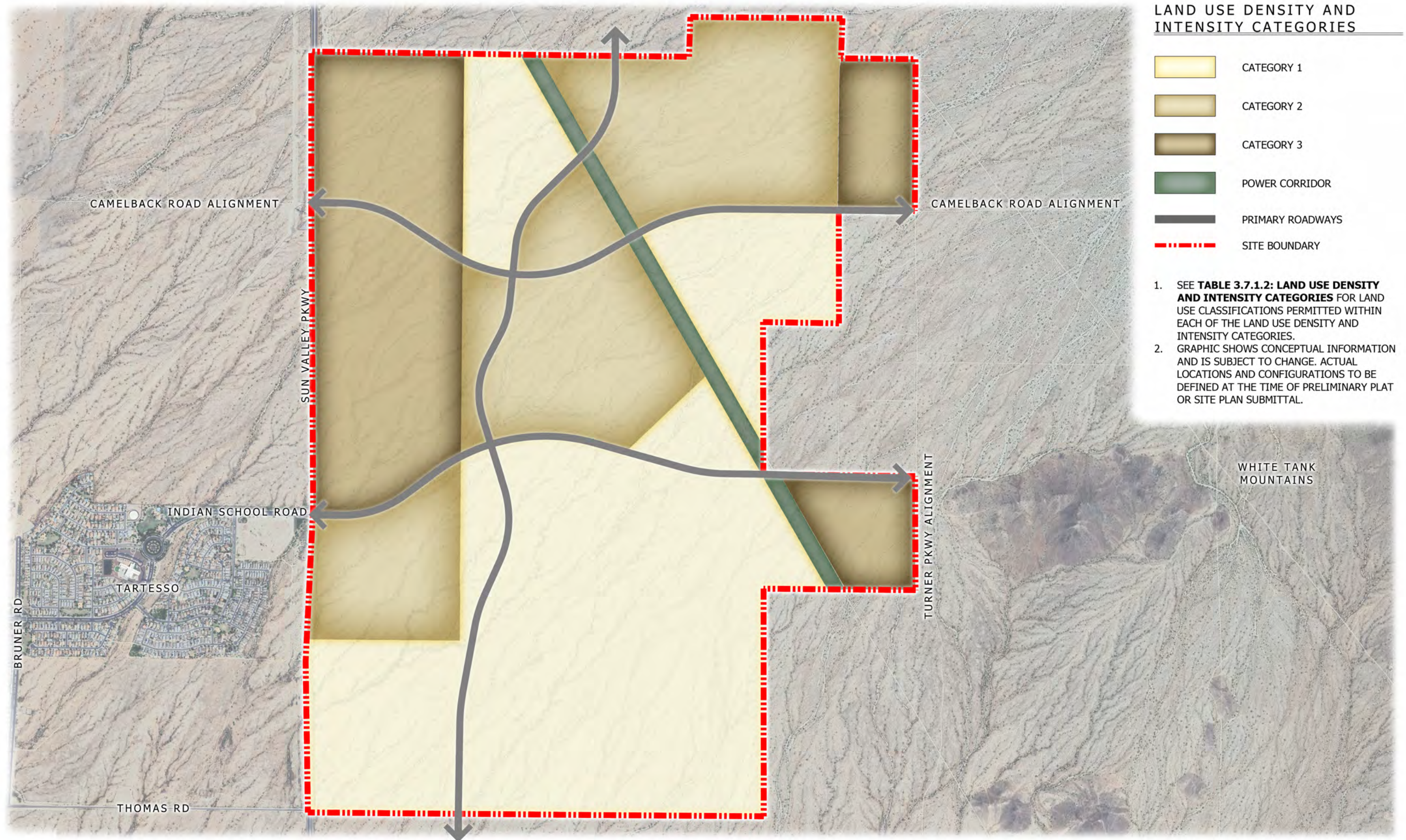


Exhibit 3.7.1.2: Land Use Density and Intensity Plan

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 Master Developer or 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								
<i>Residential Uses - Household Living</i>								
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
<i>Residential Uses - Group Living (Refer to Section 10.3.1 from Code for buffering distances if applicable)</i>								
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								
<i>Public/Institutional Uses - Child Care Facility</i>								
Day care, residential	S	S	S	S	S	S	S	S
<i>Public/Institutional Uses - Community Service</i>								
Public safety facility	S	S	S	S	S	S	S	S
Social service facility	NP	NP	NP	NP	NP	NP	S	S
<i>Public/Institutional Uses - Health Care Facility</i>								
Medical, dental, or health office or clinic	NP	NP	NP	NP	NP	NP	S	S
<i>Public/Institutional Uses - Wireless</i>								
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
<i>Public/Institutional Uses - Utility</i>								
Utility facility, minor	P	P	P	P	P	P	P	P
Recreation, Education, and Assembly Uses								
<i>Recreation, Education, and Assembly Uses - Assembly</i>								
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
<i>Recreation, Education, and Assembly Uses - Cultural Facilities</i>								
Library, public	P	P	P	P	P	P	P	P
<i>Recreation, Education, and Assembly Uses - Education</i>								
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							
<i>Residential Uses – Household Living</i>							
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
<i>Residential Uses – Group Living (Refer to Section 10.3.1 from Code for buffering distances if applicable)</i>							
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							
<i>Public/Institutional Uses - Child Care Facility</i>							
Day care, commercial	P	P	P	P	P	P	P
Day care, residential	S	S	S	NP	NP	NP	NP
<i>Public/Institutional Uses - Community Service</i>							
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
<i>Public/Institutional Uses - Health Care Facility</i>							
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
<i>Public/Institutional Uses - Wireless Facilities</i>							
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
<i>Public/Institutional Uses - Transportation Facility</i>							
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
<i>Public/Institutional Uses - Utility</i>							
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, outdoor	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 trades 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 collectibles 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 master developer 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.

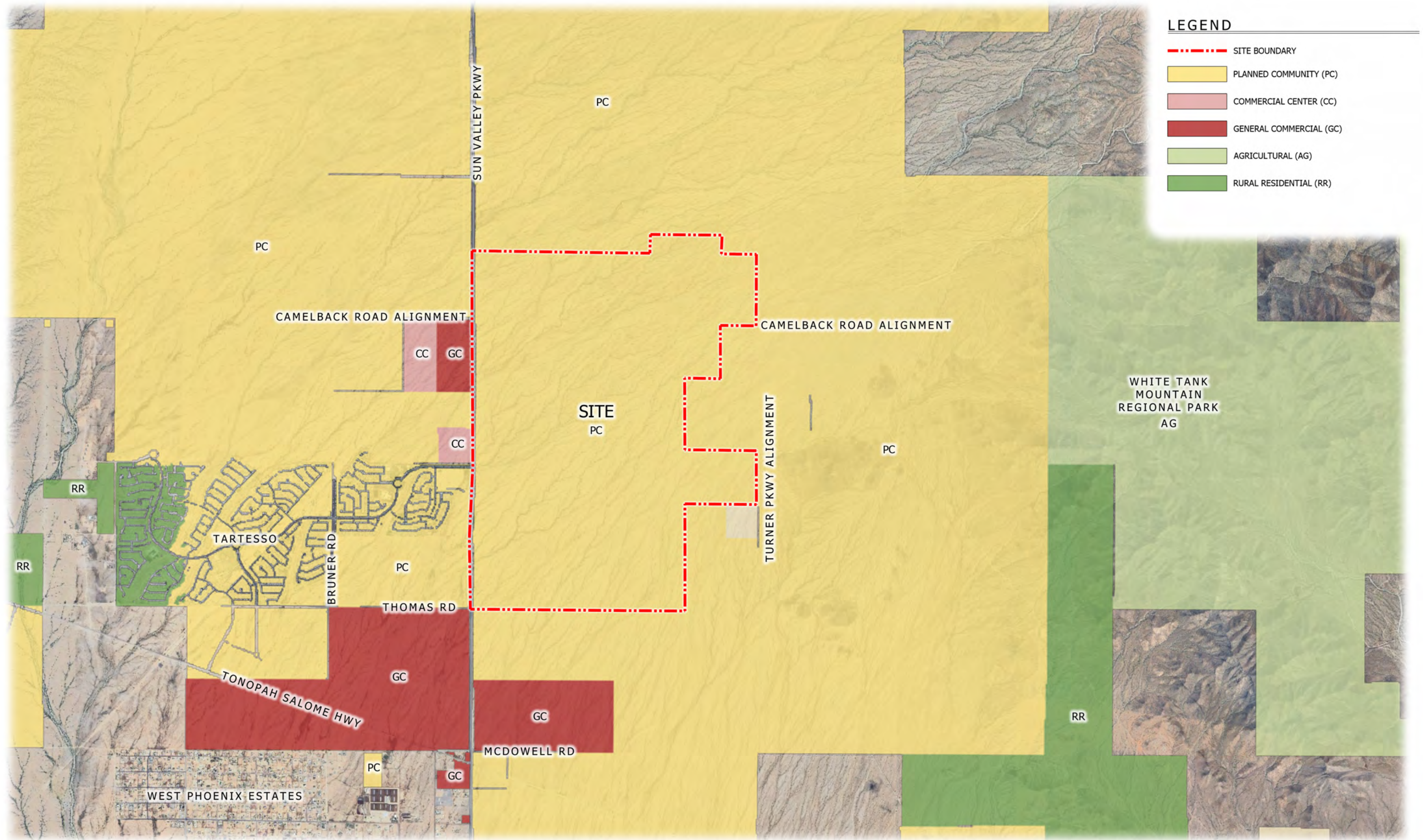
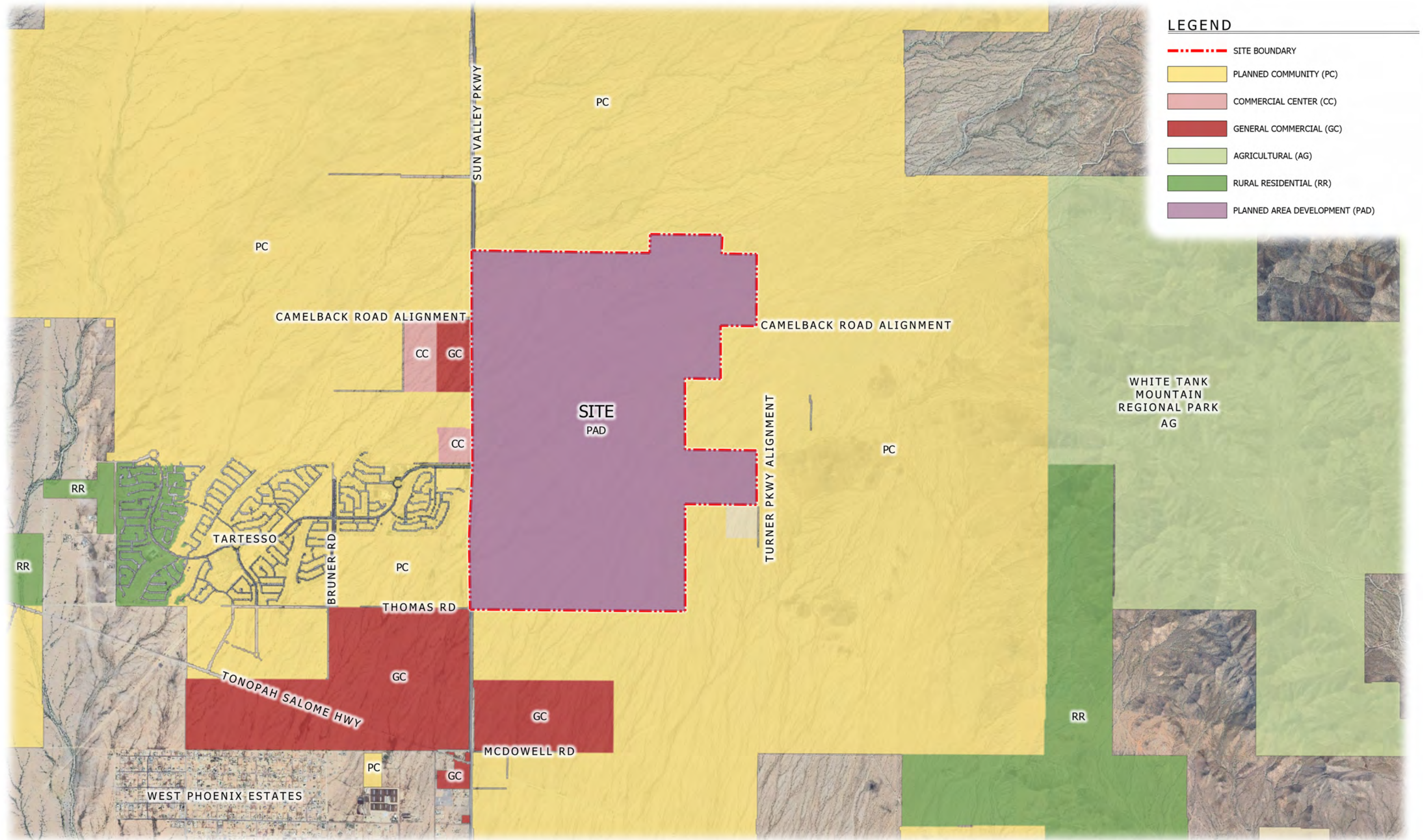


Exhibit 3.7.5A: Existing Zoning Map

THE CASCADE - PAD





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**.

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. These 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 of 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:

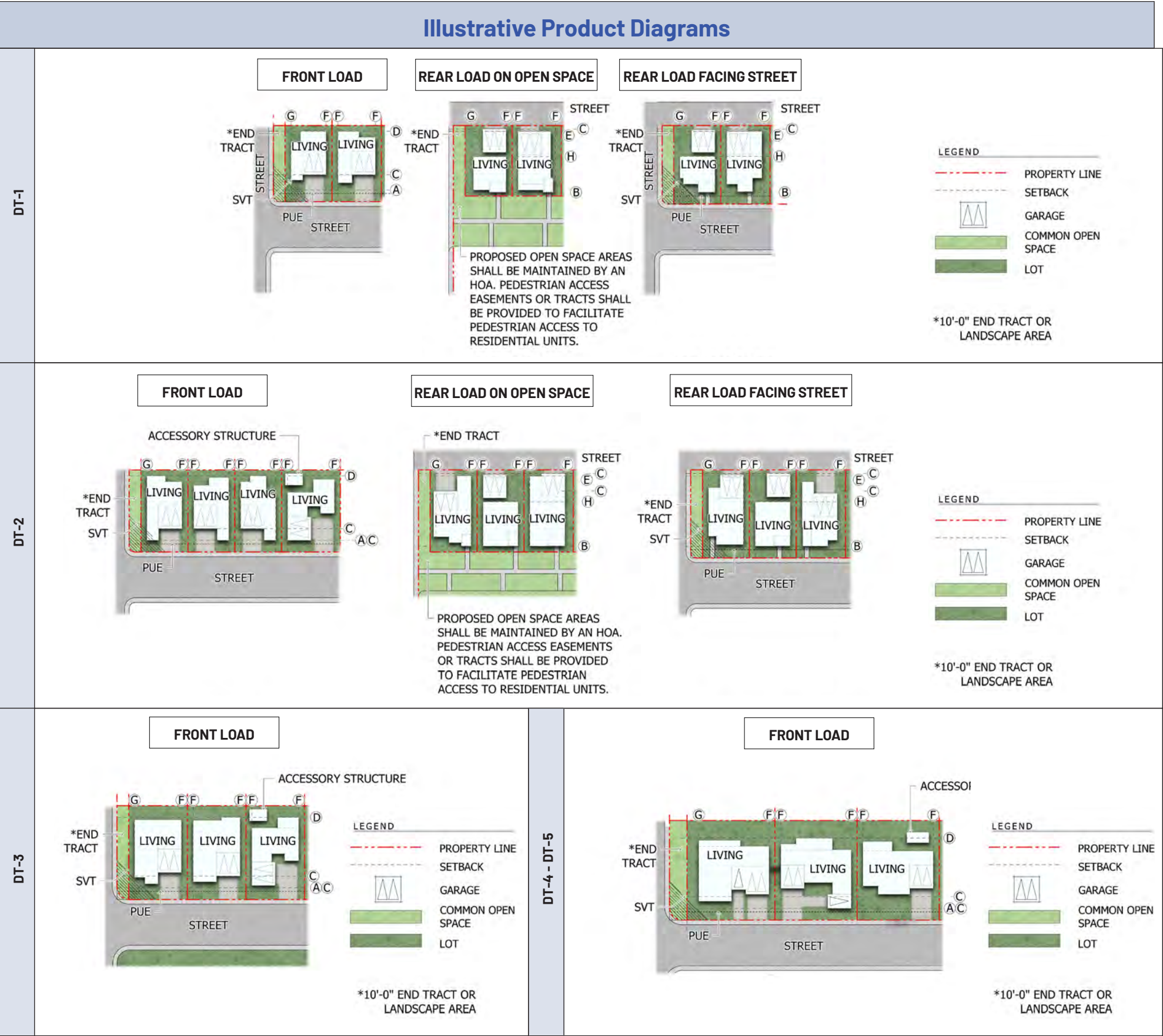
- A. **Exhibit 3.7.6.2.1-A: Residential Development Standards - Single-Family Detached;**
- B. **Exhibit 3.7.6.2.1-B: Residential Development Standards - Single-Family Detached - Cluster and Hammerhead;**
- C. **Exhibit 3.7.6.2.1-C: Residential Development Standards - Singled-Family Attached;**
- D. **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 Master 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 ⁶	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).



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'

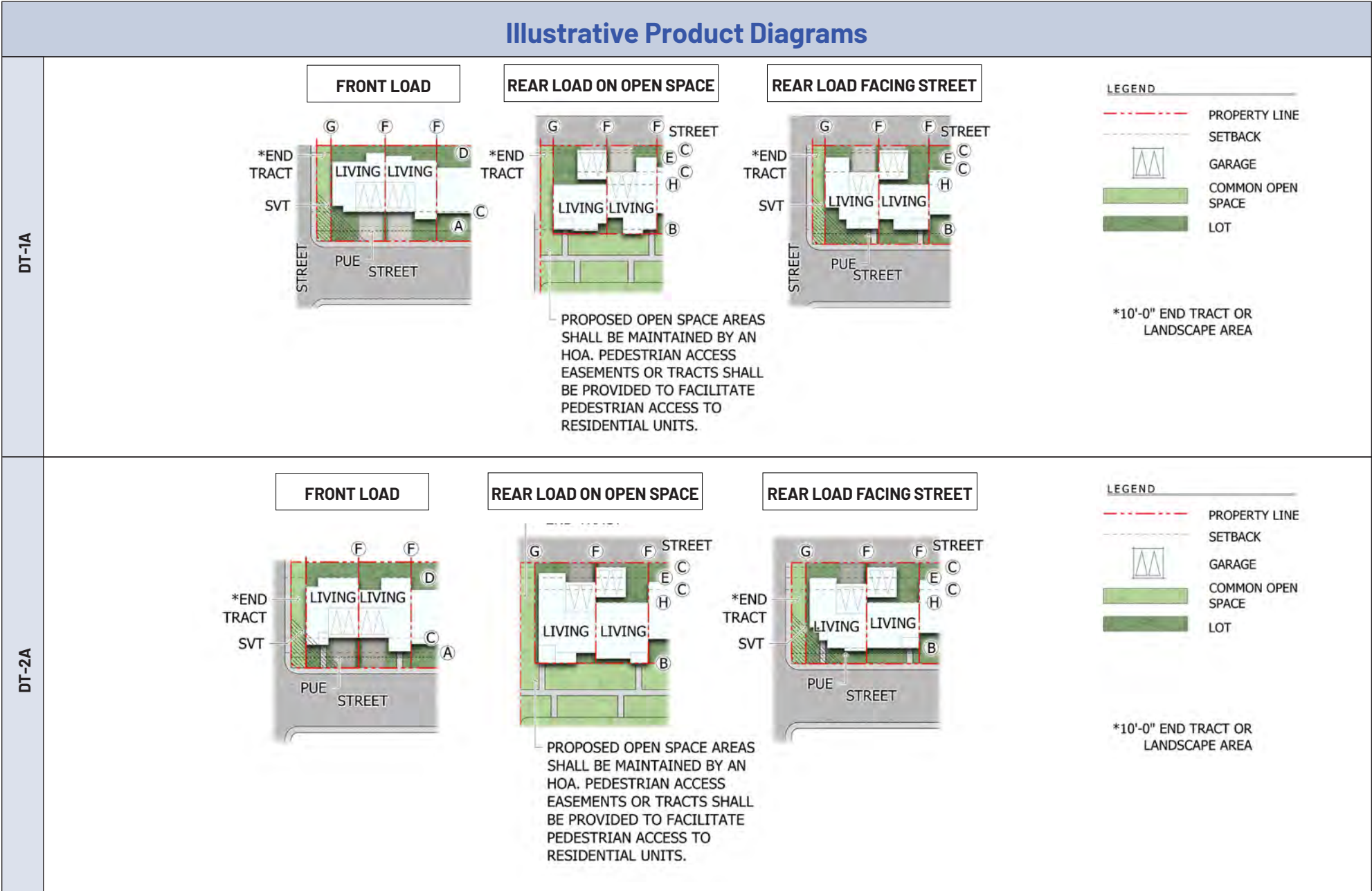
1. Refer to exhibits on this page for illustrative diagram.
2. Measured from principle structure to principle structure.
3. Setbacks are measured from the property line unless otherwise noted.
4. All building footprints shall be located outside of any Public Utility Easement ("PUE").
5. See Section 3.12.2.4 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



Single-Family Attached		
Development Type ¹ :	DT-1A	DT-2A
Lot Area:	Up to 2,999 SF	3,000-7,000
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).



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.

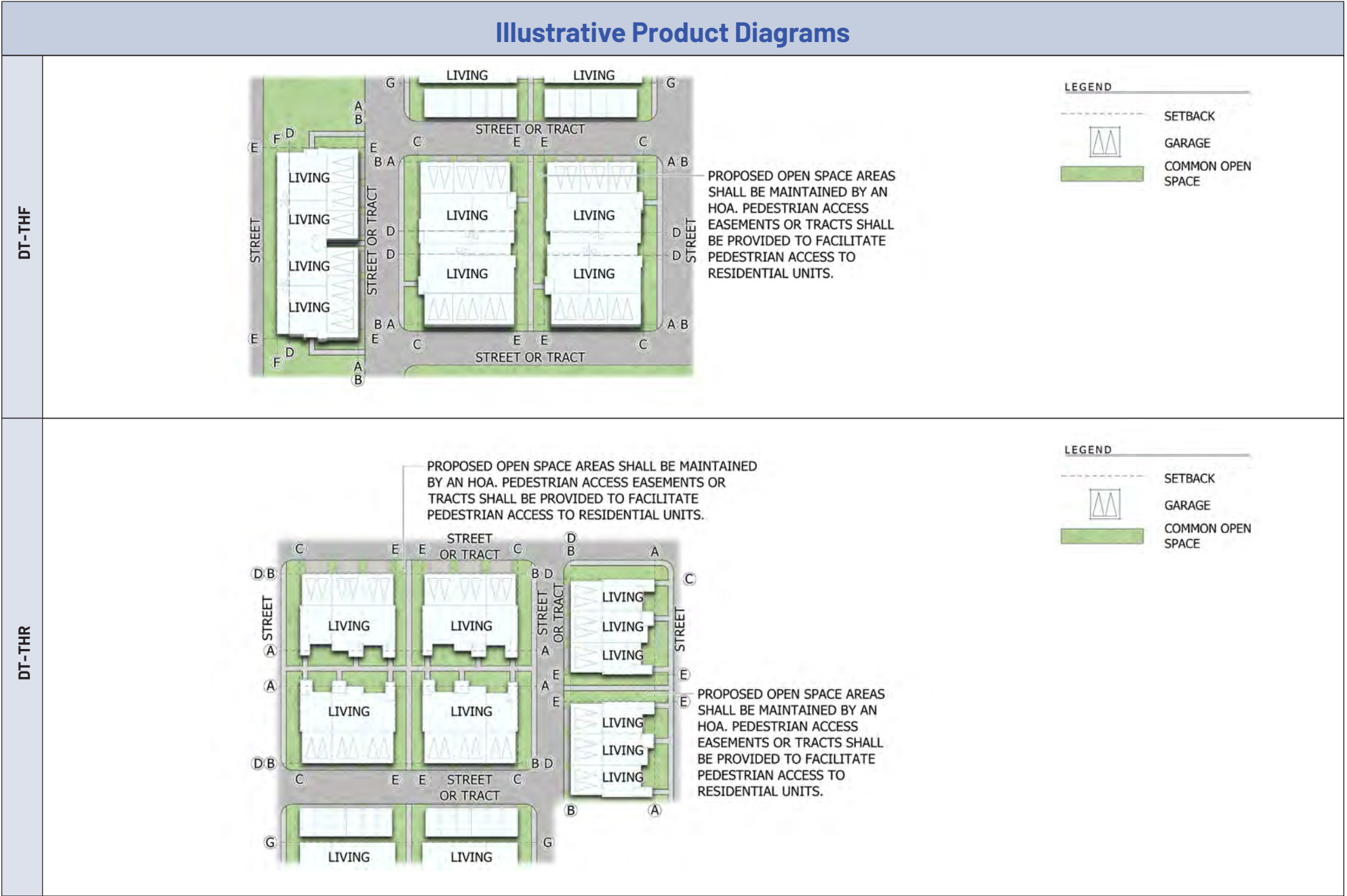
2. Setbacks are measured from the property line unless otherwise noted.

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.

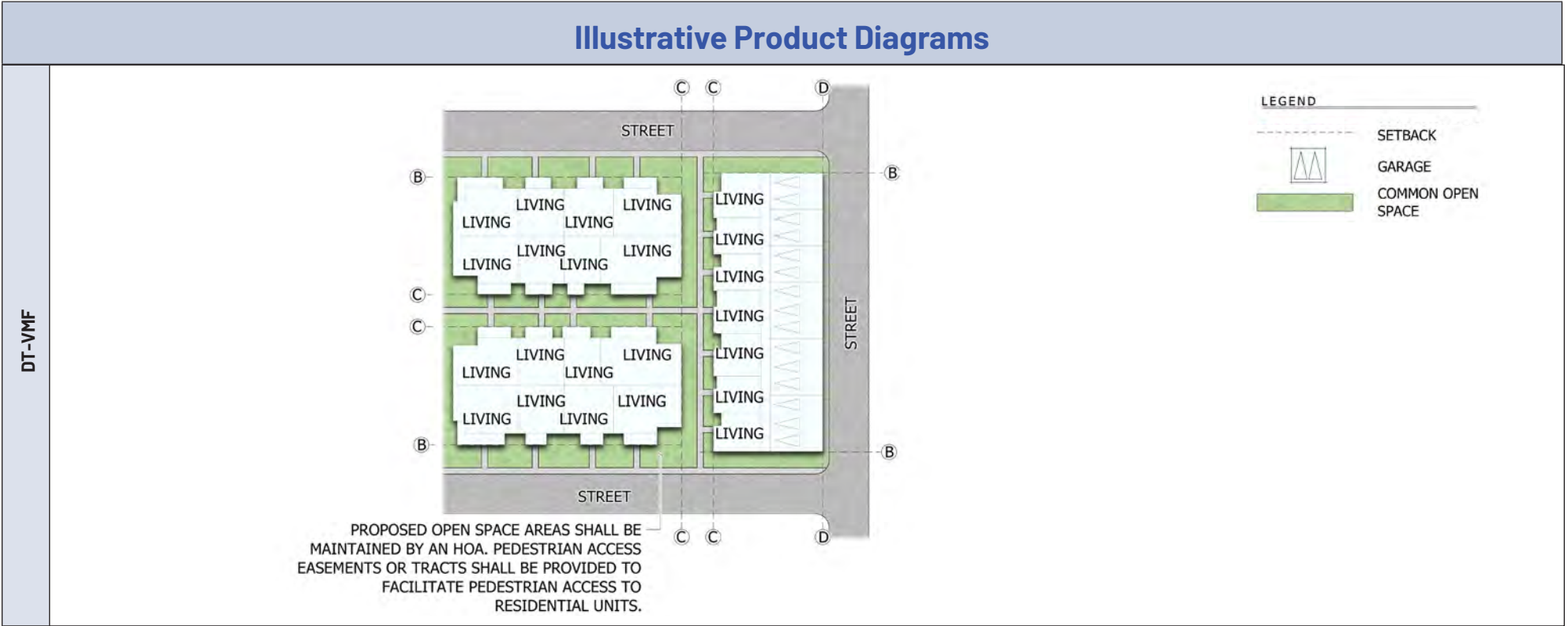
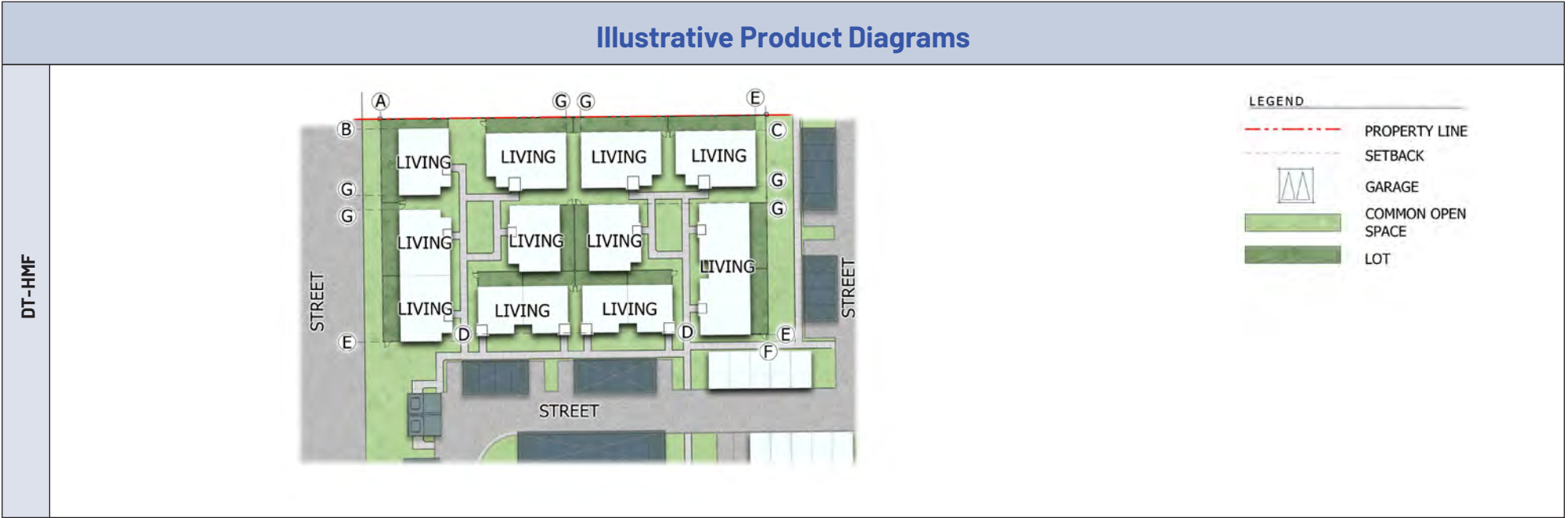


Horizontal Multi-Family	
Development Type ¹ :	DT-HMF
Minimum Lot Area:	43,560 SF
Minimum Lot Width:	No minimum
Maximum Building Height:	48'
Maximum Lot Coverage:	85%
Minimum Building Setbacks	
A. Perimeter Street Landscape Setback ⁴ :	
Local	10'
Collector	15'
Arterial	20'
B. Perimeter Side Setback:	5'
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.

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.



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'

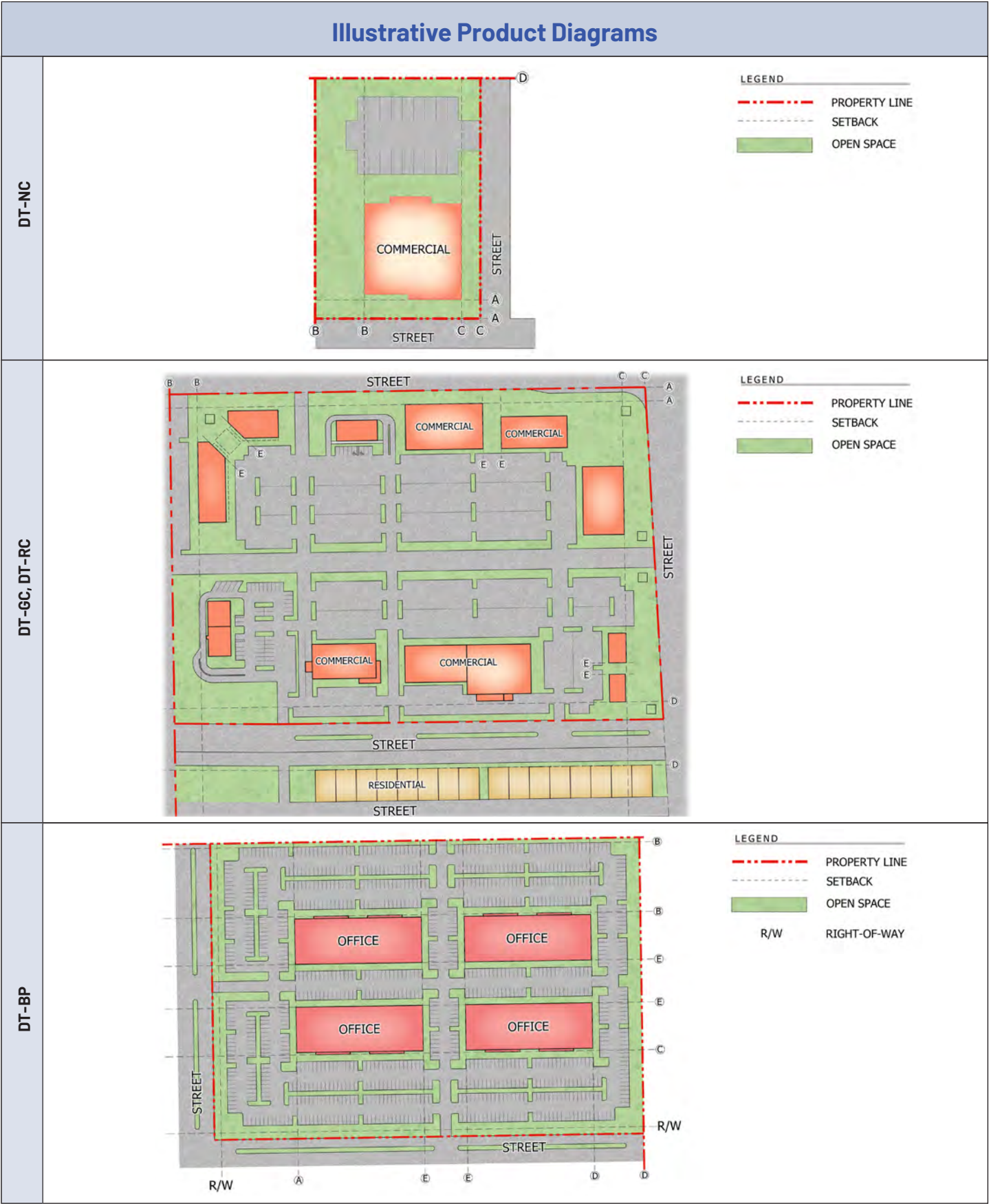
1. See **Table 3.16.2.1.1: Landscape Buffers** for buffer requirements adjacent to residential and non-residential uses.
2. Any building exceeding one hundred (100) feet in height shall require a Special Use Permit and may only be considered if the building does not interfere with Buckeye Municipal Airport 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. Setbacks 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.



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 "Base of Design Report" must be developed for each Village. 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 Ownership**, 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, 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 initiates development that requires infrastructure, utility extensions, tie-ins, oversizing, or other improvements not yet provided through prior development, that 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. Detailed information specific to each Village 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 of 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 information related to its specific wastewater requirements. 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. Detailed specifications will be provided in the master 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 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, 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 with the PAD. The transportation network within 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 provider as designated by the Master Developer.

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 is 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 Village Plan and their associated Master Plans, which will finalize 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

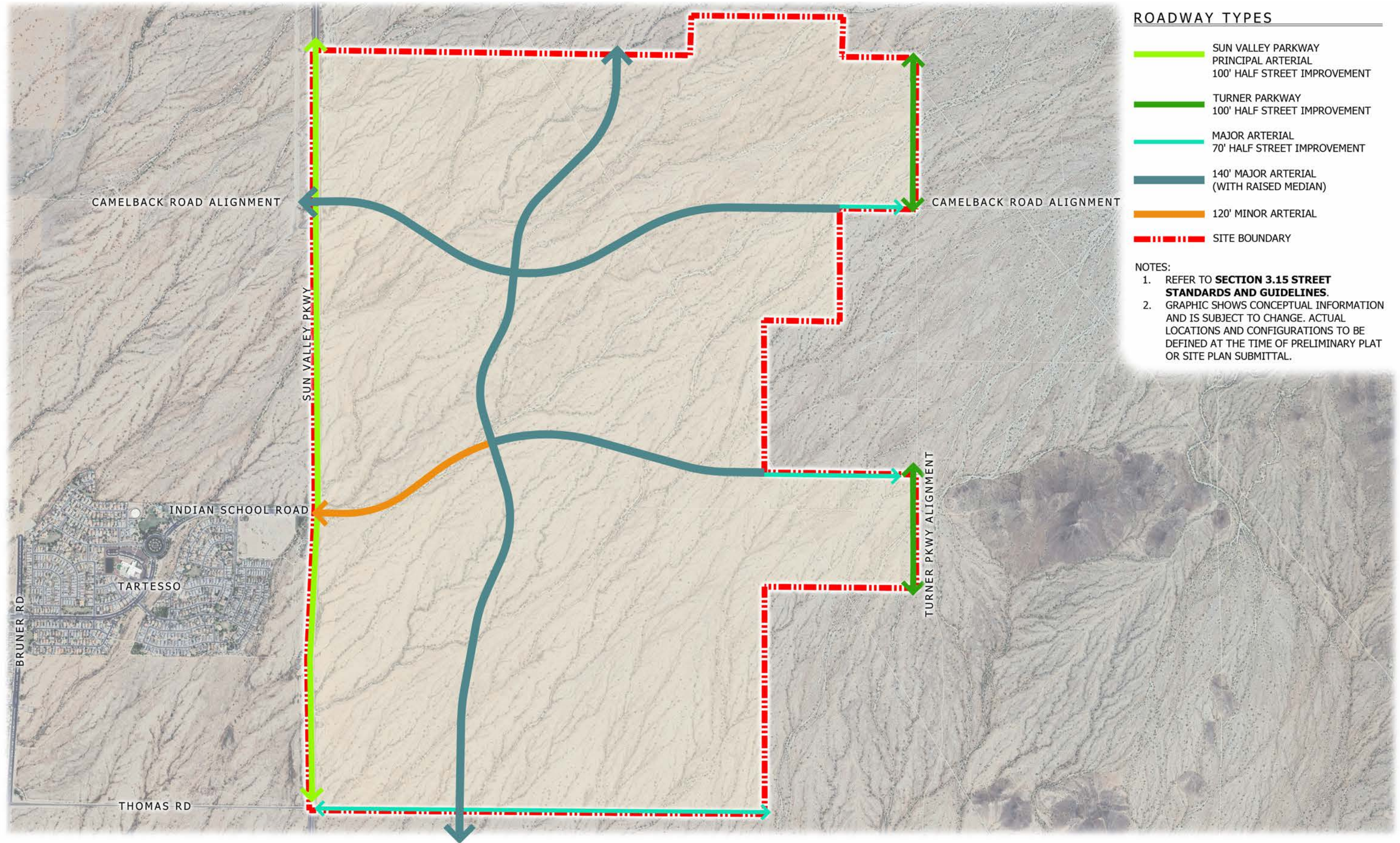
The circulation is designed using a hierarchical system of parkways, arterials, collectors, and local streets. The majority of these streets are public; however, collectors and local streets may be privately developed, particularly within gated sections of the community, as deemed appropriate by the Master Developer.

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 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.



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 within the Site is expected to incorporate an Open Space and Parks Plan, detailing how local parks connect to the broader network of the Sites'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.

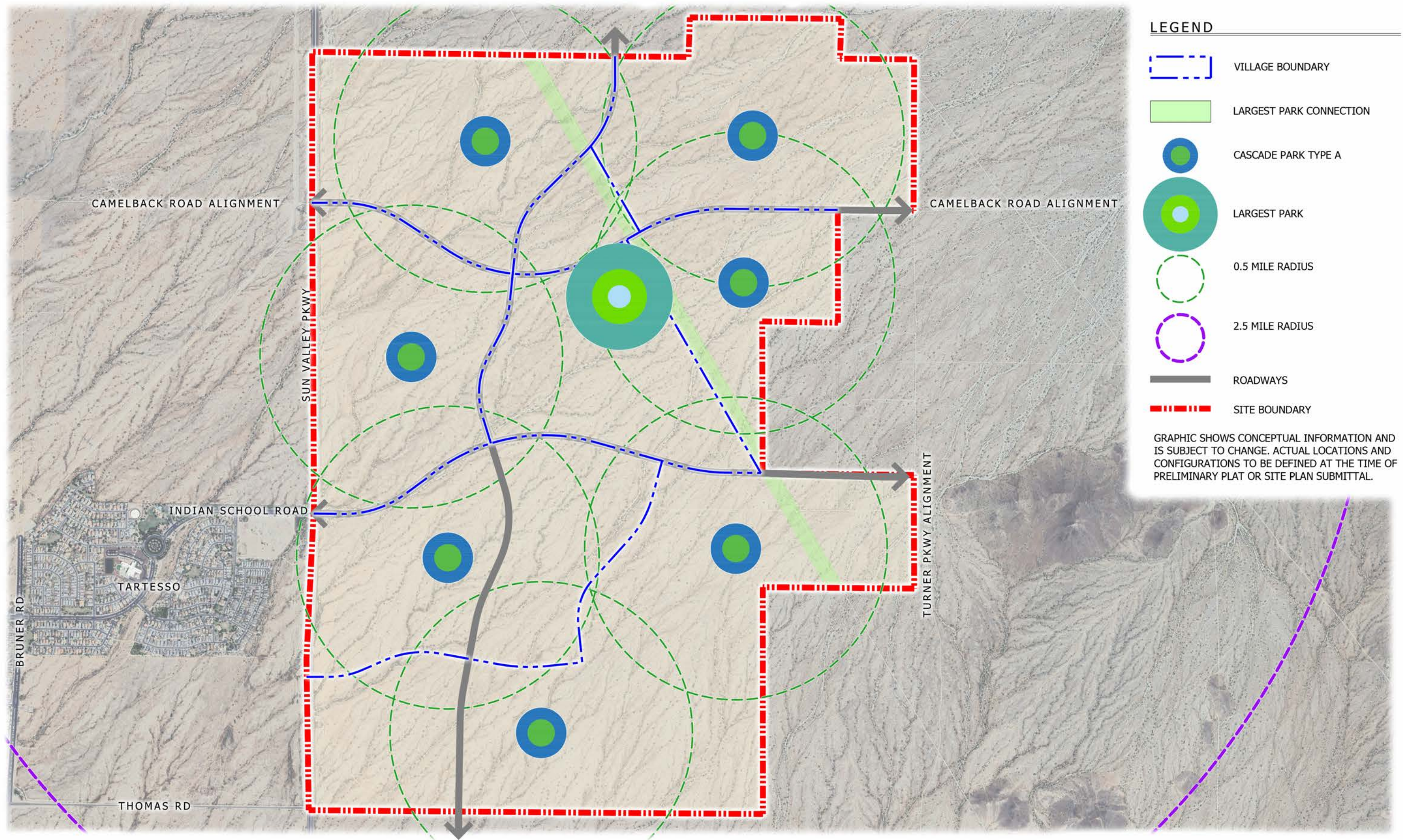


Exhibit 3.10.2: Open Space and Parks Framework Plan

THE CASCADE - PAD



3.10.3 Path and Trail Framework Plan

The Path and Trail Framework Plan illustrates how the Sites'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 shall prepare an Open Space and Trails Plan detailing the local network of pathways and their integration into the broader 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 by the Master Developer and the Zoning Administrator or their designee.

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**.

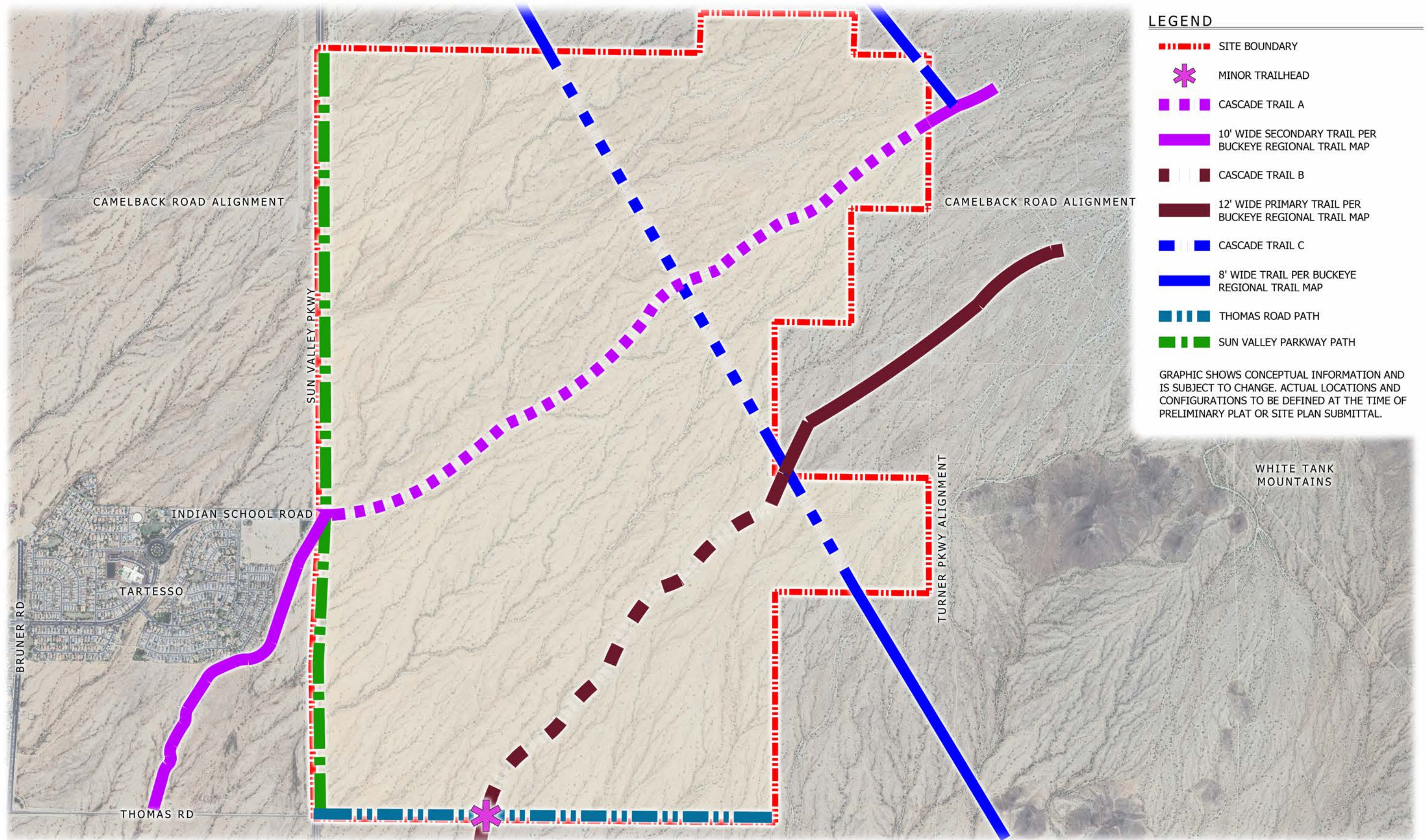


Exhibit 3.10.3: Path and Trails Framework Plan

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 should develop a Village Landscape Plan that illustrates the framework and how it enhances the collective landscape vision of 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 in 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 is designed to accentuate 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.

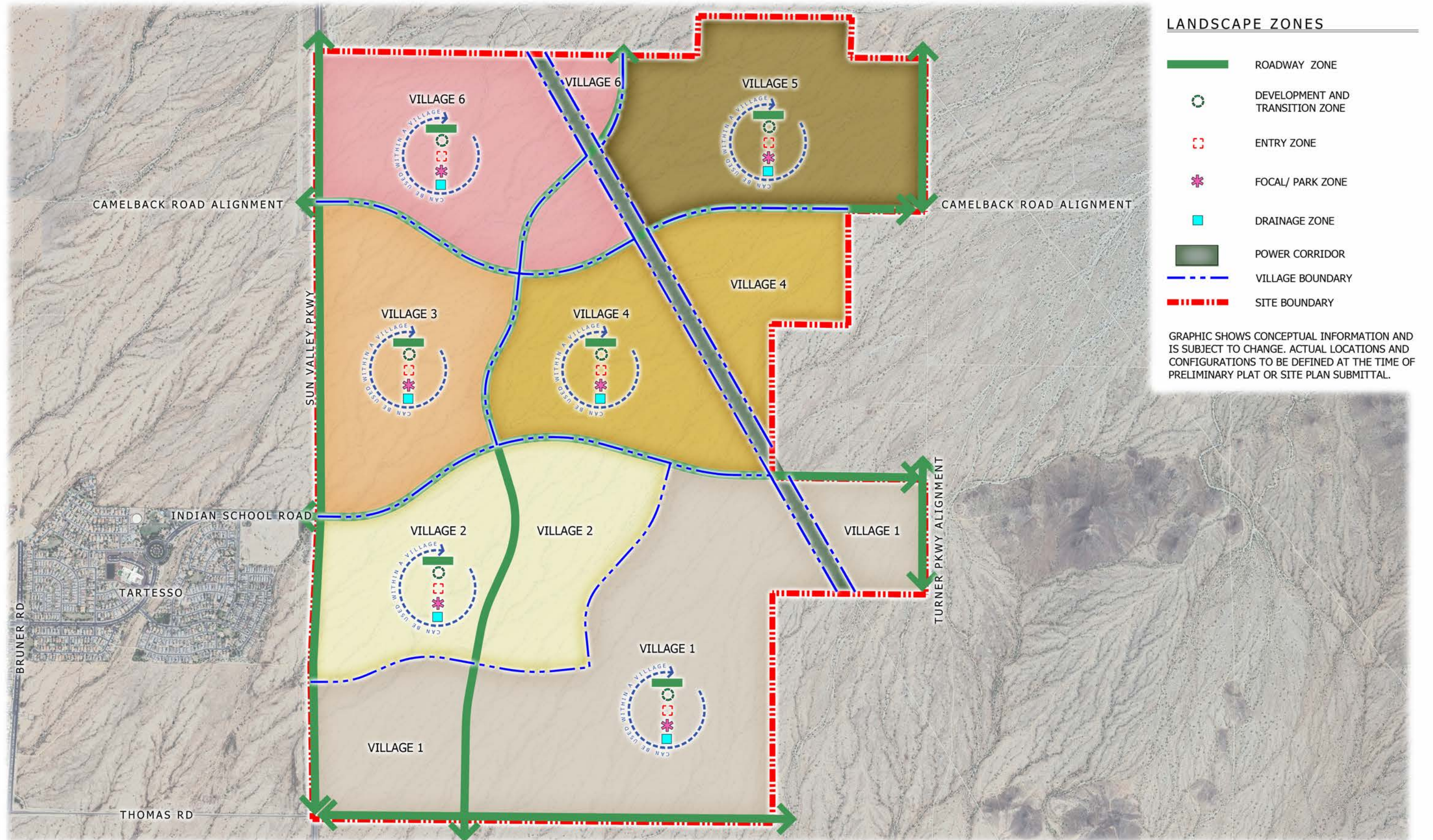


Exhibit 3.10.4: Landscape Framework Plan

THE CASCADE - PAD



3.10.5 Lighting Master Plan

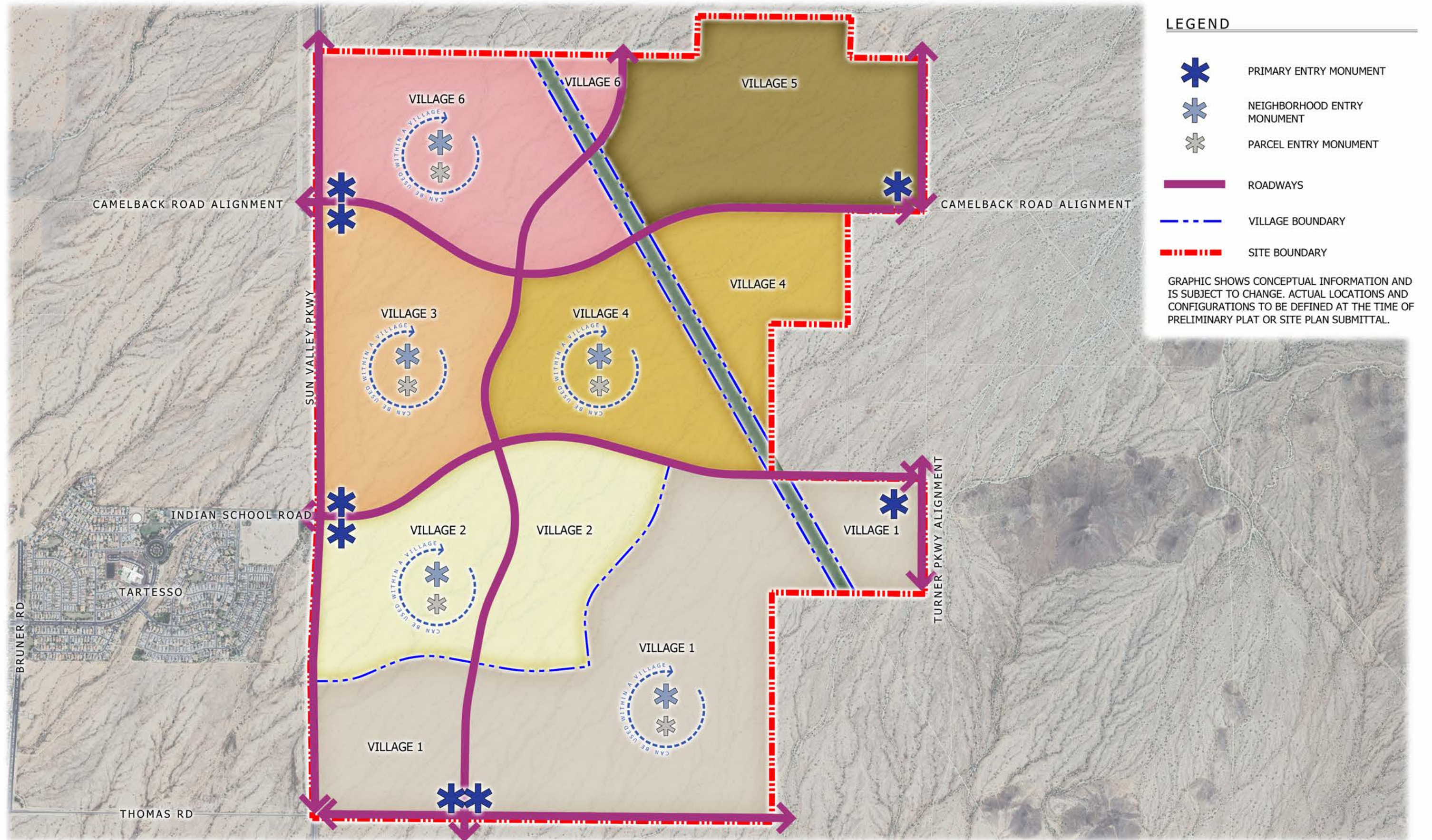
Lighting zones within the Site are established based on the intensity of the lighting permitted under the lighting Standards and Guidelines. Land use and roadway hierarchy are the primary factors determining these zones. Areas with higher activity levels and greater use intensity will require brighter 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 Village Plan development phase and detailed further in 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 Master Developer is responsible for determining the placement and overseeing the installation of larger community signage.



3.10.7 Wall, Fence, and Screening Character

The hierarchy of walls, fences, and screening elements within 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 wall.

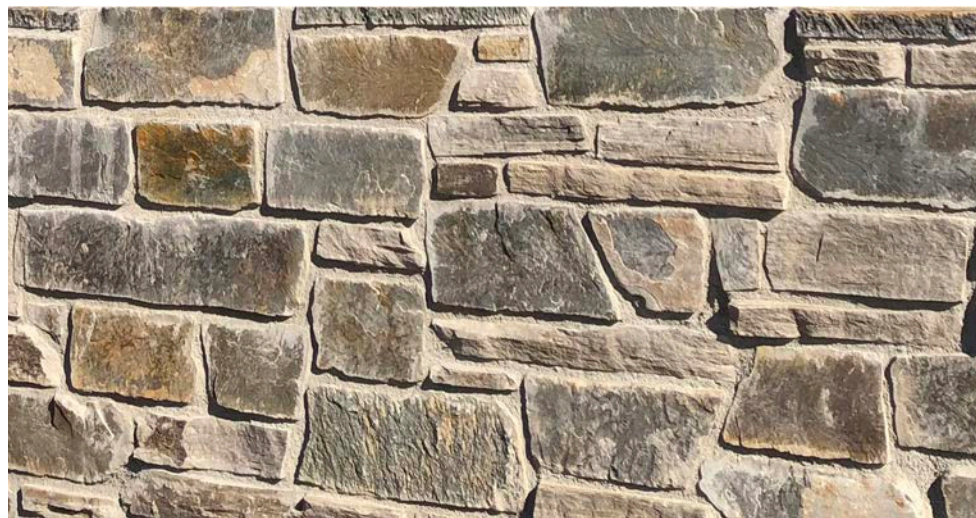
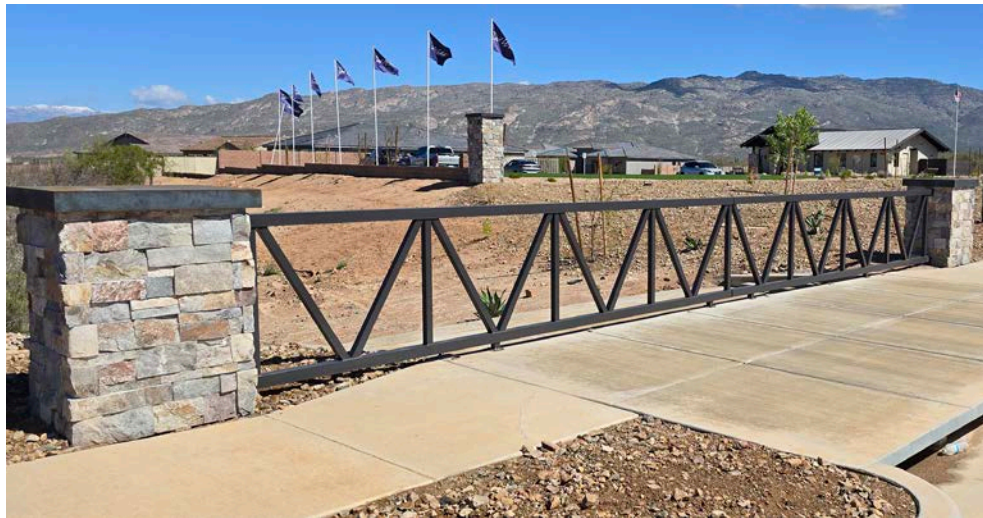
Materials used for wall construction within the Site should harmonize with the community's architectural characteristic. Acceptable materials include masonry, brick, block, painted block, stone, stucco, architectural metal, board-form concrete, concrete, split-face, single-score block, patterned integrally colored block, or other similar enhancements as approved by the 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

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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 each Village is developed according to the PAD 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 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, 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 run-off volumes for both pre-development and post-development scenarios within the proposed phase of the Village.
- 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 development phase.

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 development phase.

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 in the development phases or other Villages. 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 stages of the development.

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 timeline.

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 from other Villages or within the proposed development 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 development.

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 development phase.

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 that 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 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, 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 as determined by the Master Developer 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 determined by the Master Developer 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.

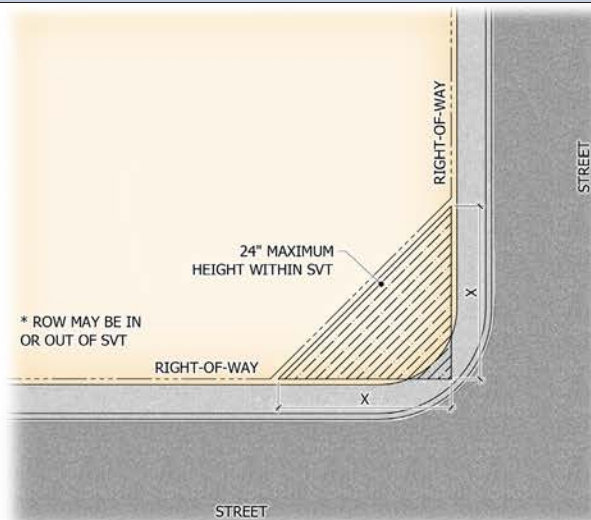
3.11.1.2.3 Visibility at Intersections

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**.

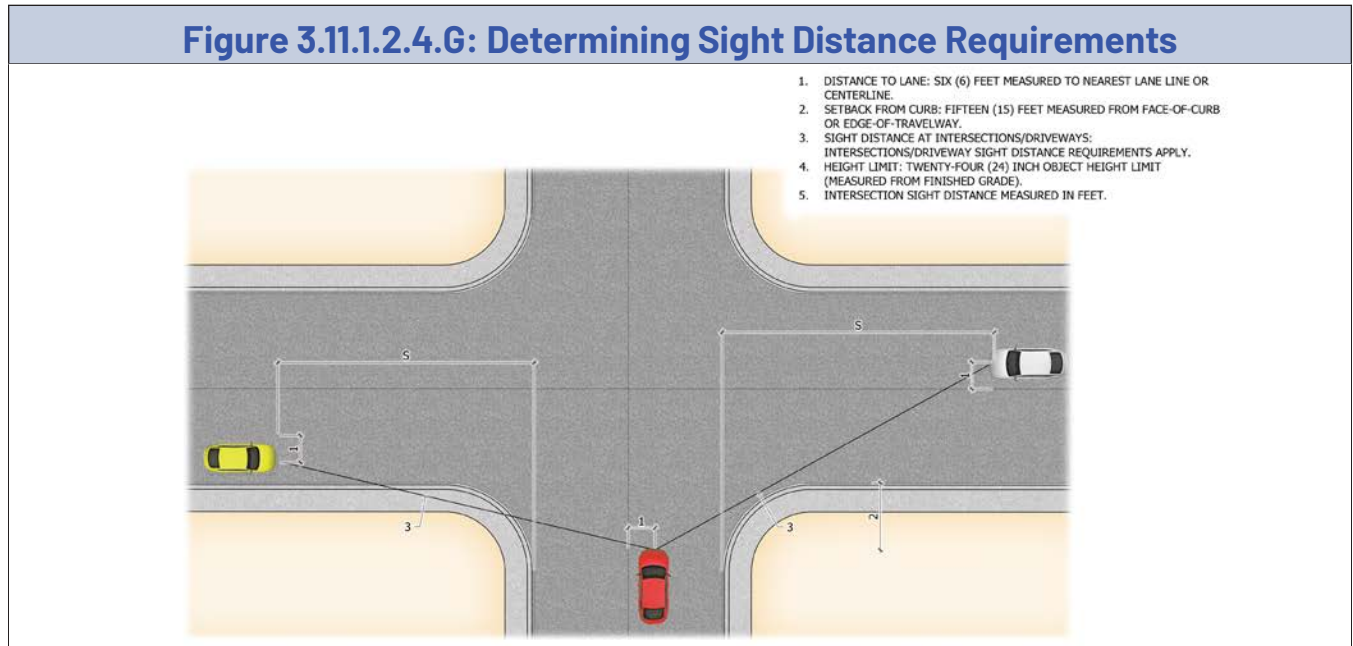
3.11.1.2.4 Sight Visibility Triangles ("SVT")

- 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.



- 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 Developer proposes lots with widths less than forty (40) feet, the 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 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 granted by the Master Developer and 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 shortcuts 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, 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 entire 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 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.

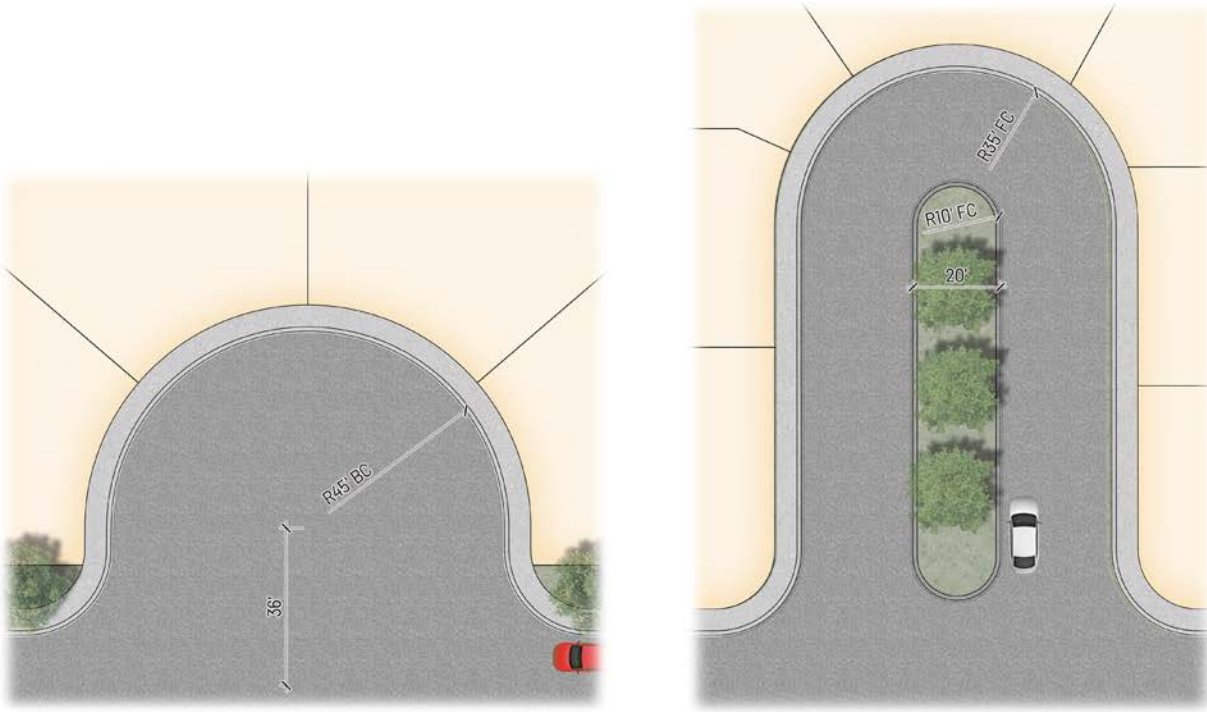
F. Knuckles and Elbows

- 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**.

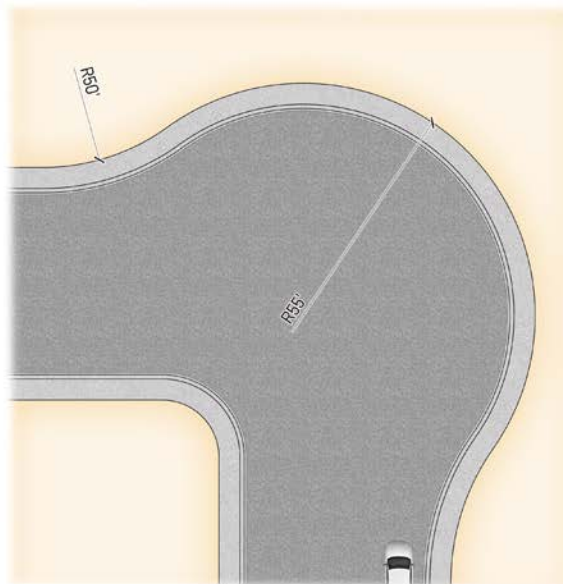
Figure 3.11.2.5.G: Eyebrows and Extended Eyebrows



H. Radii Specifications for Local Streets

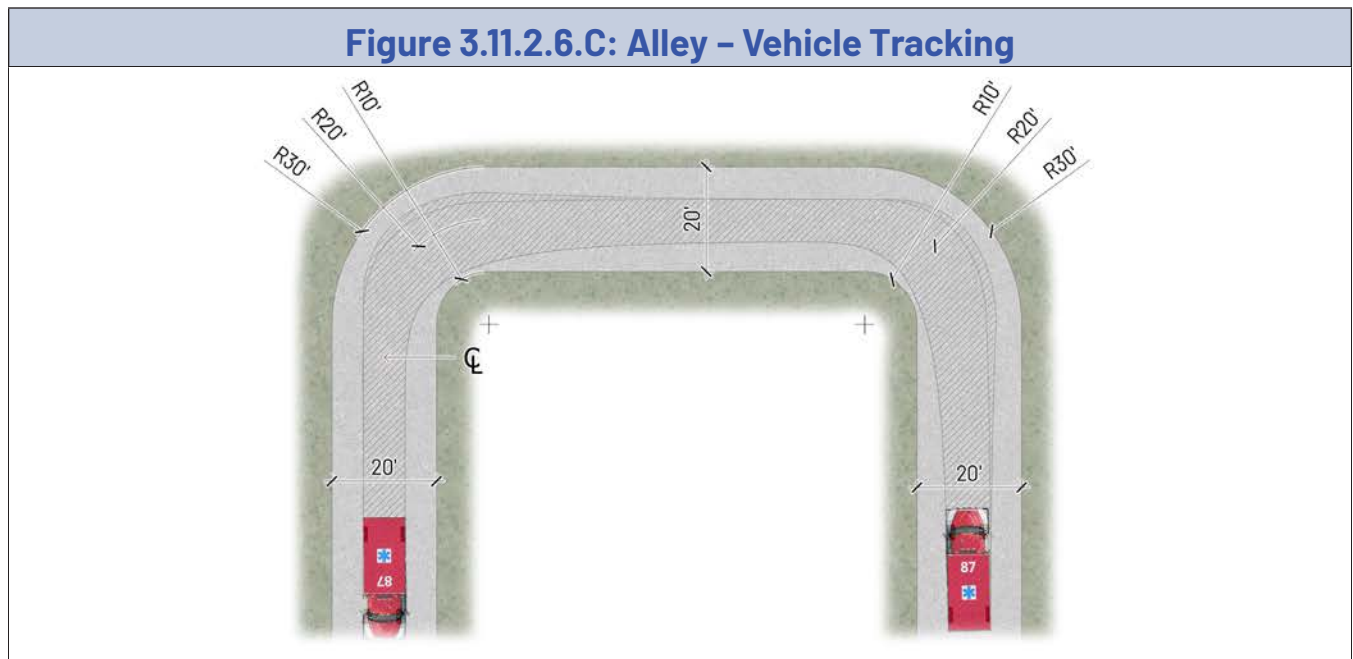
1. The radii applicable to Knuckles on local streets is detailed in **Figure 3.11.2.5.H: Knuckles**.
2. For streets other than local streets, cul-de-sac radii specifications can be found in **Figure 3.11.2.5.E: Cul-de-Sacs**.
3. The use of Knuckles, Elbows, and Eyebrows are exclusively permitted on local 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**.



- 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

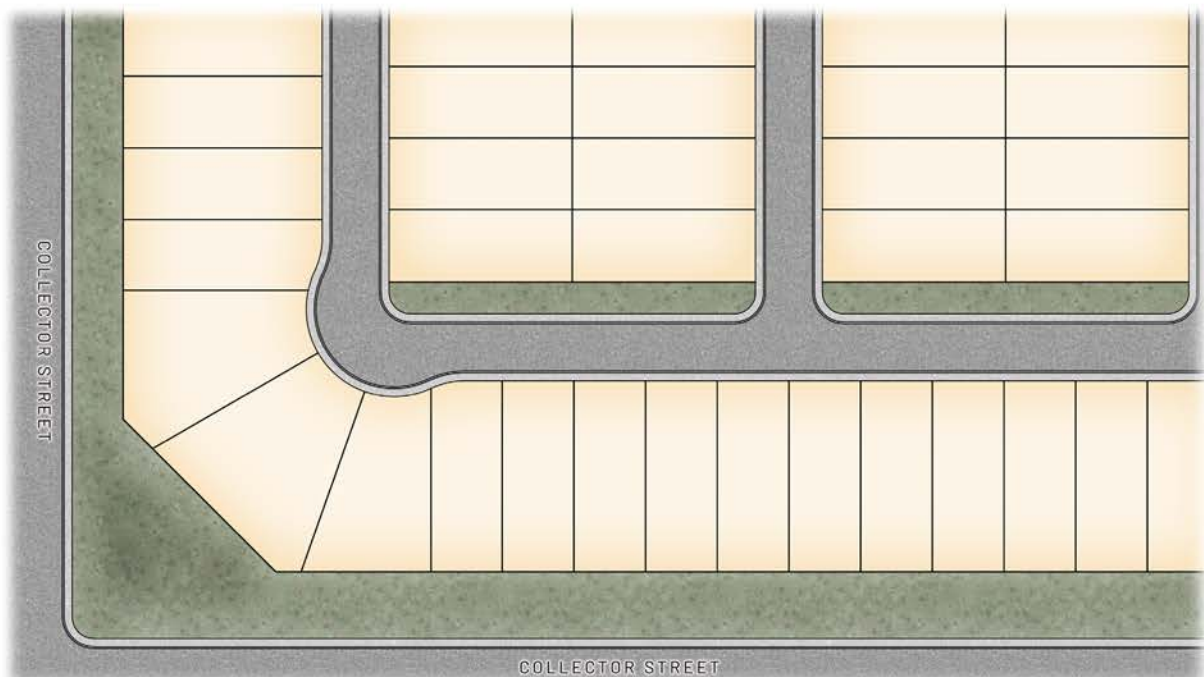
A. Block Length

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. Developers 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 supporting 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 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/developer.

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 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 development owners, unless alternative arrangements are stipulated within the 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 maximize 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 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 ARC shall retain the authority to oversee and enforce these Standards and Guidelines.

Moreover, the Master Developer reserves the right to unilaterally adopt new architectural design standards introduced by the City without necessitating Minor or Major Amendments to the PAD. This flexibility allows the development to integrate beneficial innovations while maintaining its foundational vision and character. There is no obligation to adopt such standards, thereby preserving the development's strategic design direction.

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; | F. Prairie/ Modern Prairie; |
| B. Desert Modern; | G. Spanish/ Modern Spanish; or |
| C. Farmhouse/ Modern Farmhouse; | H. Additional styles as approved by the ARC. |
| D. Mid-Century Modern; | |
| E. Ranch/ Modern Ranch | |

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 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 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 eaves. • 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 Continued

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: 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	<u>Roof Form</u> - Flat or low-pitch rooflines with parapets or extended horizontal planes. <u>Roof Material</u> - Single-ply membrane, smooth stucco parapet caps, or standing-seam metal accents. - Refer to subsection 3.12.1.2.8.J for more information. <u>Roof Slope</u> - Typically ranges from 1:12 to 3:12. <u>Roof Overhang</u> - 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 Continued

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	<u>Roof Form</u> - Street/ side facing gable, shed or gable dormers, gables. <u>Roof Material</u> - Standing seam metal roof material used as an accent. - Refer to subsection 3.12.1.2.8.J for more information. <u>Roof Slope</u> 4:12 or greater roof pitch with the two sides creating a forty-five (45) degree angle. <u>Roof Overhang</u> - 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 Continued

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

THE CASCADE – PAD

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	<u>Roof Form</u> • Angular, low pitched, gable, and flat roof forms. Can be a combination of pitched and flat roof forms. <u>Roof Material</u> • Typically includes flat concrete tile or other equal materials. • Refer to subsection 3.12.1.2.8.J for more information. <u>Roof Slope</u> • Varies based on proposed roof form. <u>Roof Overhang</u> • 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 Continued

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	<u>Roof Form</u> • Broad, low-pitch gable or hip roofs extend over porches and patios. <u>Roof Material</u> • 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. <u>Roof Slope</u> • Typically roof pitch ranges from 2:12 to 4:12. • Parapet roofs appear flat but slope slightly for drainage. <u>Roof Overhang</u> • 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 Continued

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

THE CASCADE – PAD

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	<u>Roof Form</u> - Typically, hipped roof with broad eaves. <u>Roof Material</u> - Flat concrete tile. - Refer to subsection 3.12.1.2.8.J for more information. <u>Roof Slope</u> - Shallow pitch, 3:12 to 5:12 <u>Roof Overhang</u> - 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 Continued

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. • Eaves 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 Continued

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 creative and attractive, high-quality residential environment, ensuring The Cascade remains 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 (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 are 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 and 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 projects 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 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

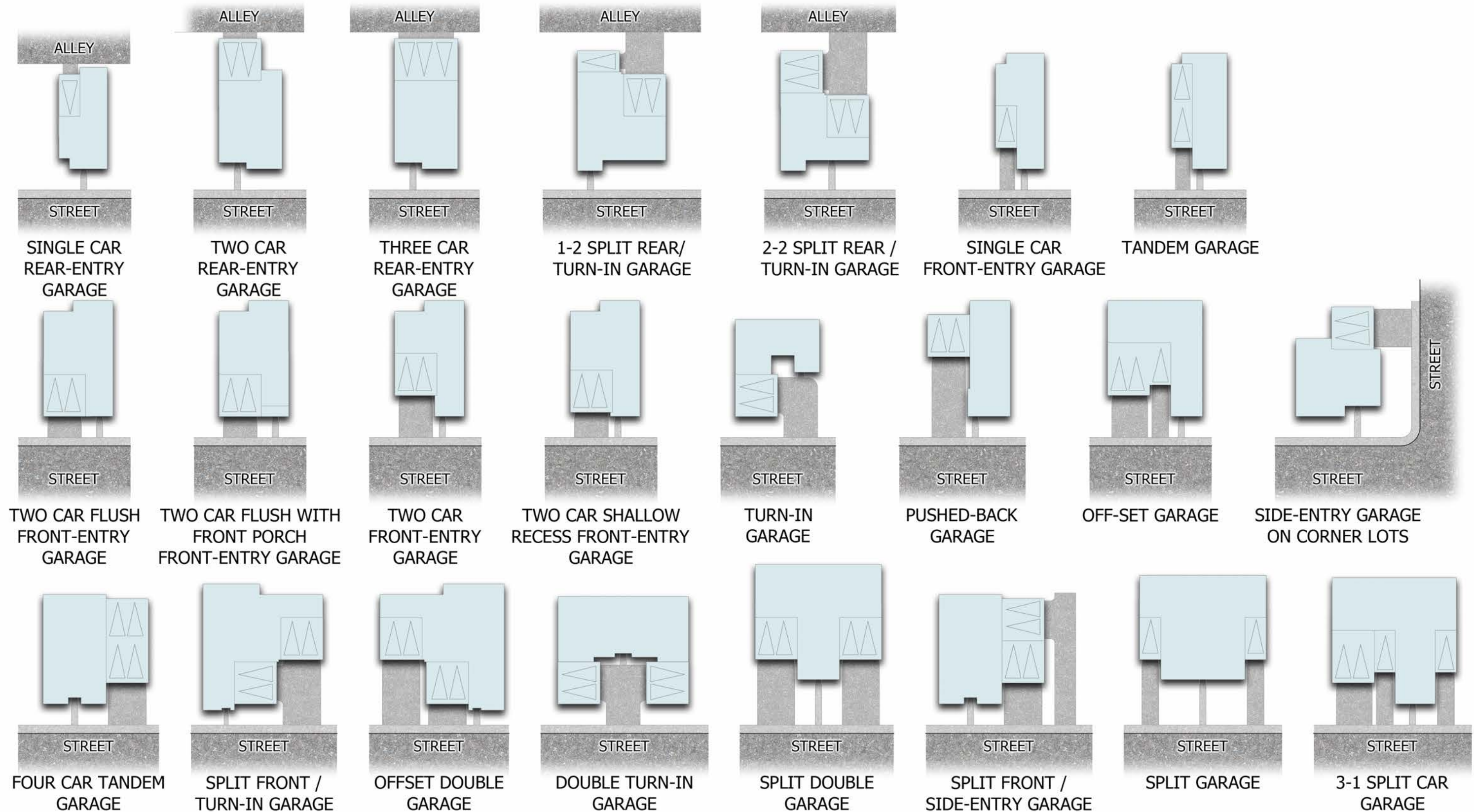
1. For garages that occupy more than fifty (50) percent of the home's front elevation, visual mitigation techniques should be applied to diminish their prominence. Effective strategies include:
 - a. Incorporating architectural elements like windows, wainscoting, or varied materials to soften the visual 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 ARC and the Zoning Administrator or their individual designee.



NOTE: NOT AN EXHAUSTIVE LIST OF EXAMPLES OF GARAGE CONFIGURATIONS.

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 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 interest.
 - 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 setback at least two (2) feet from the front plane of any livable portion of the principle 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. The Standards and Guidelines help to avoid disproportionate bulk and maintain 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 material 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 transitional 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 Master Developer.

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. The 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 ARC and the Zoning Administrator or their individual designee.

C. Buildings composed of up to eight (8) must incorporate at least two (2) of the following methods to enhance architectural and visual interest:

1. Introduce a projection, recess, or reveal 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 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. Garges 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 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 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. Overhands 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 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. Incorporated 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 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 black 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 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. Un-textured 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 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 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 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 environment 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 path 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 public 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.

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.

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**.
2. Individual 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 acreage 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 during the 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 during the 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.
- 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 landscape 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:

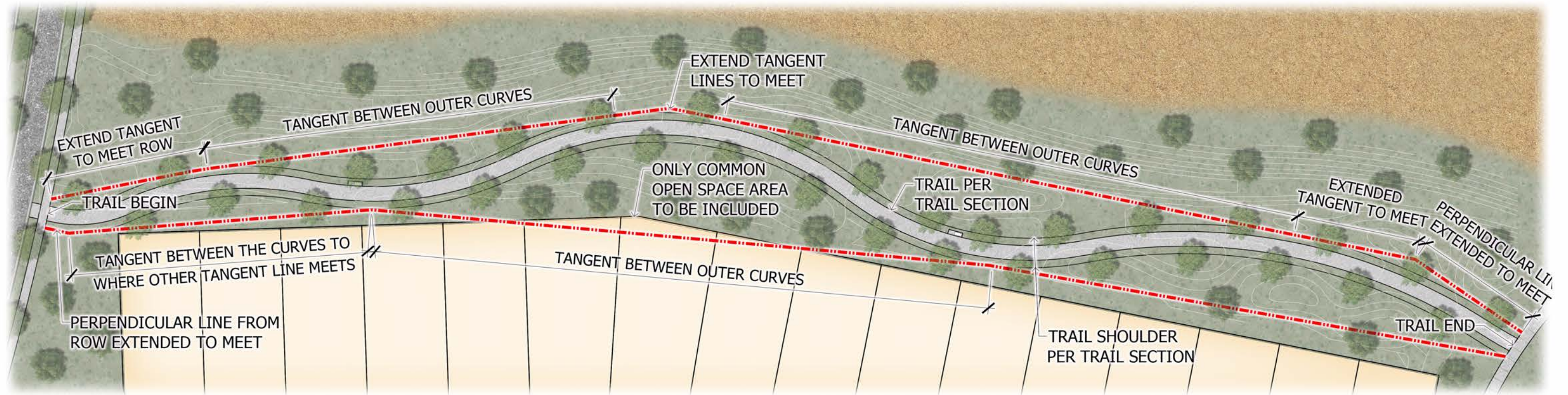
i. **Section 3.14: Path and Trail Circulation Standards and Guidelines,**

ii. **Section 3.15: Street Standards and Guidelines,** and

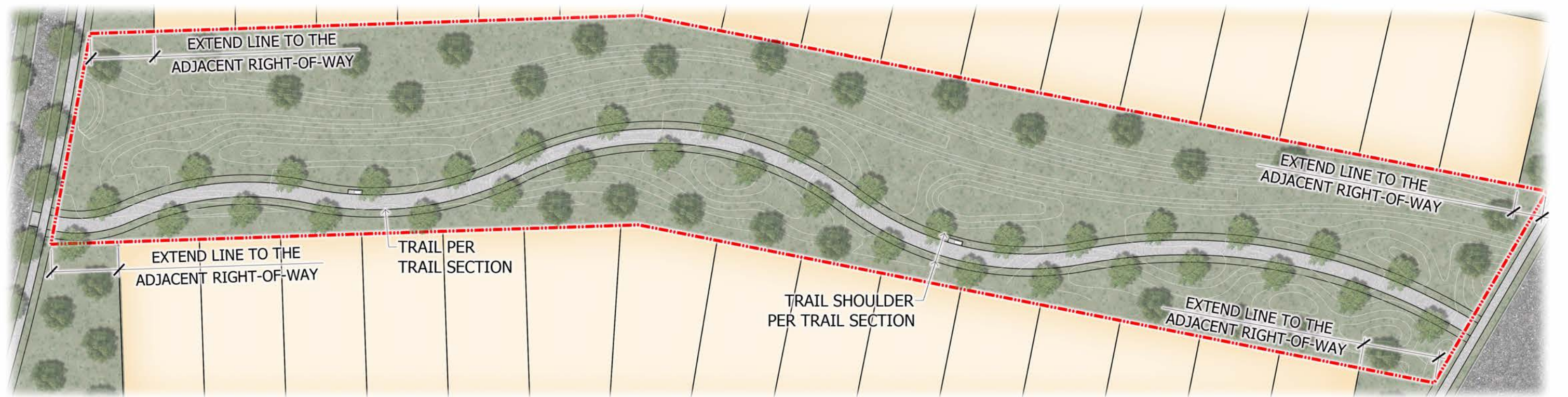
iii. **Exhibit 3.15: Street Sections.**

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. The Master Developer retains the right to permit public or private schools to be developed adjacent to parks, facilitating shared use of park facilities to enhance community access to recreational and educational amenities.



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 parks 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 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 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 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 during the Preliminary Plat or Site Plan process and documented on the applicable Village Plan and supporting exhibits. Refer to **Exhibit 3.13.2.2: Conceptual Largest Park Map** for the general intent.

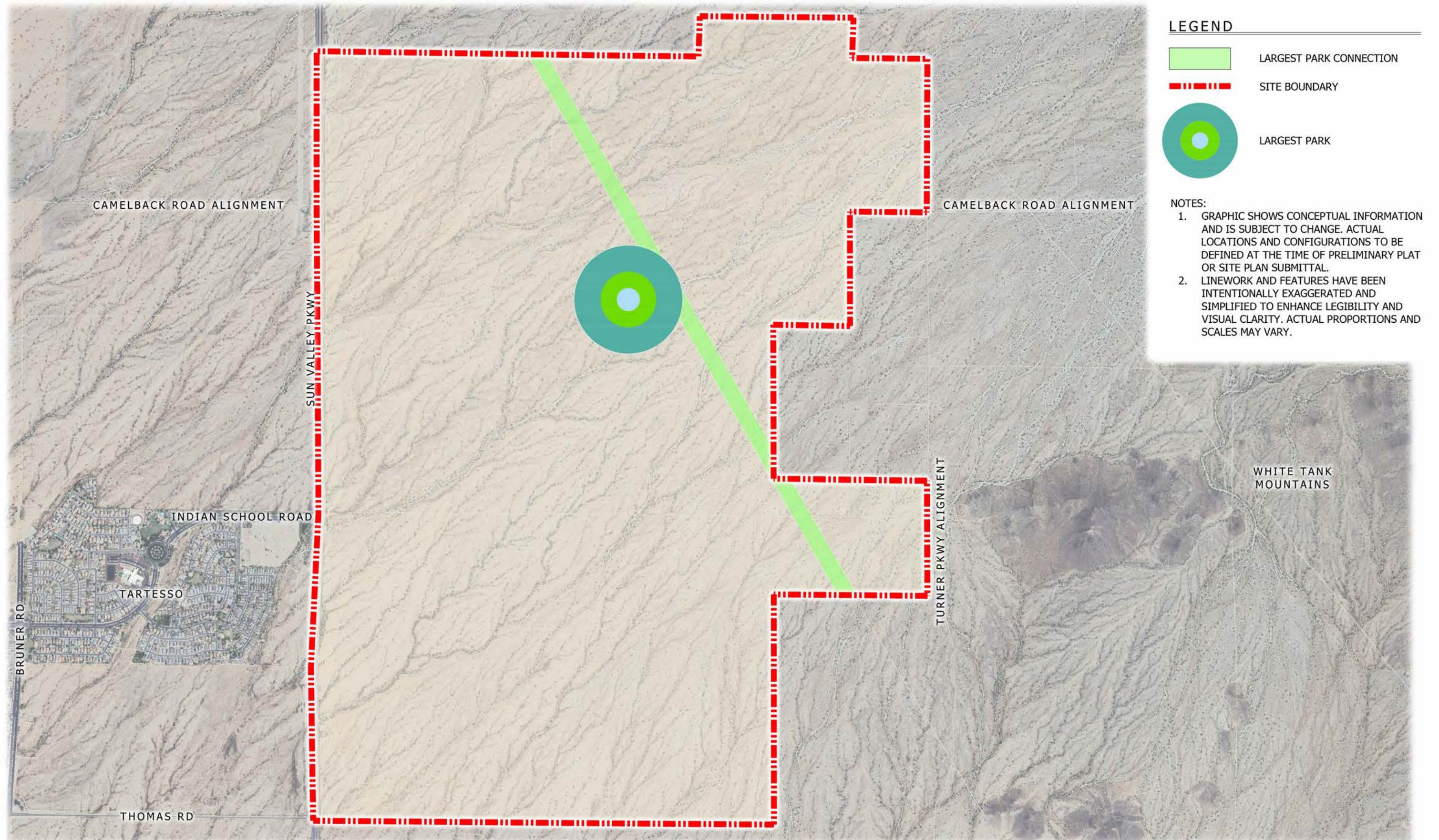


Exhibit 3.13.2.2: Conceptual Largest Park Map

THE CASCADE - PAD



3.13.2.3 *Cascade Park Type A*

Cascade Park Type A is designed to serve multiple neighborhoods, providing 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 illustrated 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 during the 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 during the 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 illustrated 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 during the 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 by the Master Developer and the Zoning Administrator or their individual designee.
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 with approval by the Master Developer.

D. Regional trails and the Minor Trailhead may be conveyed to, and thereafter maintained by the City, subject to City approval.

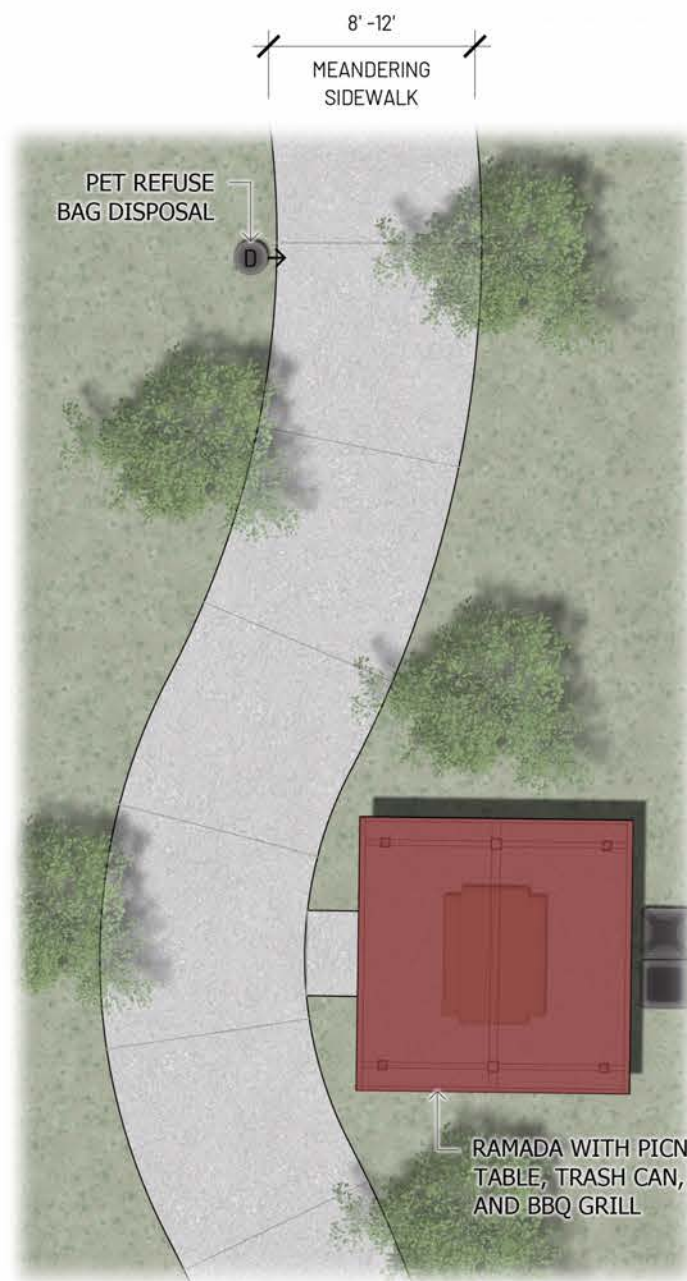
3.13.2.7 Community Trail Node

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.

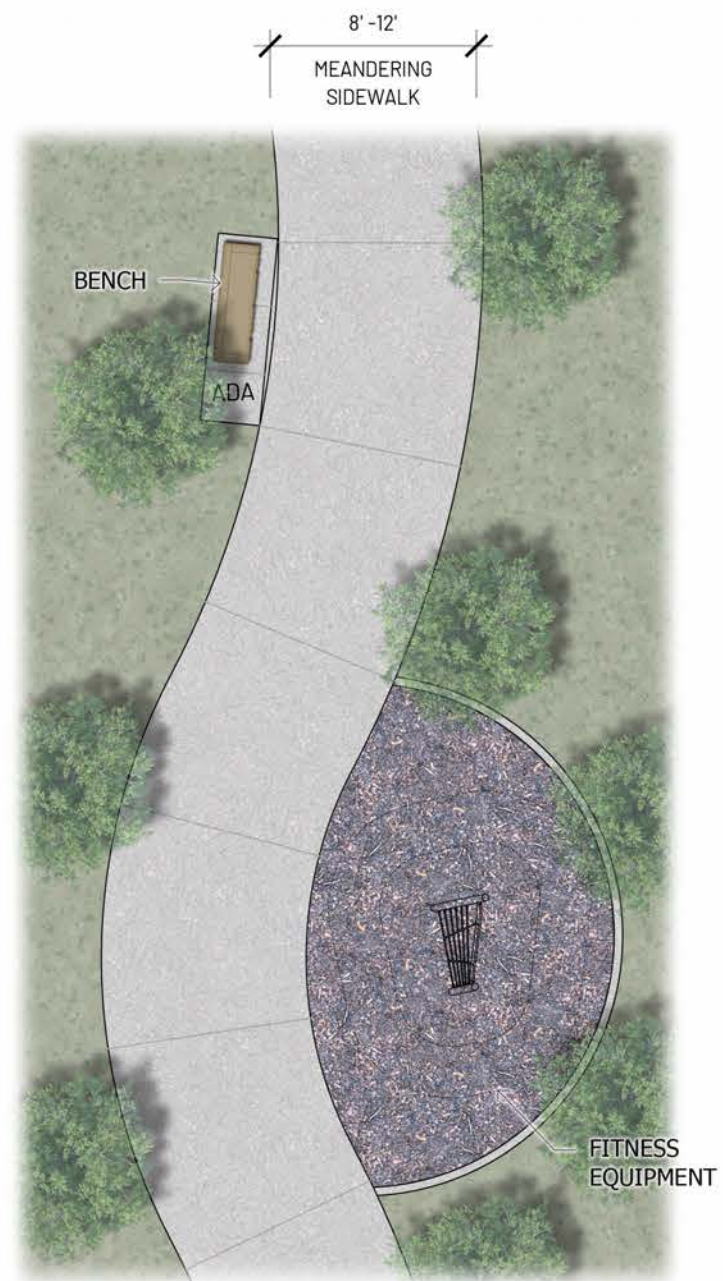
A. Community trail nodes may be integrated within Cascade parks or developed as standalone connections to the trail system.

B. Each trail node shall include a minimum of two (2) amenities to enhance user experience.

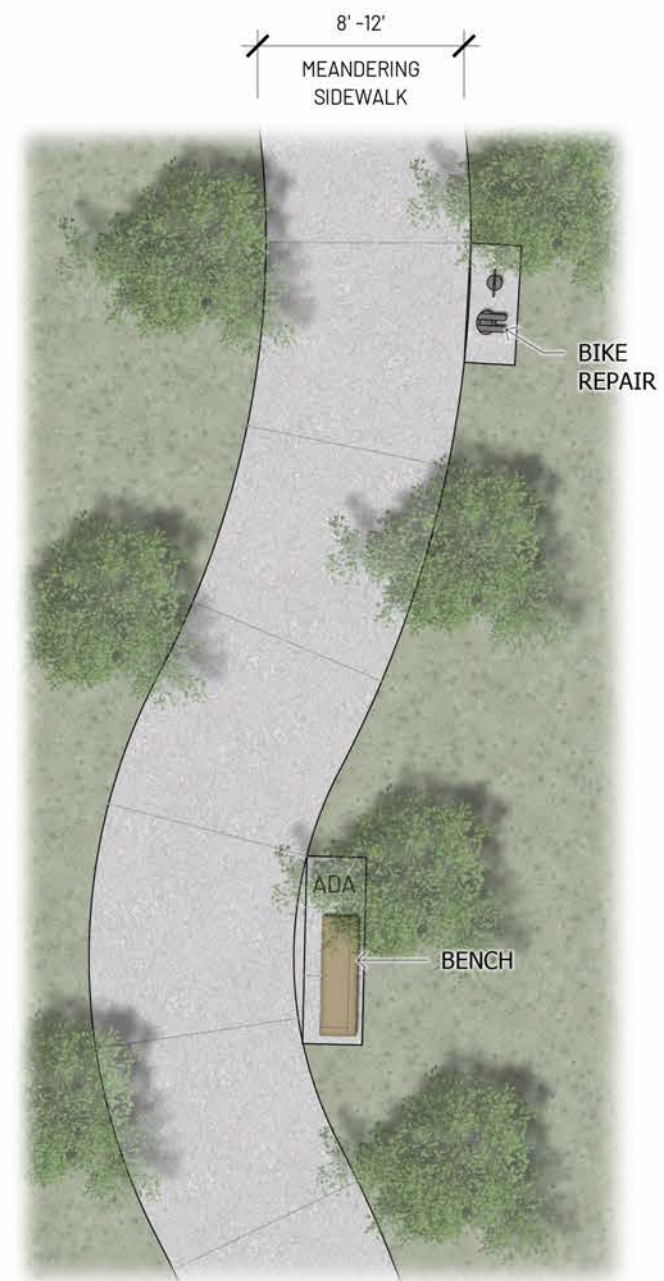
1. Conceptual examples are illustrated in **Exhibit 3.13.2.7: Community Trail Nodes**.
2. Suggested amenities are provided in **Table 3.13.2.9: Park Amenities** though this list is not exhaustive.
 - a. Additional amenities may be incorporated with approval by the Master Developer.



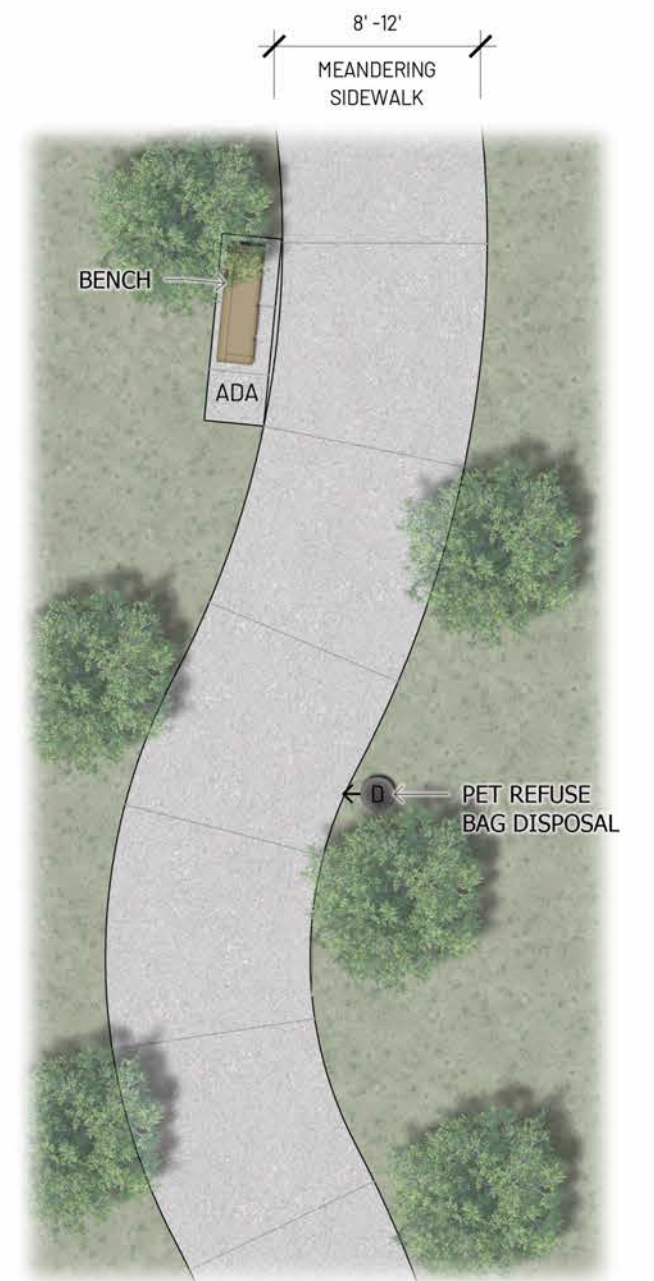
EXAMPLE 1



EXAMPLE 2



EXAMPLE 3



EXAMPLE 4

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, 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, subject to approval by the Master Developer.
 - 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 landscape, 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, providing 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. The Master Developer retains final approval overall park amenities 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 and receive approval from the Master Developer.

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 Master Developer.

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, the Master Developer may require the installation of trash and recycling receptacles 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 not any 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 determined by the Master Developer, 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

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 environment 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 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 provides 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. key locations.

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. Path 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 at the discretion of the Master Developer where feasible. 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 required by the Master Developer.
9. Seating areas with shade trees should be strategically placed along paths to enhance user comfort, as required by the Master Developer.
10. Each Parcel adjacent to an 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





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 or 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

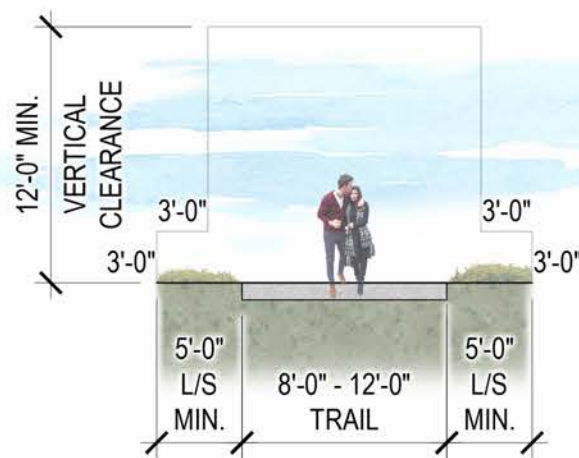
The Cascade incorporates a variety of path and trail types with different surface materials to accommodate various users and recreational activities. Hard surface paths are intended for bicyclists, in-line skaters, and pedestrians, while soft surface trails provide options for joggers, mountain bicyclists, 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, subject to approval by the Master Developer. 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, subject to approval by the Master Developer.
 - 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) foot shall be maintained for horse and rider safety along equestrian trails.

3.14.3 Trail Classifications

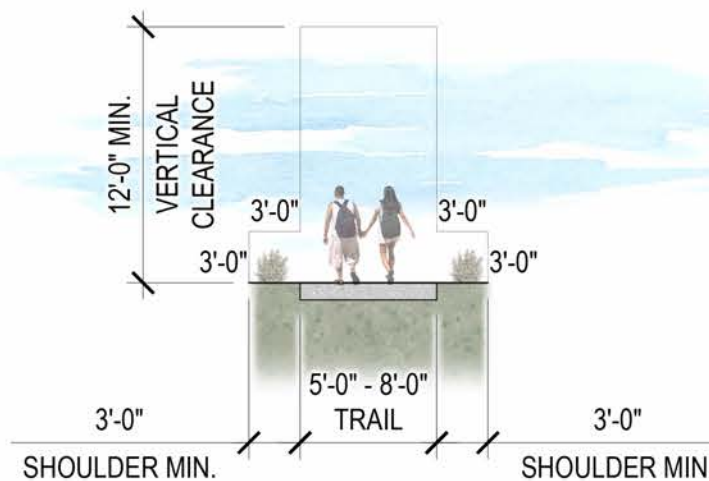
The following trail classifications establish the overall circulation framework for the Site. All trails identified under these classifications are located within common elements or tracts. Additional trail types may be introduced within individual Parcels or Villages during the Preliminary Plat or Site Plan process, subject to approval by the Master Developer. 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



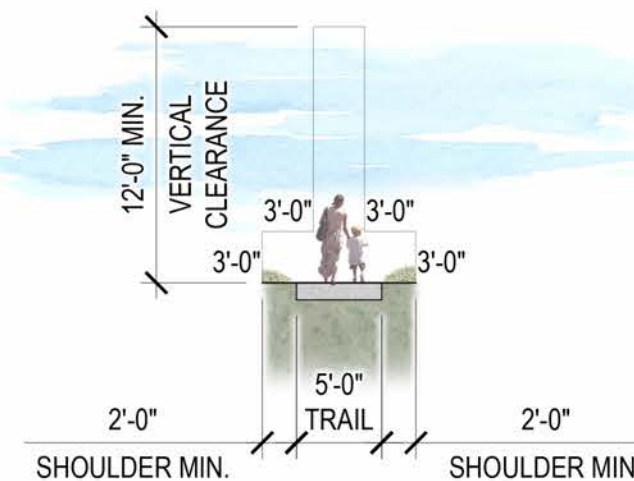
A Cascade Trail Type A

SCALE: NTS



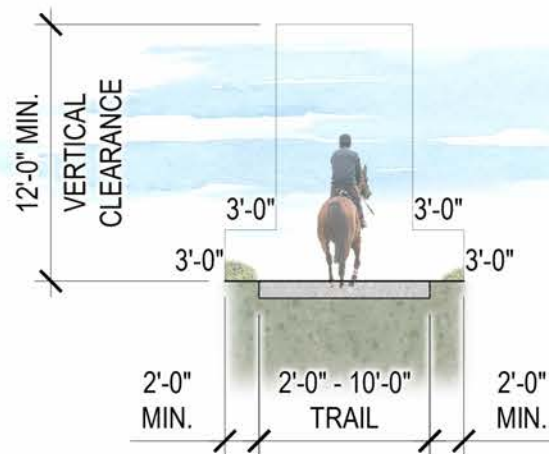
B Cascade Trail Type B

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 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 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 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 Cascade shall primarily consist of hand-cleared native soil.
 - 1. Alternative surface materials may be used as approved by the Master Developer.
- 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

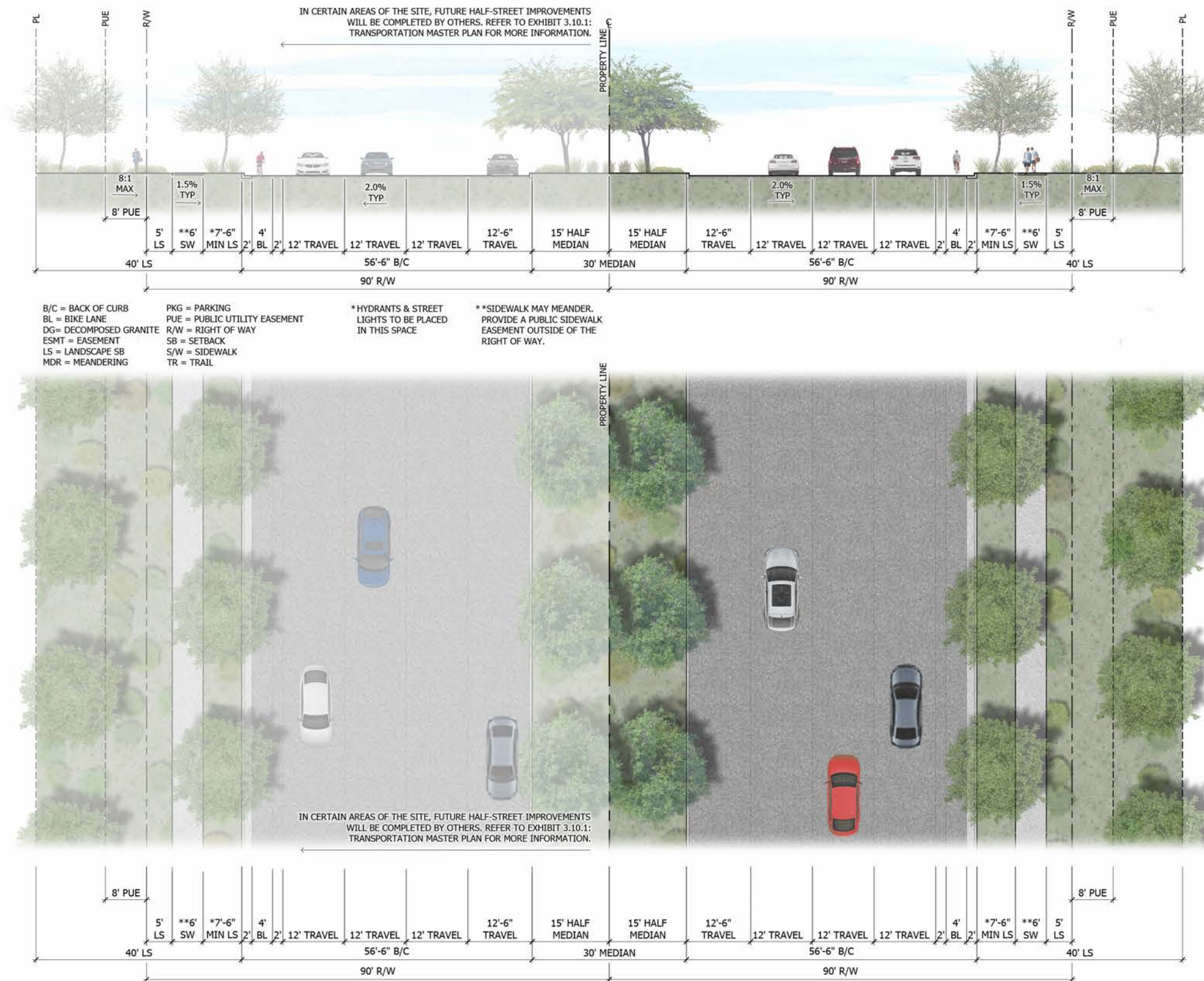
Aligned with **Section 3.10.1: Transportation Framework Plan**, this Section establishes design and implementation of the Standards and Guidelines for roadways within the Site. All streets, pathway, and associated infrastructure must comply with the Americans with Disabilities Act (“ADA”) and other applicable 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.

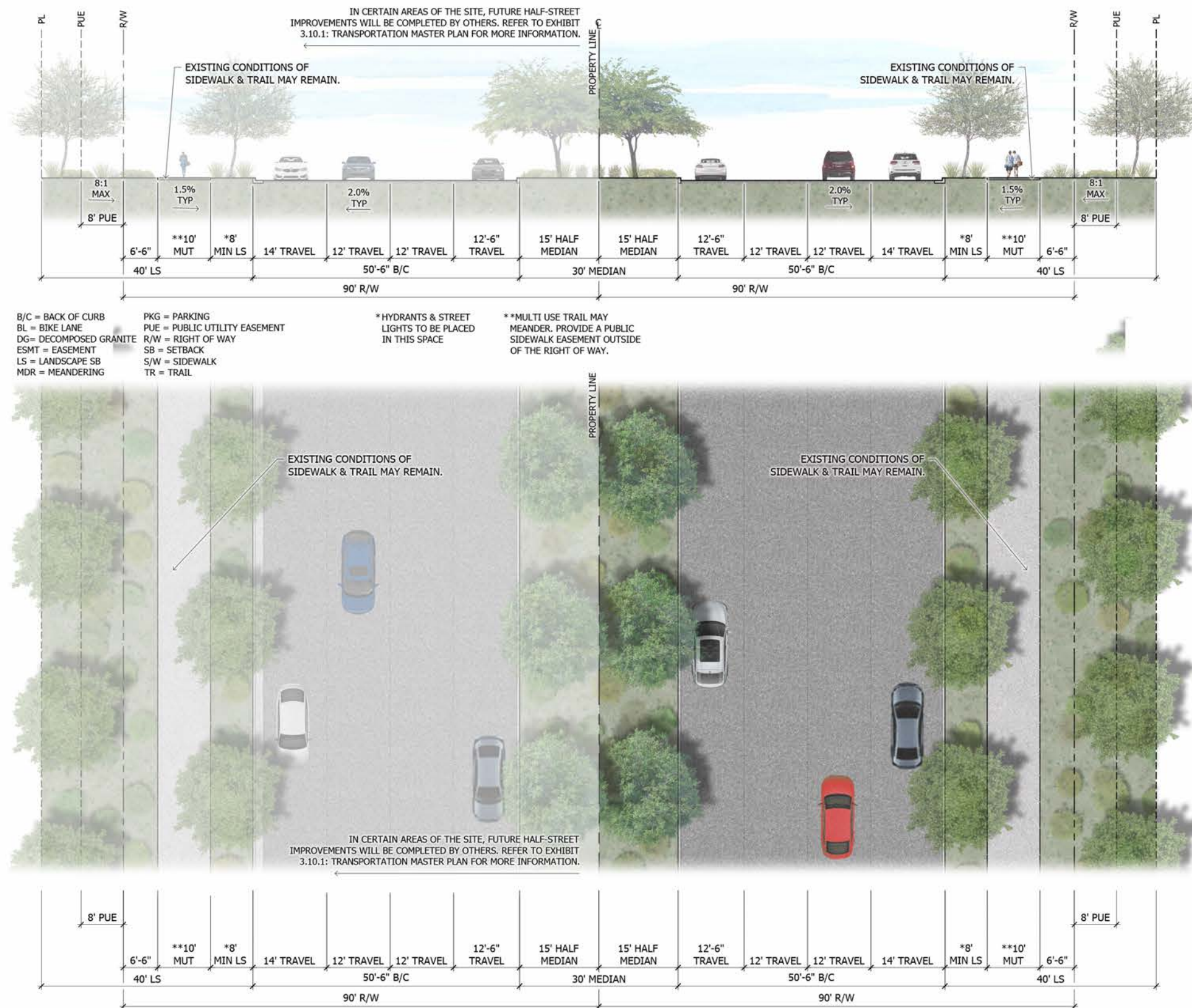
Roadway and pathway design shall incorporate curb ramps, crosswalks, and appropriate signed in compliance with ADA requirements and applicable Public Right-of-Way Accessibility Guidelines (“PROWAG”), ensuring accessible routes throughout the community. Additionally, pedestrian walkways, crossings, and 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 (Non-Residential) 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)

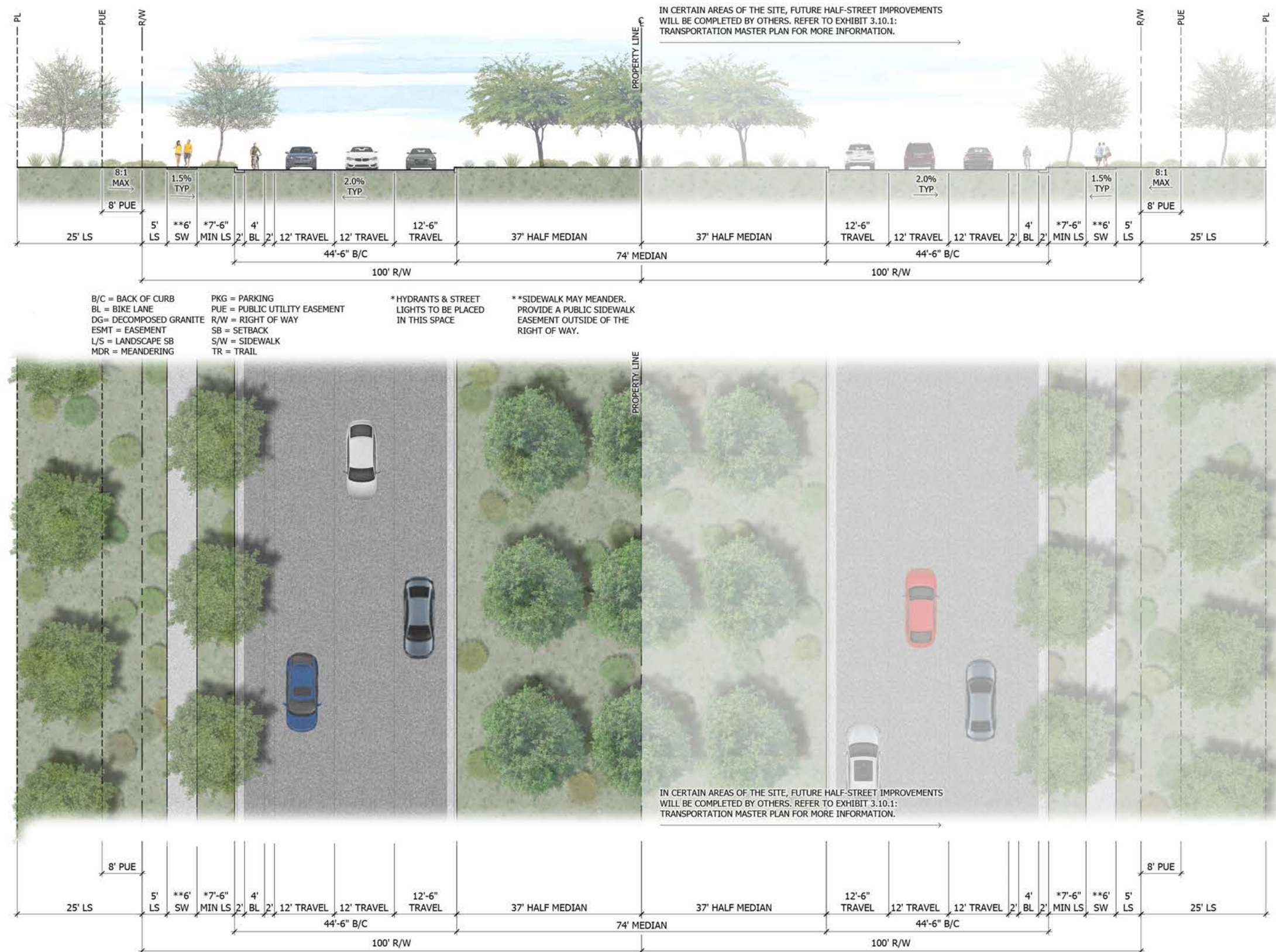
Table 3.15: Streets Standards Continued								
Street Name		Lanes	Public or Private	Public ROW or Private Tract Width	Parking	Bike Lane	Median / Turn Lane	Sidewalk
O	52' Local Street	Two travel lanes/ One lane in each direction	Public or Private	52'	Both Sides	N/A	N/A	5' Detached (Both sides)
P	50' 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)



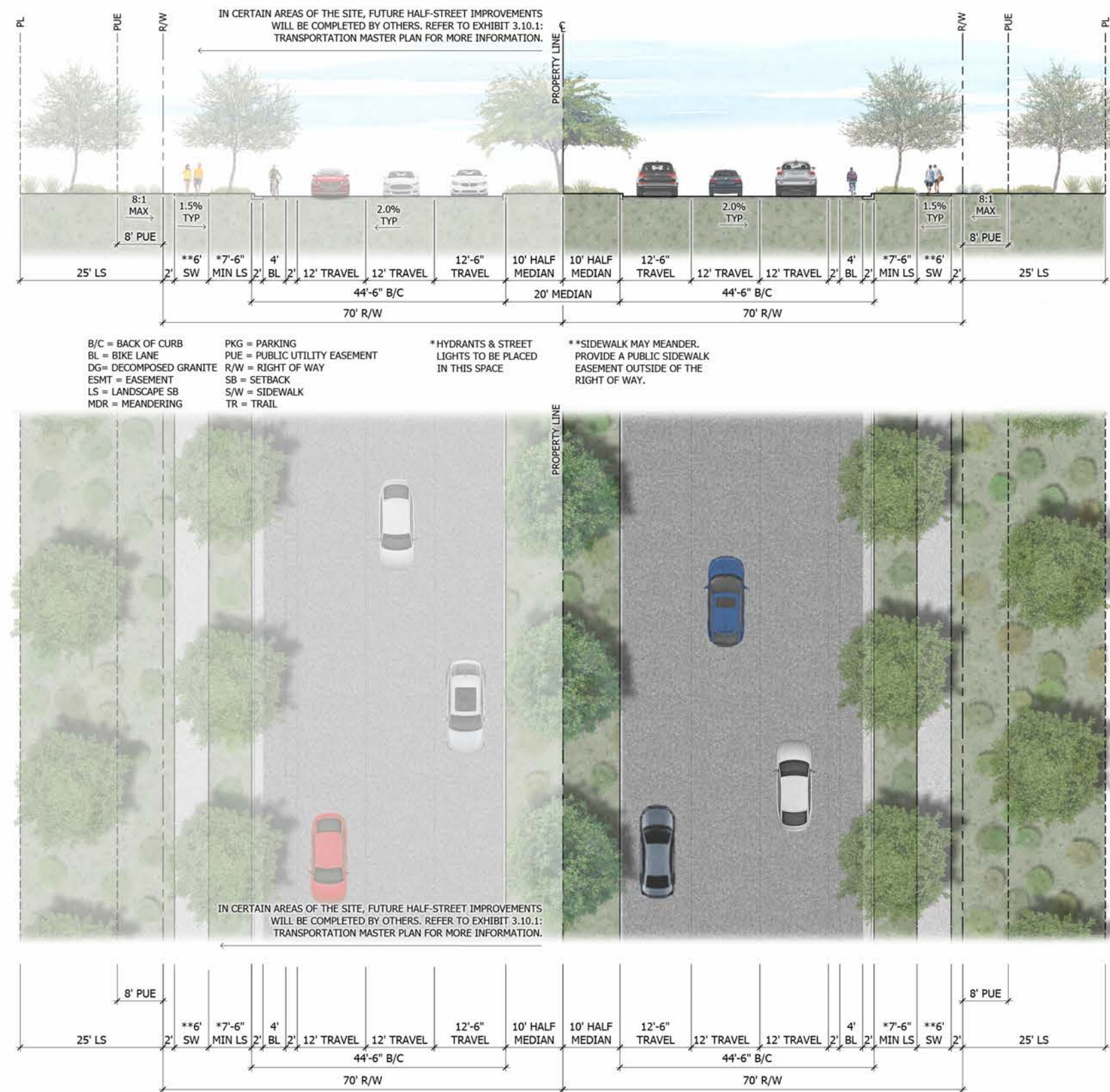
A1 SUN VALLEY PARKWAY - 90' HALF STREET PRINCIPAL ARTERIAL WITH BIKE LANE
SCALE: 1"=10'-0"



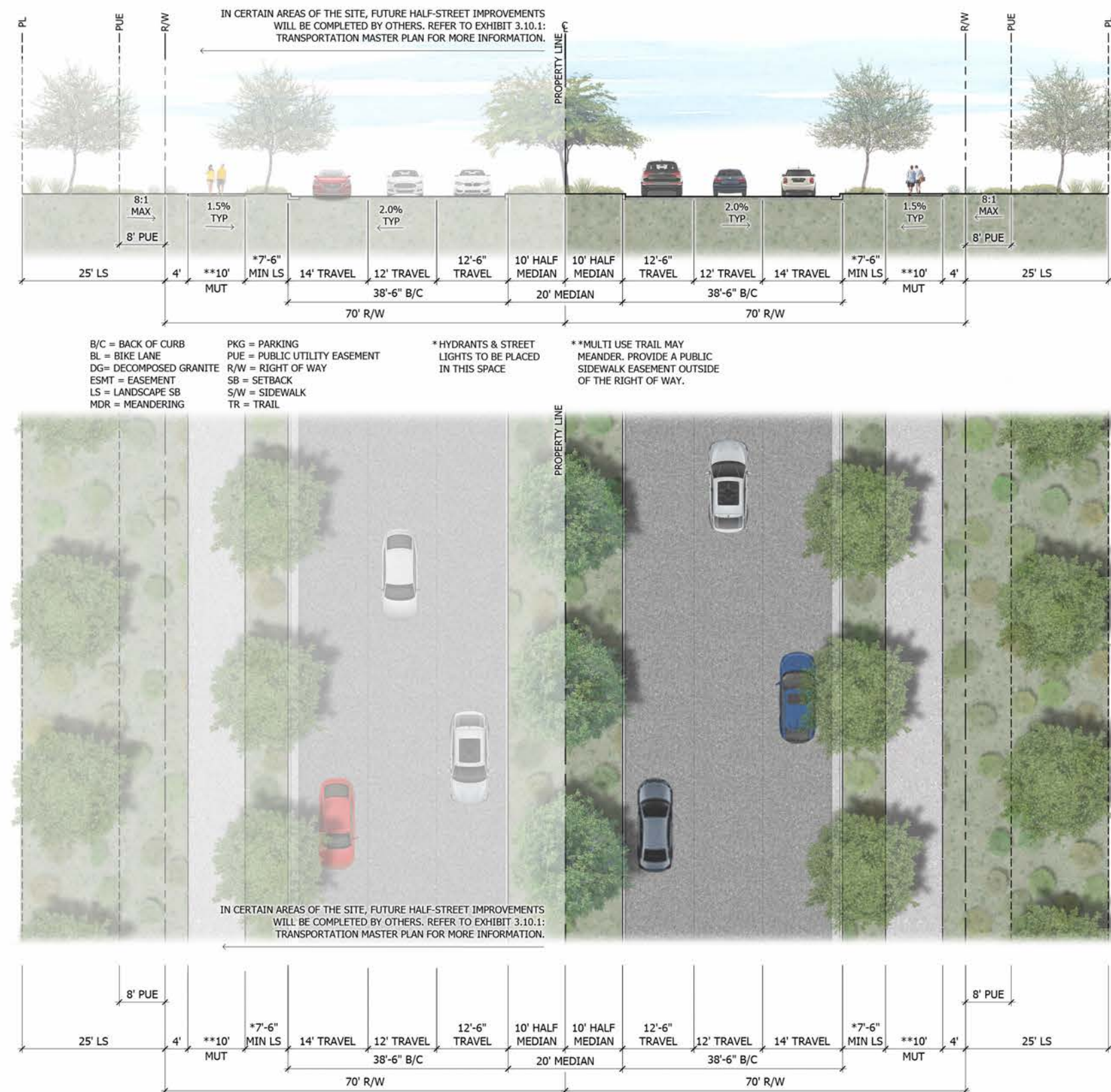
A2 SUN VALLEY PARKWAY - 90' HALF STREET PRINCIPAL ARTERIAL WITH 10' MUT
SCALE: 1"=10'-0"



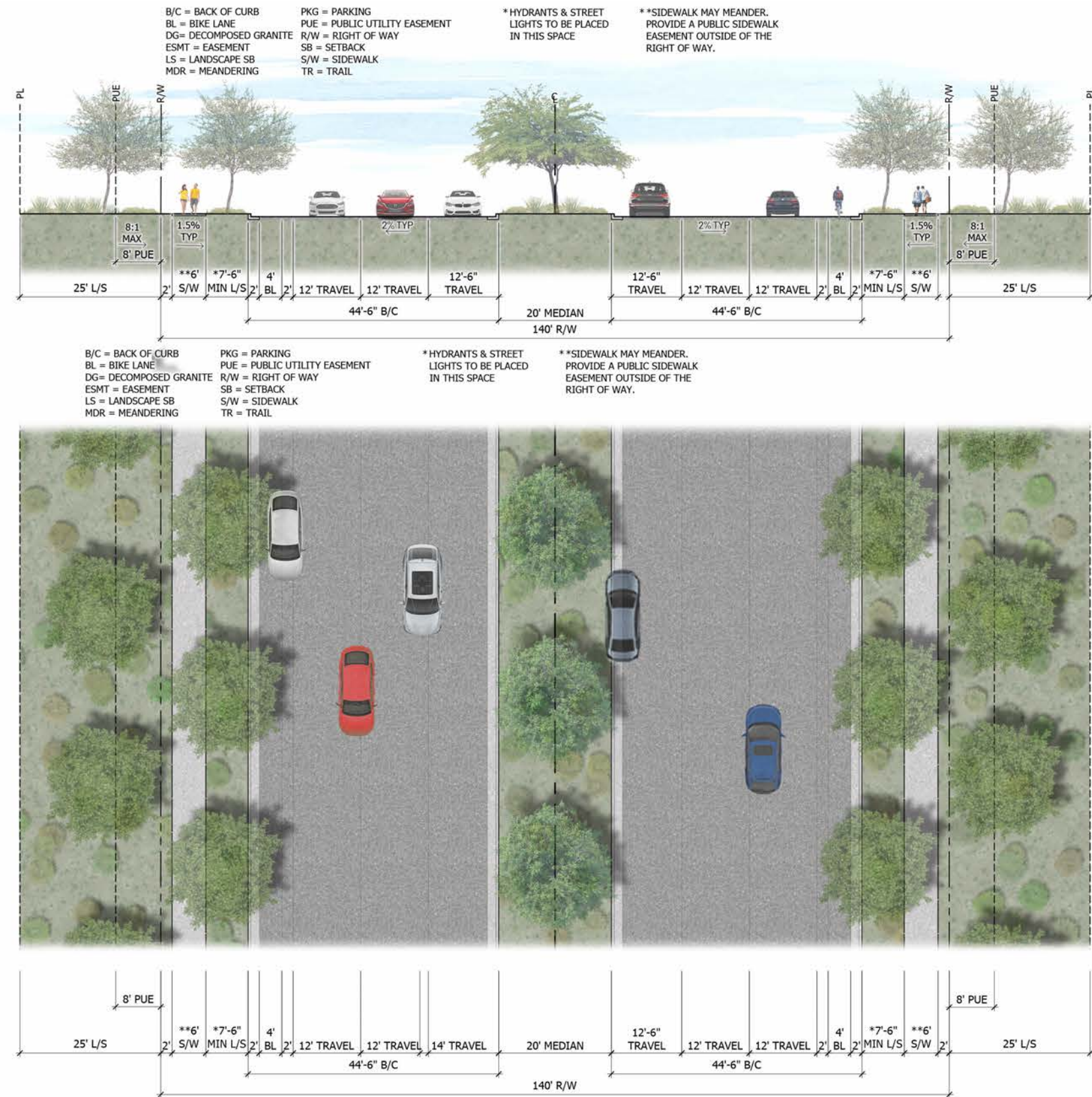
B1 TURNER PARKWAY - 100' HALF STREET PARKWAY WITH BIKE LANE
SCALE: 1"=10'-0"



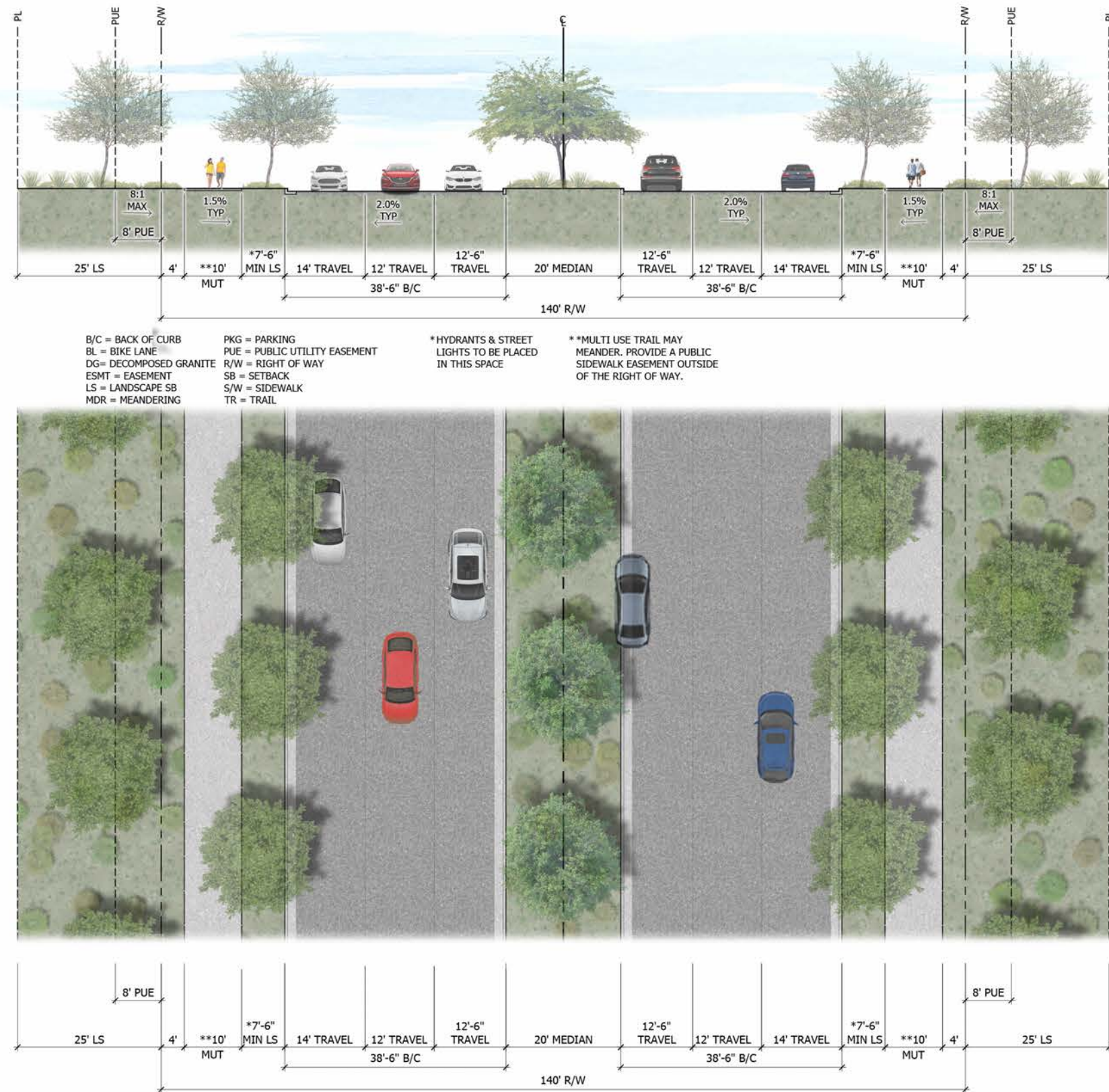
C1 THOMAS ROAD, CAMELBACK ROAD, AND INDIAN SCHOOL ROAD - 70' HALF STREET MAJOR ARTERIAL WITH BIKE LANE
SCALE: 1"=10'-0"



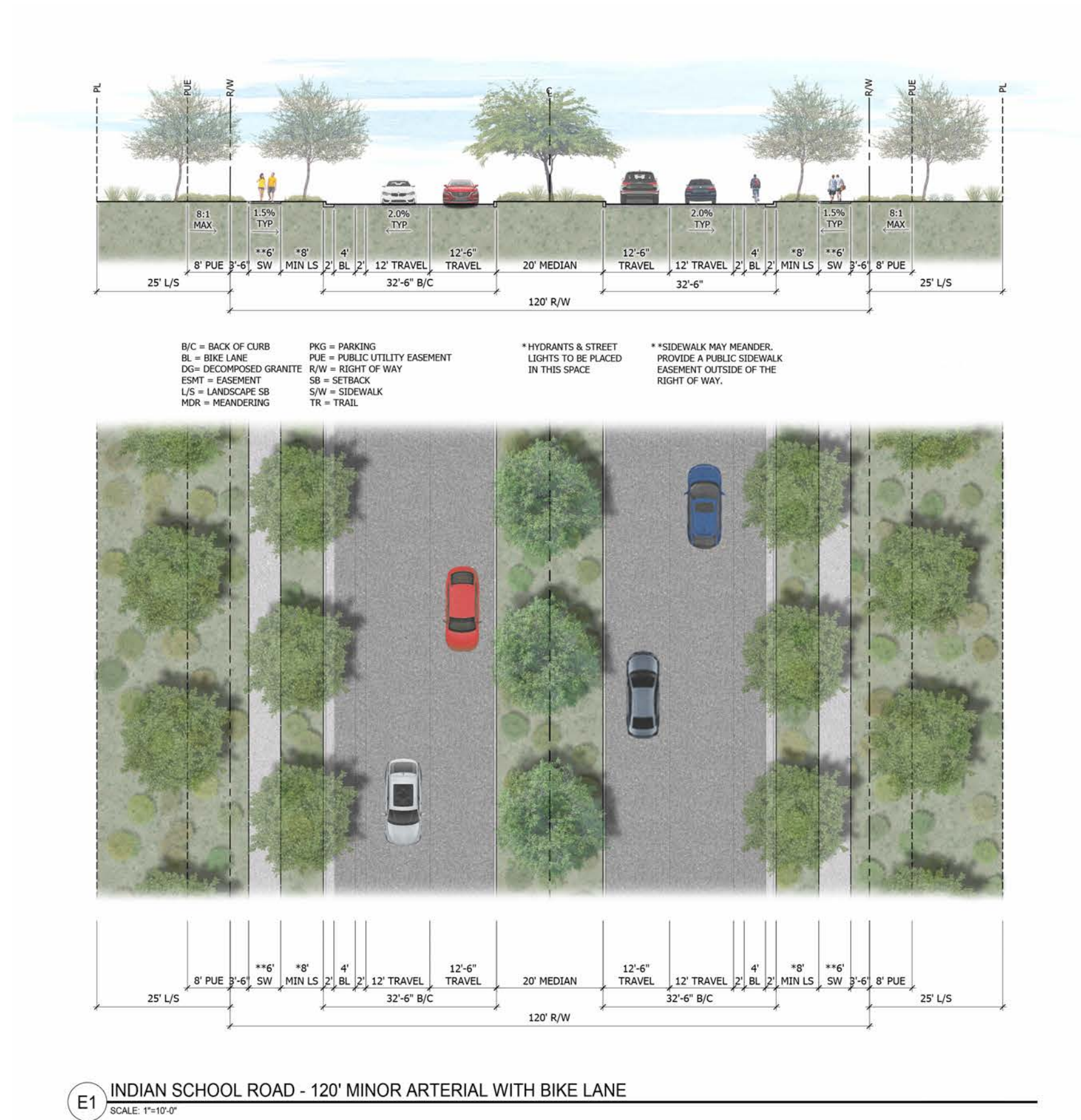
C2 THOMAS ROAD, CAMELBACK ROAD, AND INDIAN SCHOOL ROAD - 70' HALF STREET MAJOR ARTERIAL WITH 10' MUT
SCALE: 1"=10'-0"

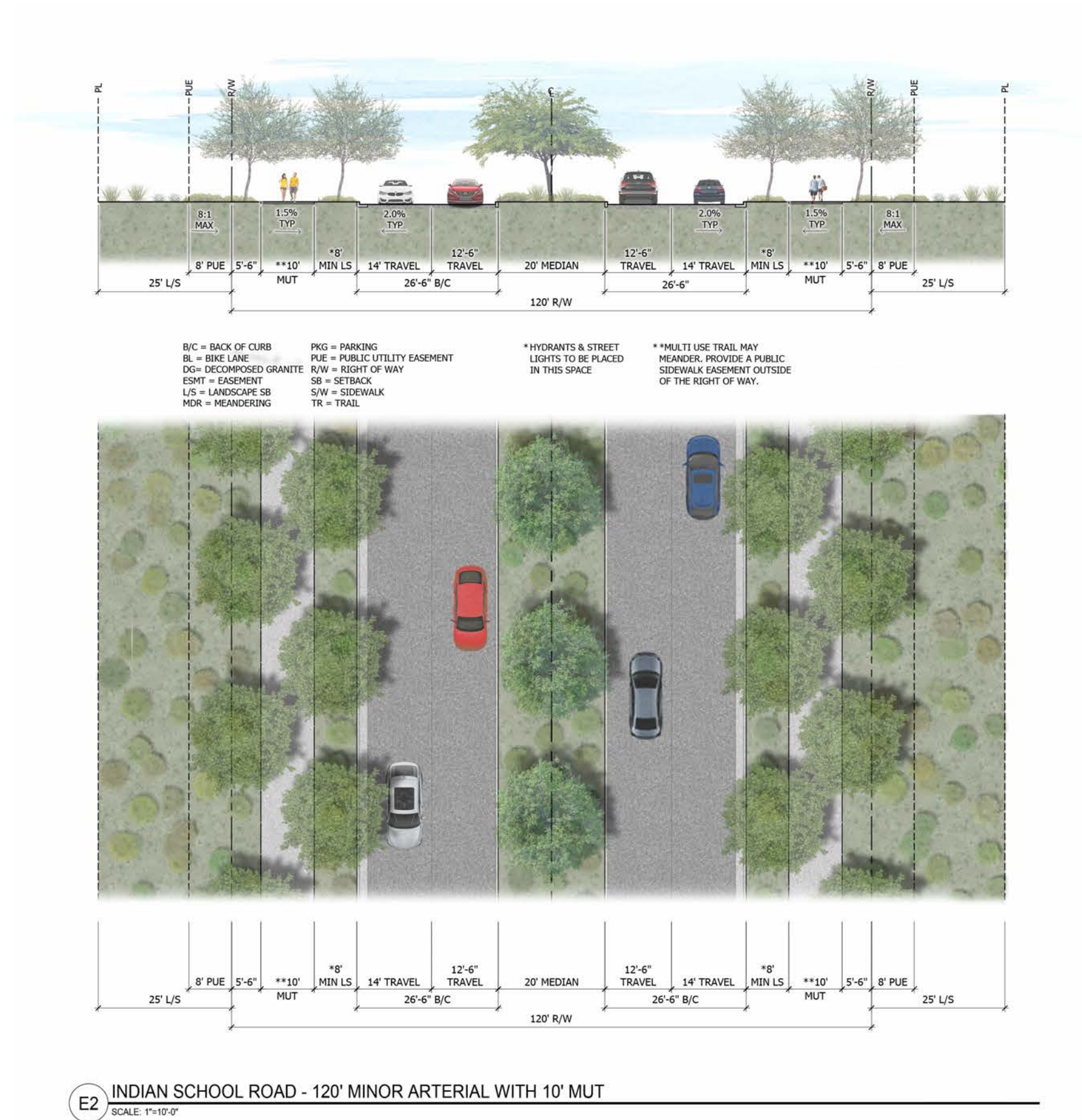


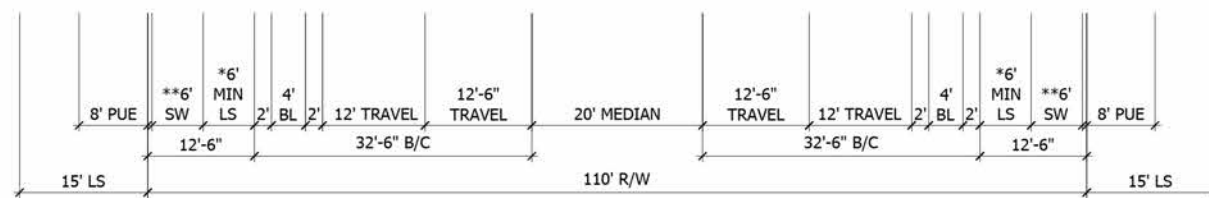
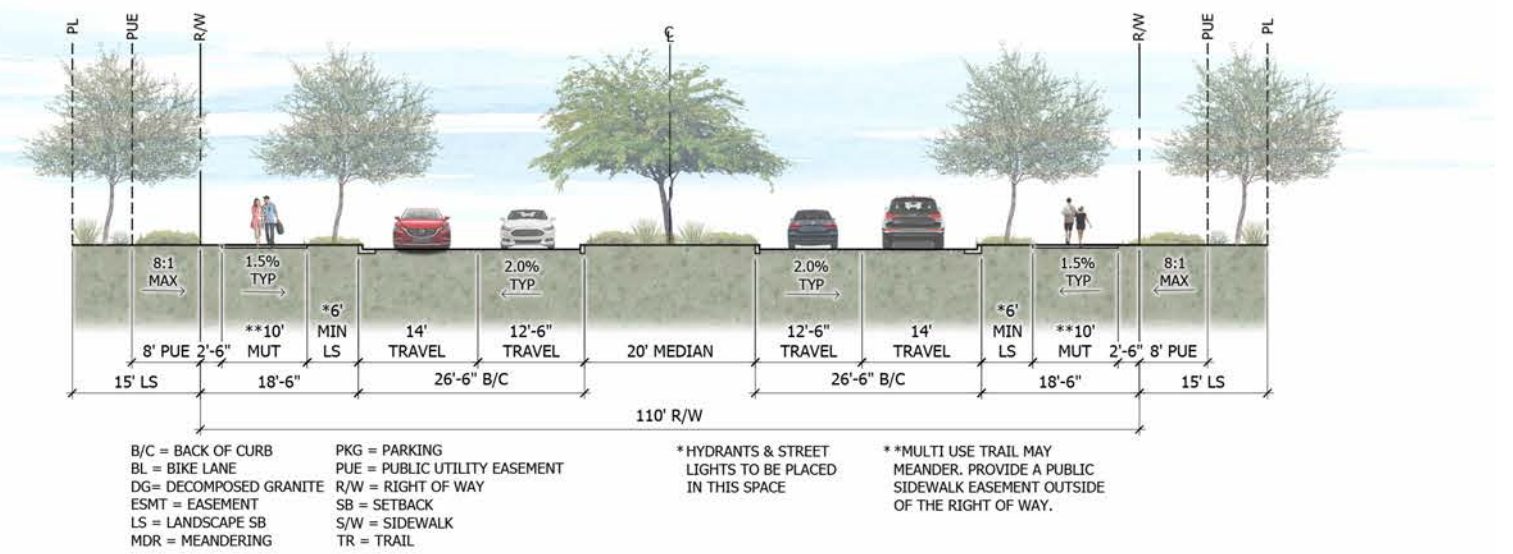
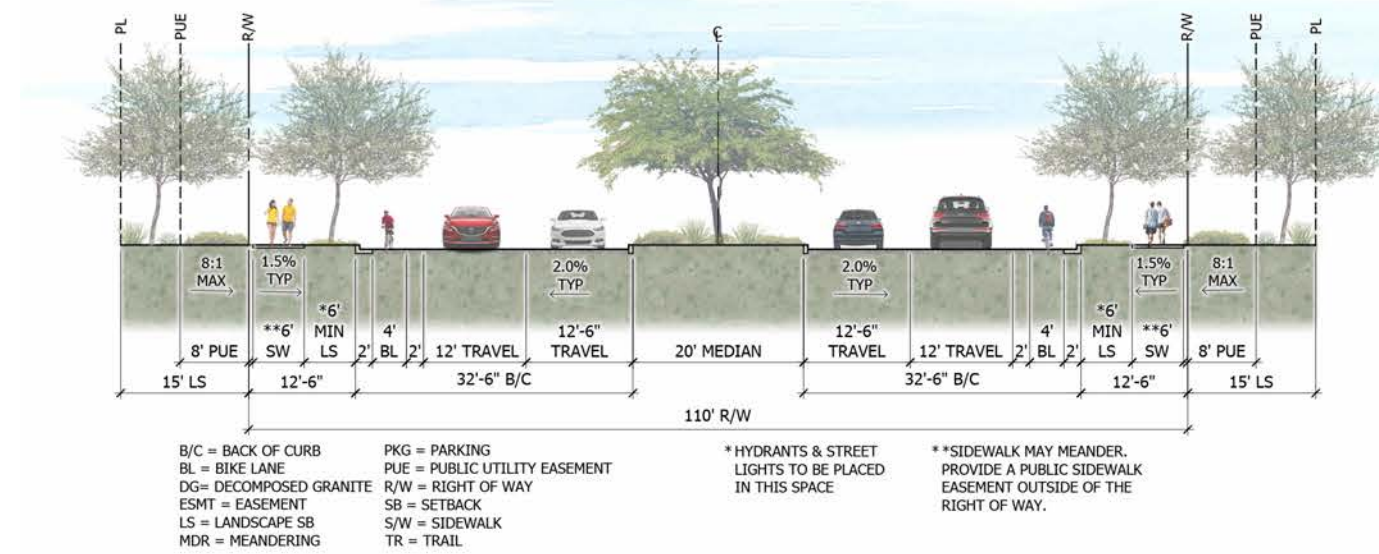
D1 CAMELBACK ROAD, WILSON AVENUE, AND INDIAN SCHOOL ROAD - 140' MAJOR ARTERIAL WITH BIKE LANE
 SCALE: 1"=10'-0"



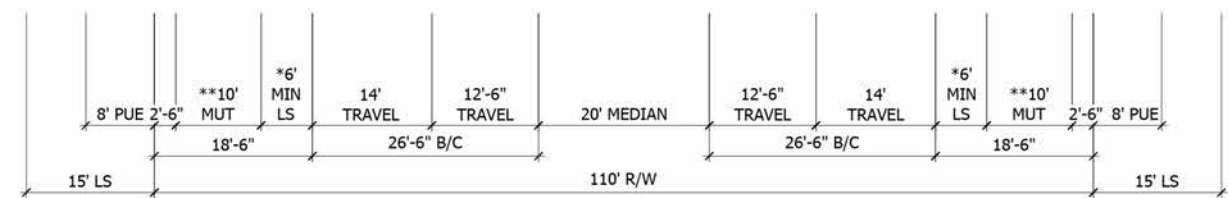
D2 CAMELBACK ROAD, WILSON AVENUE, AND INDIAN SCHOOL ROAD - 140' MAJOR ARTERIAL WITH 10' MUT
 SCALE: 1"=10'-0"



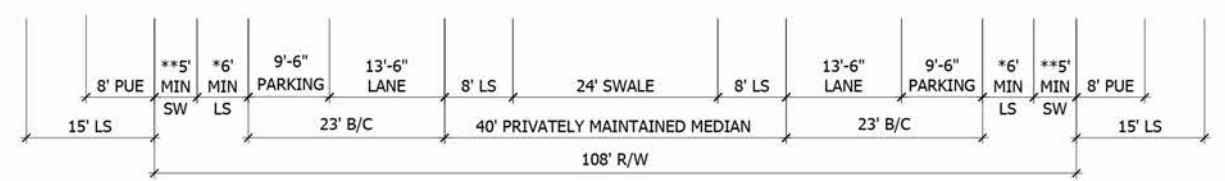
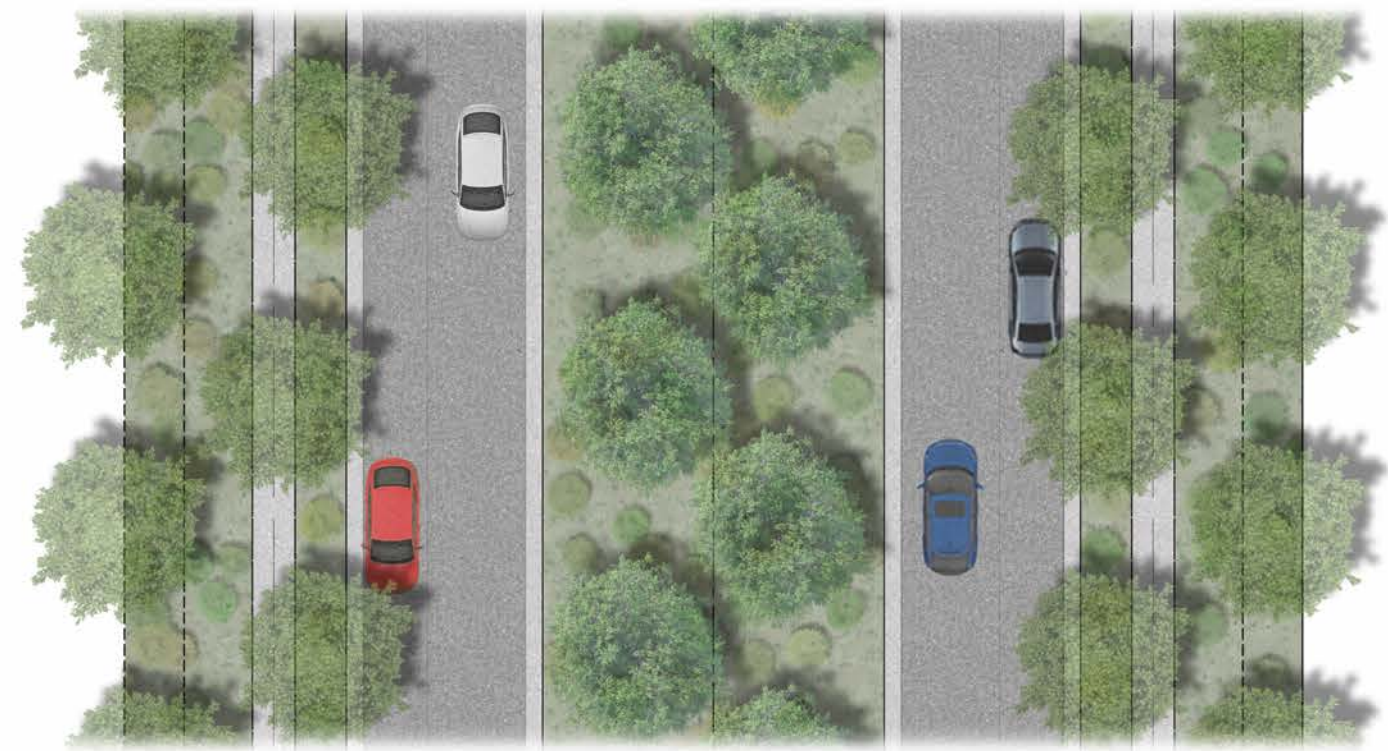
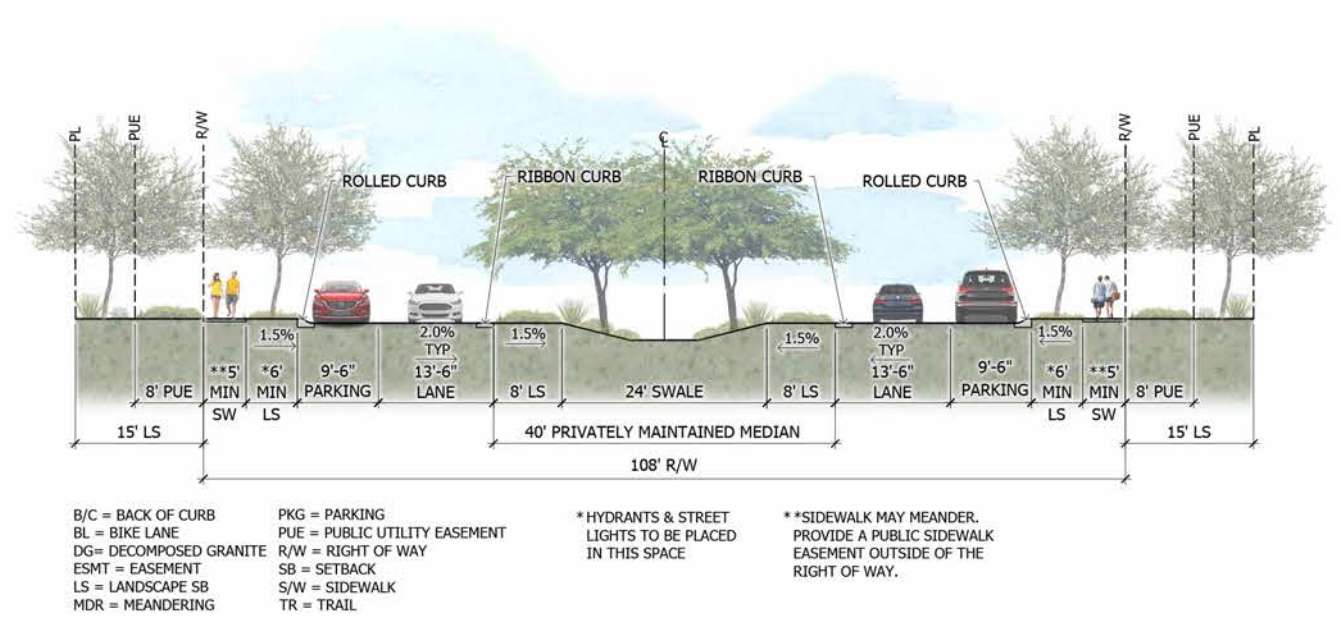




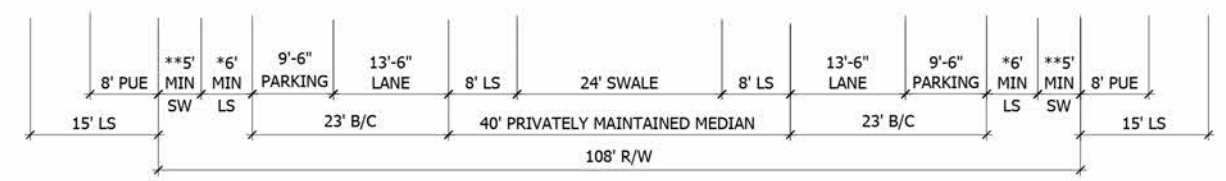
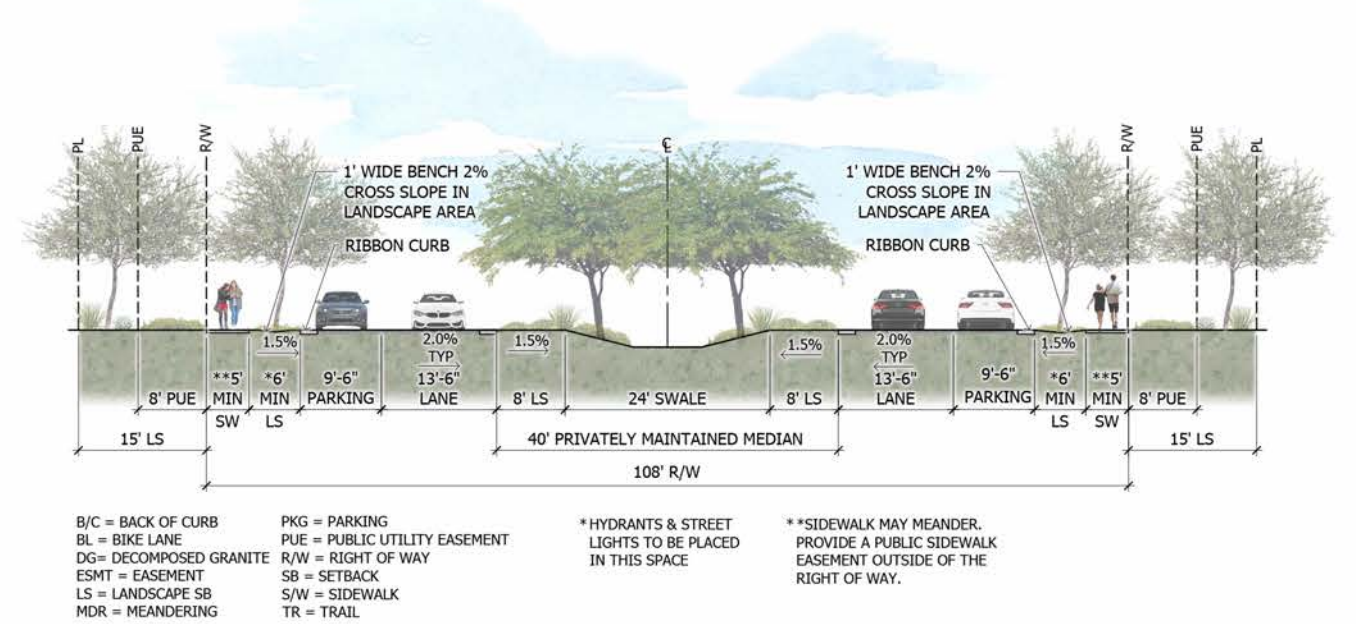
F1 110' MAJOR COLLECTOR WITH BIKE LANE
SCALE: 1"=10'-0"



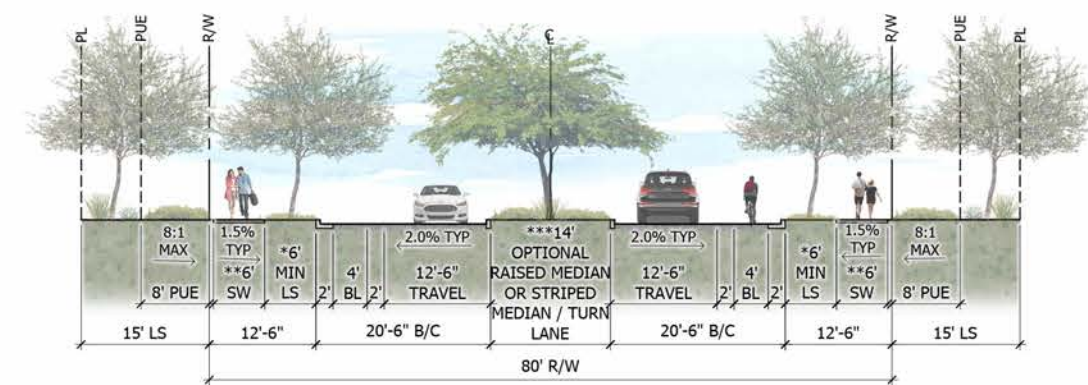
F2 110' MAJOR COLLECTOR WITH 10' MUT
SCALE: 1"=10'-0"



G1 108' MINOR COLLECTOR WITH SWALE TRACT
SCALE: 1"=10'-0"
PARKING BOTH SIDES / DETACHED SIDEWALK



G2 108' MINOR COLLECTOR WITH SWALE TRACT AND DUAL SWALE
SCALE: 1"=10'-0"
PARKING BOTH SIDES / DETACHED SIDEWALK

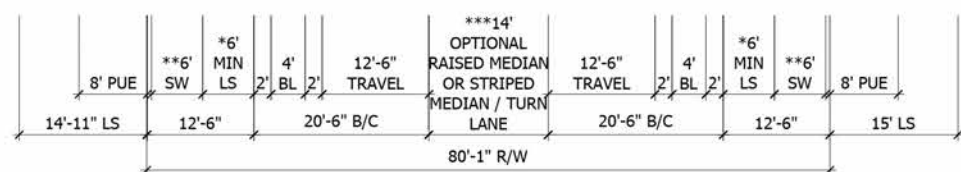


B/C = BACK OF CURB
BL = BIKE LANE
DG = DECOMPOSED GRANITE
ESMT = EASEMENT
LS = LANDSCAPE SB
MDR = MEANDERING

PKG = PARKING
PUE = PUBLIC UTILITY EASEMENT
R/W = RIGHT OF WAY
SB = SETBACK
S/W = SIDEWALK
TR = TRAIL

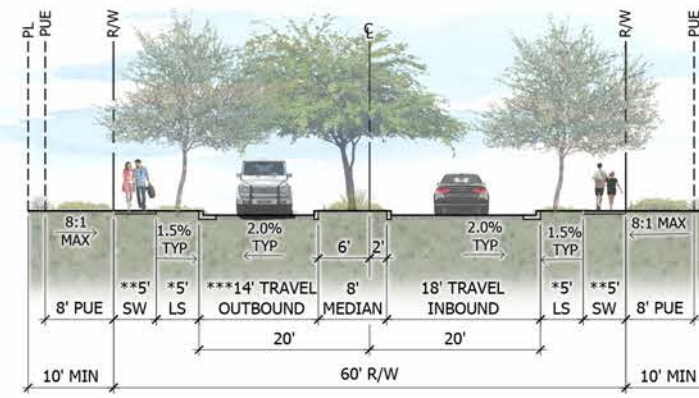
*HYDRANTS & STREET LIGHTS TO BE PLACED IN THIS SPACE
*SIDEWALK MAY MEANDER. PROVIDE A PUBLIC SIDEWALK EASEMENT OUTSIDE OF THE RIGHT OF WAY.

***10' OR 11' TURN LANE CAN BE PROVIDED TO ALLOW FOR MEDIAN.



H 80' MINOR COLLECTOR (NON-RESIDENTIAL)
RAISED MEDIAN OR STRIPED MEDIAN / TURN LANE
SCALE: 1"=10'-0"

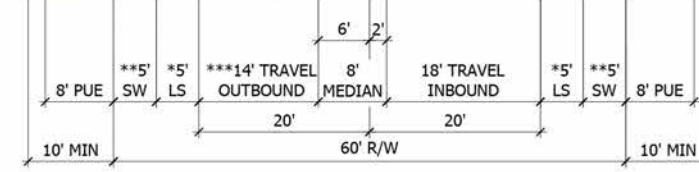
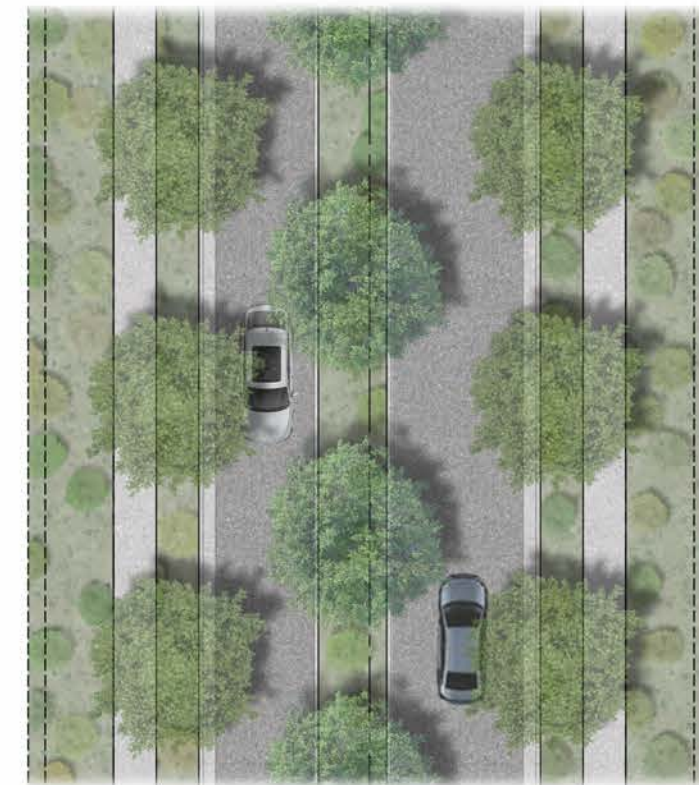
NO PARKING / DETACHED SIDEWALK



B/C = BACK OF CURB
BL = BIKE LANE
DG = DECOMPOSED GRANITE
ESMT = EASEMENT
LS = LANDSCAPE SB
MDR = MEANDERING

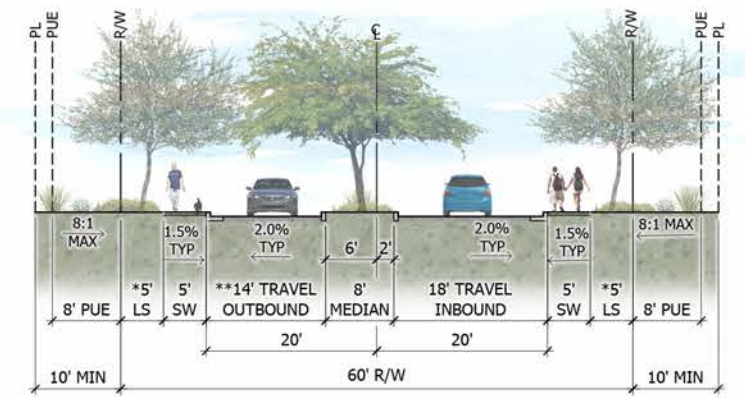
PKG = PARKING
PUE = PUBLIC UTILITY EASEMENT
R/W = RIGHT OF WAY
SB = SETBACK
S/W = SIDEWALK
TR = TRAIL

*HYDRANTS & STREET LIGHTS TO BE PLACED IN THIS SPACE
*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"

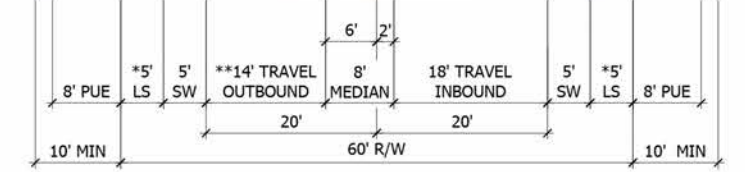
NO PARKING / DETACHED SIDEWALK



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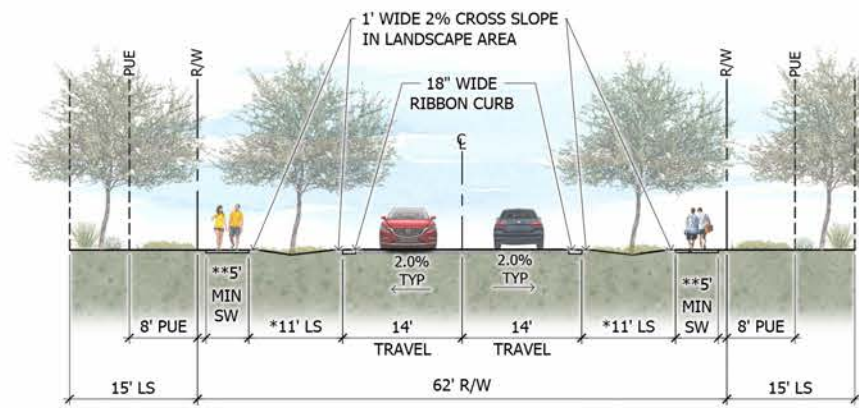
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*OUTBOUND TRAVEL LANE WIDTH TO BE INCREASED IF MULTIPLE TURN LANES ARE REQUIRED.



J 60' RESIDENTIAL ENTRANCE - 5' ATTACHED SIDEWALK
SCALE: 1"=10'-0"

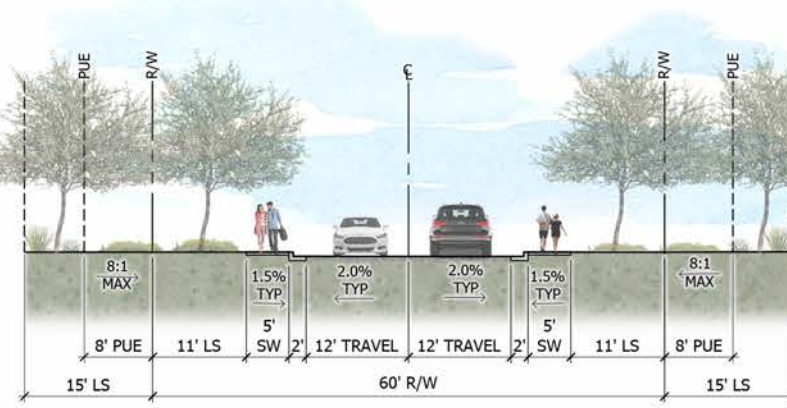
NO PARKING / ATTACHED SIDEWALK



B/C = BACK OF CURB
BL = BIKE LANE
DG = DECOMPOSED GRANITE
ESMT = EASEMENT
LS = LANDSCAPE SB
MDR = MEANDERING

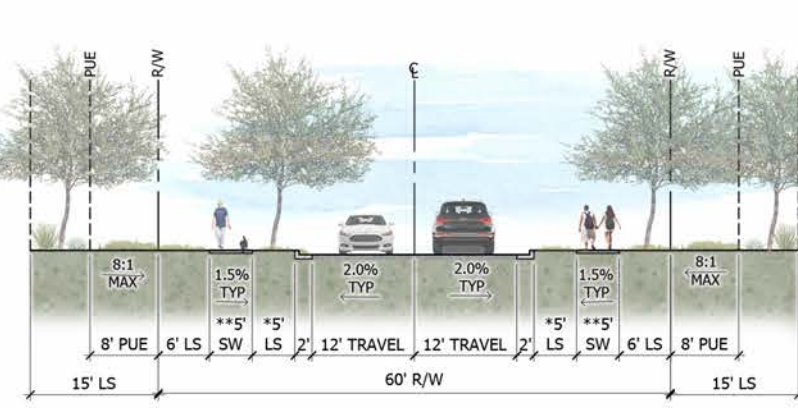
PKG = PARKING
PUE = PUBLIC UTILITY EASEMENT
R/W = RIGHT OF WAY
SB = SETBACK
S/W = SIDEWALK
TR = TRAIL

* HYDRANTS & STREET LIGHTS TO BE PLACED IN THIS SPACE
* SIDEWALK MAY MEANDER. PROVIDE A PUBLIC SIDEWALK EASEMENT OUTSIDE OF THE RIGHT OF WAY.



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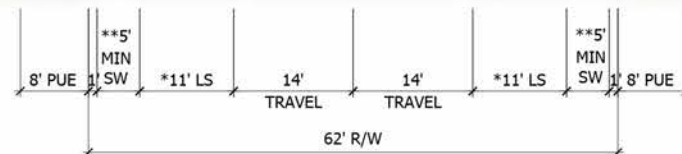
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R/W = RIGHT OF WAY
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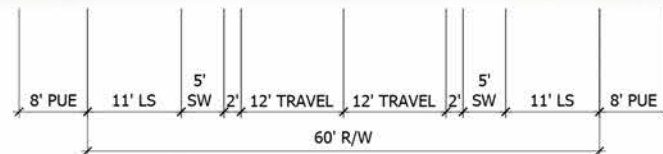
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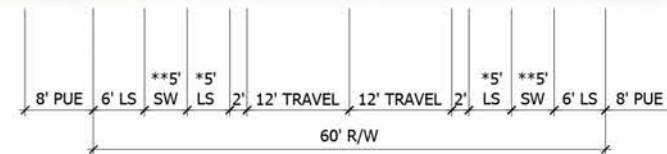
- NOTES:
1. SINGLE-SIDED PARKING SHALL BE LOCATED ON THE SIDE OF THE STREET OPPOSITE OF FIRE HYDRANTS.
 2. IRRIGATION WATER METER TO BE INSTALLED WITHIN 11' LANDSCAPE AREA WITH SLEEVES UNDER SIDEWALK.

K 62' MAJOR LOCAL STREET
SCALE: 1"=10'-0"
PARKING ONE SIDE OF THE STREET / DETACHED SIDEWALK



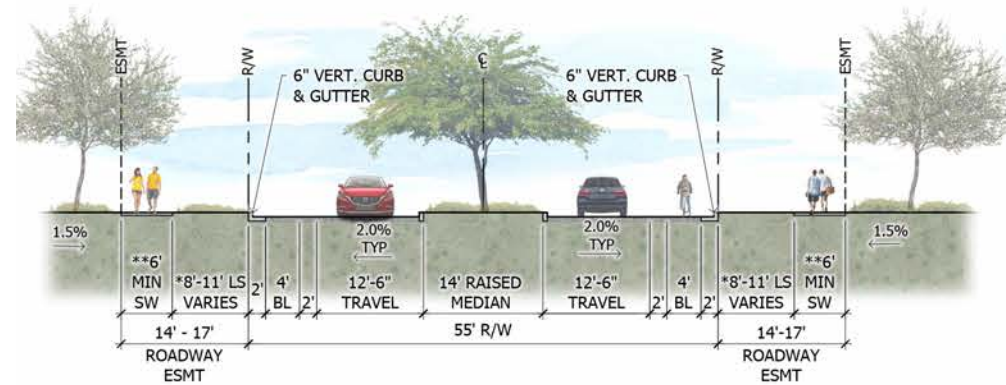
- NOTE:
1. SINGLE-SIDED PARKING SHALL BE LOCATED ON THE SIDE OF THE STREET OPPOSITE OF FIRE HYDRANTS.

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.

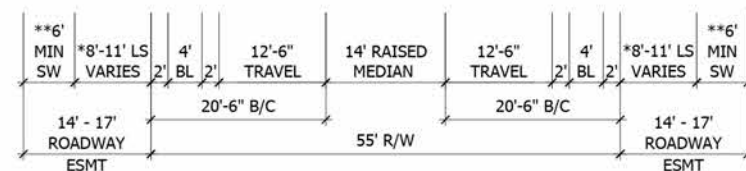
M 60' MAJOR LOCAL STREET
SCALE: 1"=10'-0"
PARKING ONE SIDE OF THE STREET / DETACHED SIDEWALK



B/C = BACK OF CURB
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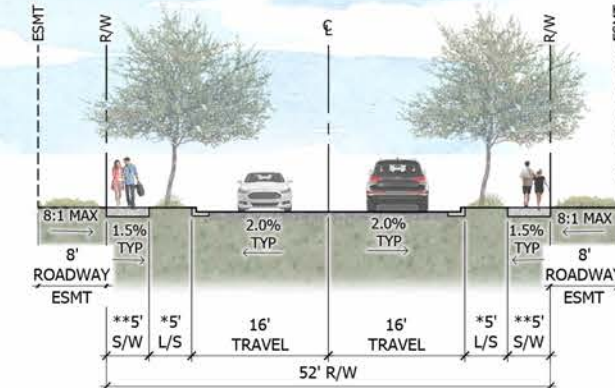
* HYDRANTS & STREET LIGHTS TO BE PLACED IN THIS SPACE
* SIDEWALK MAY MEANDER. PROVIDE A PUBLIC SIDEWALK EASEMENT OUTSIDE OF THE RIGHT OF WAY.



55' MINOR COLLECTOR STREET - RAISED MEDIAN
SCALE: 1"=10'-0"

NO PARKING / DETACHED SIDEWALK

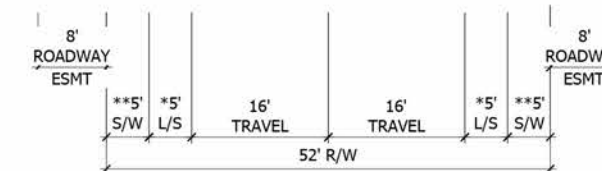
SEGMENTS OF LOCAL ROADWAYS THAT INCLUDE RESIDENTIAL DRIVEWAYS SHALL PROVIDE LINEAR SIDEWALKS WITH A CONSISTENT SETBACK FROM THE CURB, AS DEPICTED IN THE APPLICABLE STREET SECTION. MEANDERING SIDEWALKS ARE PERMITTED ONLY ALONG SEGMENTS OF LOCAL ROADWAYS WHERE RESIDENTIAL DRIVEWAYS DO NOT CONNECT TO THE STREET.



B/C = BACK OF CURB
BL = BIKE LANE
DG = DECOMPOSED GRANITE
ESMT = EASEMENT
LS = LANDSCAPE SB
MDR = MEANDERING

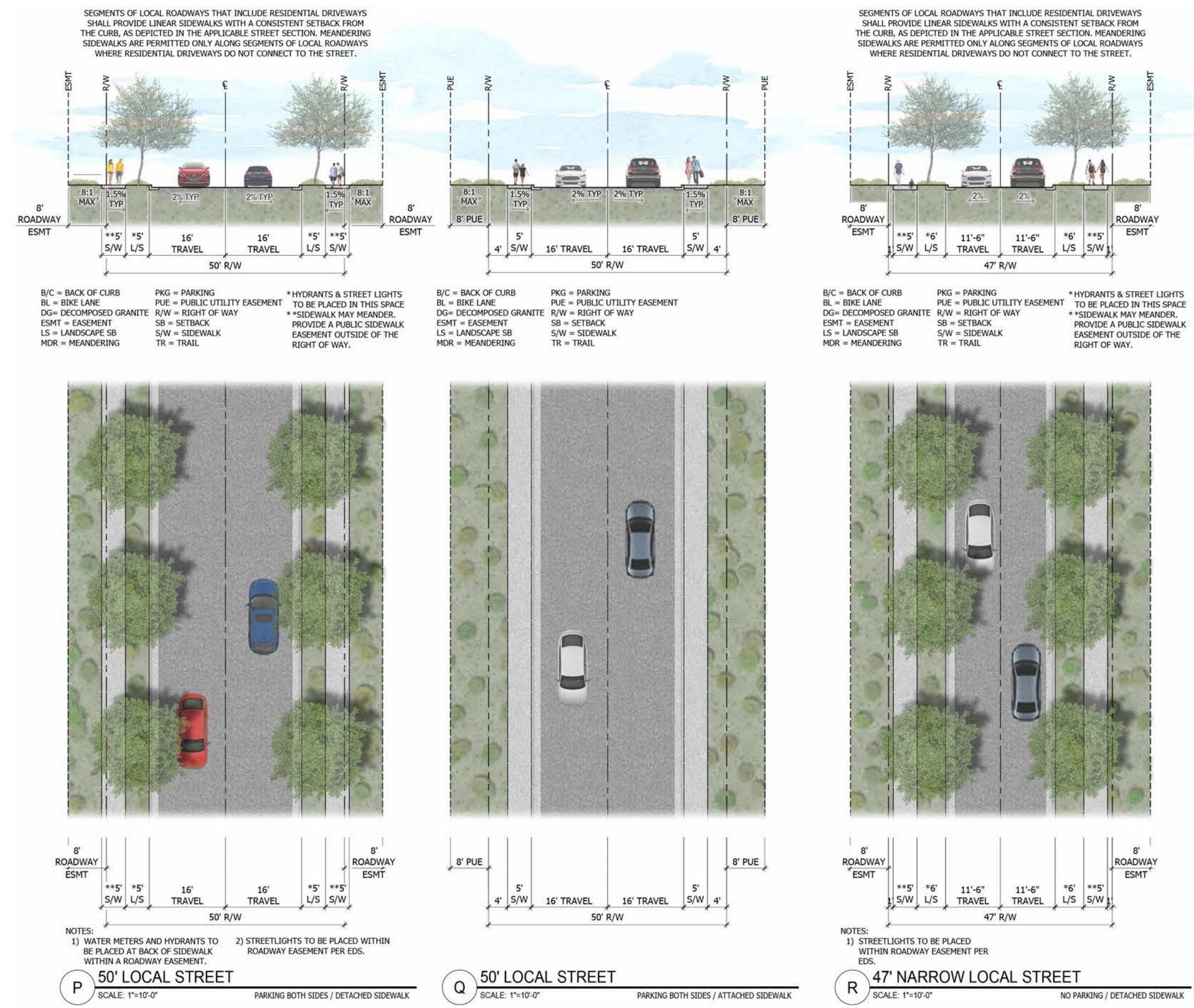
PKG = PARKING
PUE = PUBLIC UTILITY EASEMENT
R/W = RIGHT OF WAY
SB = SETBACK
S/W = SIDEWALK
TR = TRAIL

* HYDRANTS & STREET LIGHTS TO BE PLACED IN THIS SPACE
* SIDEWALK MAY MEANDER. PROVIDE A PUBLIC SIDEWALK EASEMENT OUTSIDE OF THE RIGHT OF WAY.

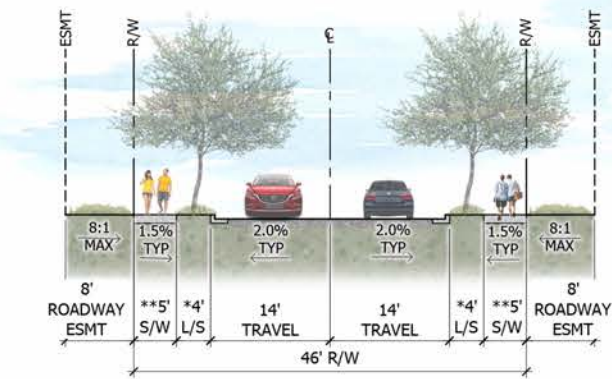


52' LOCAL STREET
SCALE: 1"=10'-0"

PARKING BOTH SIDES / DETACHED SIDEWALK



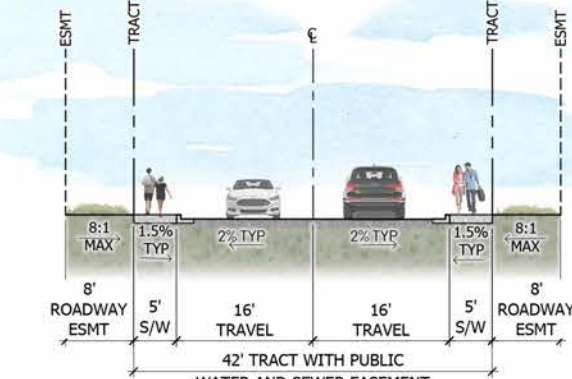
SEGMENTS OF LOCAL ROADWAYS THAT INCLUDE RESIDENTIAL DRIVEWAYS SHALL PROVIDE LINEAR SIDEWALKS WITH A CONSISTENT SETBACK FROM THE CURB, AS DEPICTED IN THE APPLICABLE STREET SECTION. MEANDERING SIDEWALKS ARE PERMITTED ONLY ALONG SEGMENTS OF LOCAL ROADWAYS WHERE RESIDENTIAL DRIVEWAYS DO NOT CONNECT TO THE STREET.



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MDR = MEANDERING

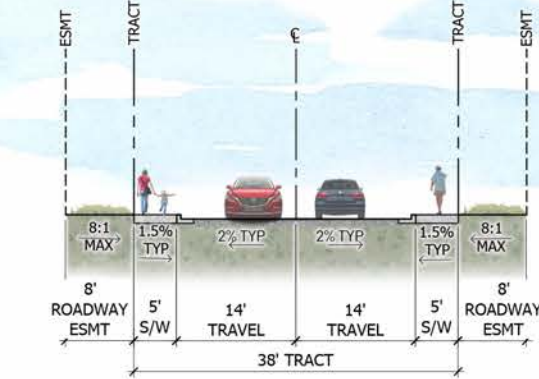
PKG = PARKING
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R/W = RIGHT OF WAY
SB = SETBACK
S/W = SIDEWALK
TR = TRAIL

* HYDRANTS & STREET LIGHTS TO BE PLACED IN THIS SPACE
**SIDEWALK MAY MEANDER. PROVIDE A PUBLIC SIDEWALK EASEMENT OUTSIDE OF THE RIGHT OF WAY.



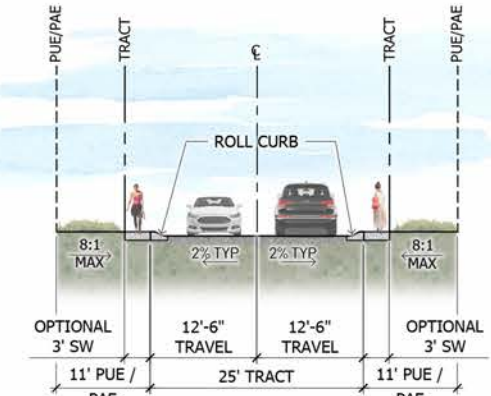
B/C = BACK OF CURB
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MDR = MEANDERING

PKG = PARKING
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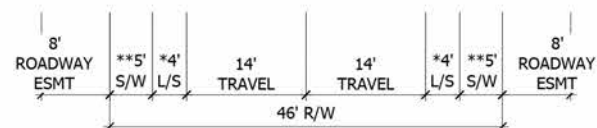
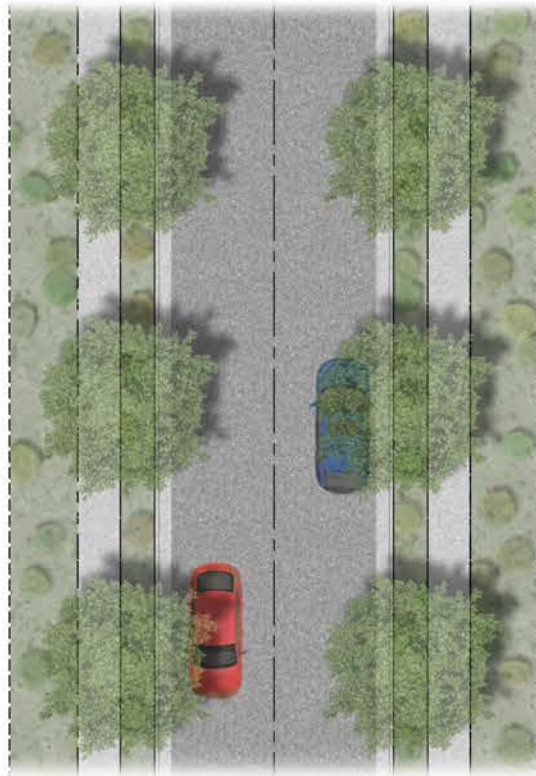
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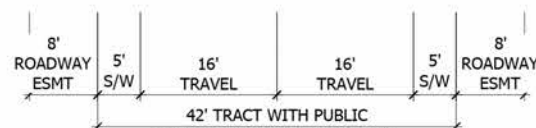
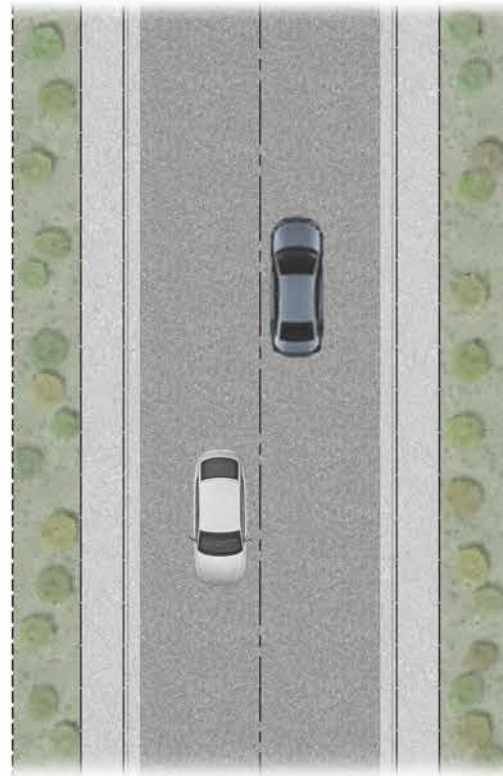
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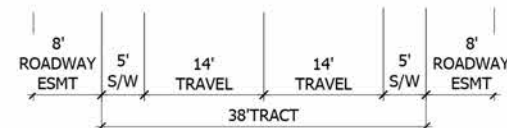
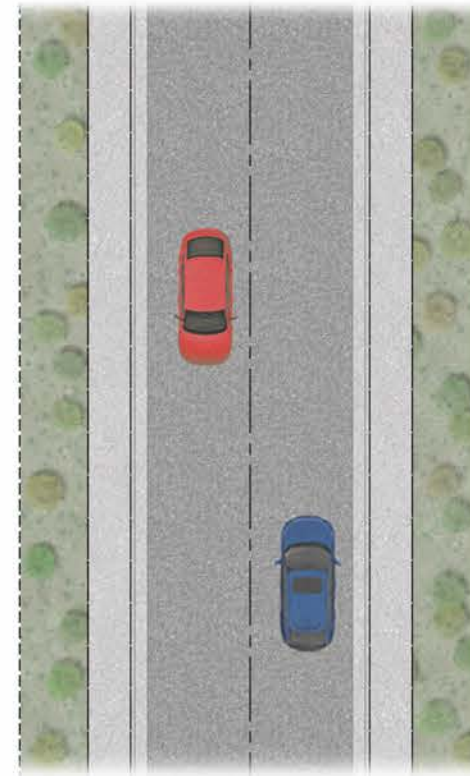
- NOTES:
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 - 2) STREETLIGHTS TO BE PLACED WITHIN ROADWAY EASEMENT PER EDS.
 - 3) SINGLE-SIDED PARKING SHALL BE LOCATED ON THE SIDE OF THE STREET OPPOSITE OF FIRE HYDRANTS.

S 46' LOCAL STREET
SCALE: 1"=10'-0"
PARKING ONE SIDE OF THE STREET / DETACHED SIDEWALK



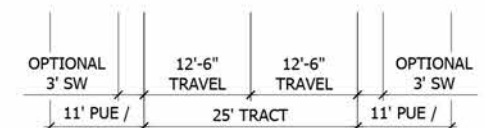
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T 42' LOCAL STREET
SCALE: 1"=10'-0"
PARKING BOTH SIDES / ATTACHED SIDEWALK



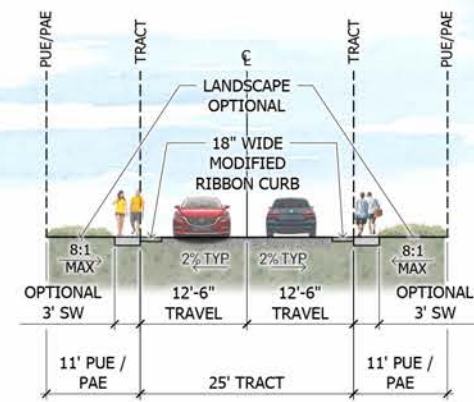
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U 38' LOCAL STREET
SCALE: 1"=10'-0"
PARKING ONE SIDE OF THE STREET / ATTACHED SIDEWALK



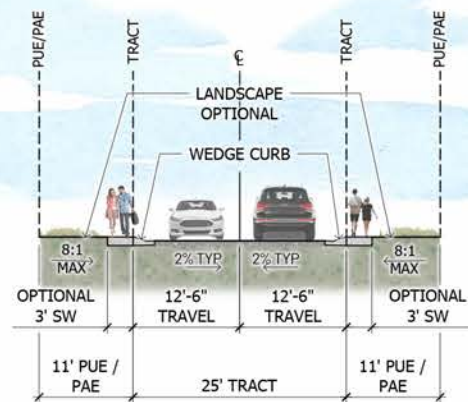
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V 25' PRIVATE DRIVE (ROLL CURB)
SCALE: 1"=10'-0"
NO PARKING / OPTIONAL ATTACHED SIDEWALK



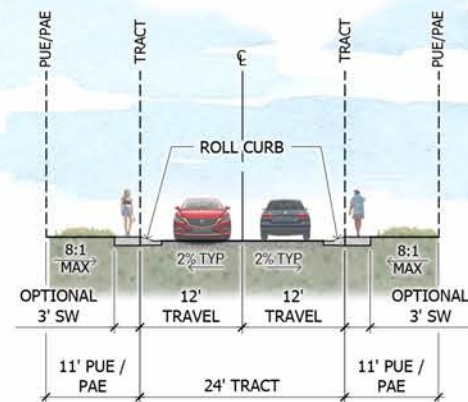
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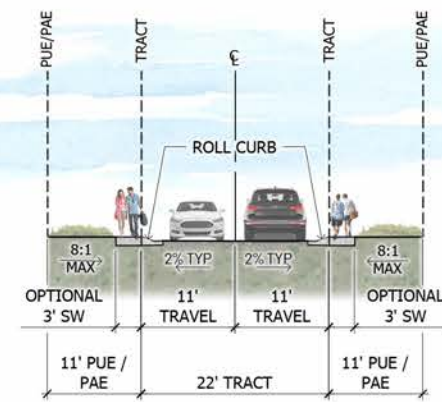
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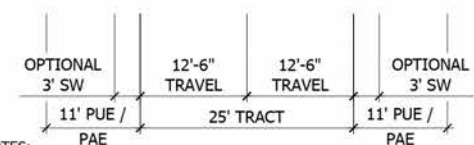
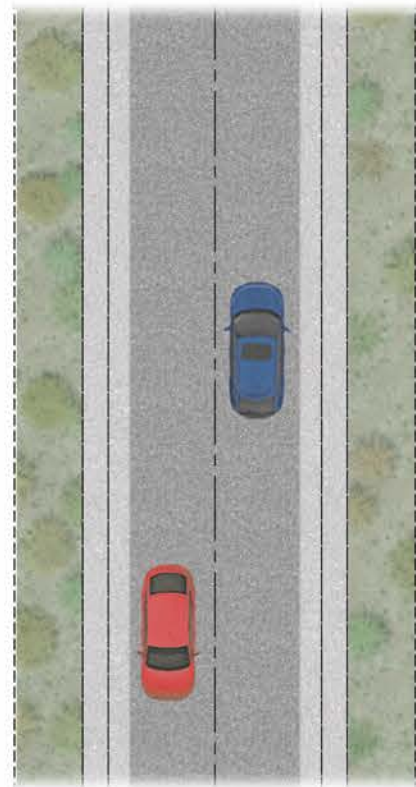
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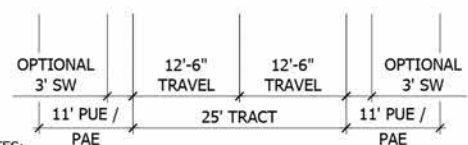
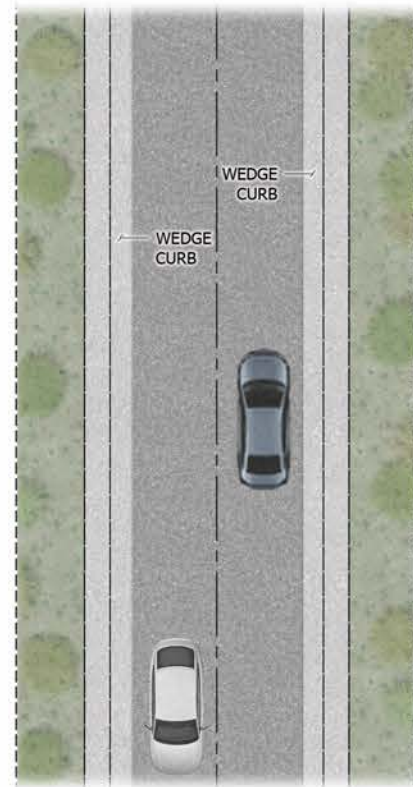
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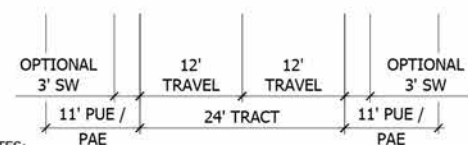
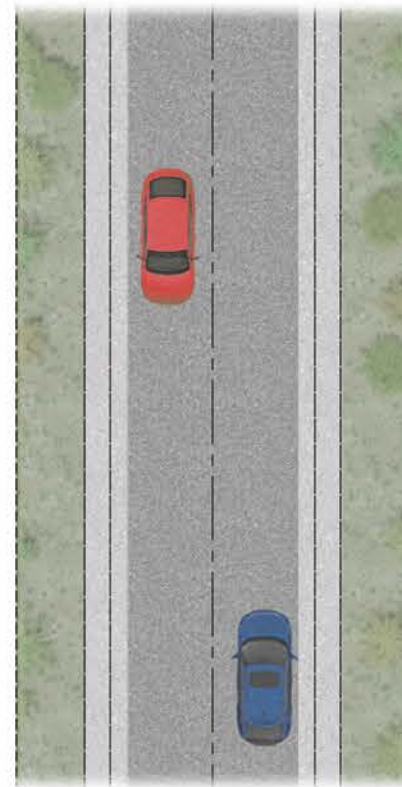
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W 25' PRIVATE DRIVE (RIBBON CURB)
SCALE: 1"=10'-0"
NO PARKING / OPTIONAL ATTACHED SIDEWALK



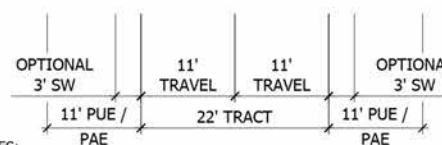
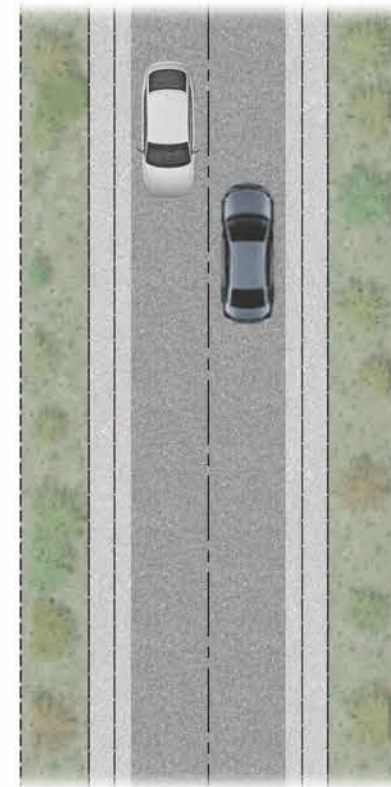
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X 25' PRIVATE DRIVE (WEDGE)
SCALE: 1"=10'-0"
NO PARKING / OPTIONAL ATTACHED SIDEWALK



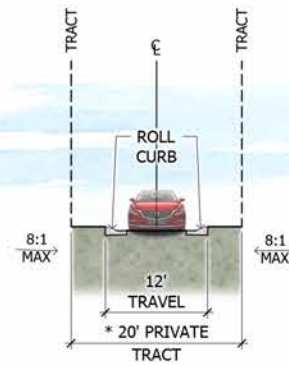
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3) 5'x5' PASSING SPACE IS REQUIRED EVERY 200' MAX. PER ADA STANDARDS.

Y 24' PRIVATE ALLEY (ROLL CURB)
SCALE: 1"=10'-0"
NO PARKING / OPTIONAL ATTACHED SIDEWALK



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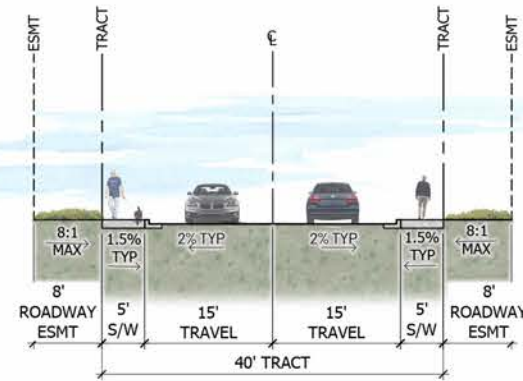
Z 22' PRIVATE AUTO COURT (ROLL CURB)
SCALE: 1"=10'-0"
NO PARKING / OPTIONAL ATTACHED SIDEWALK



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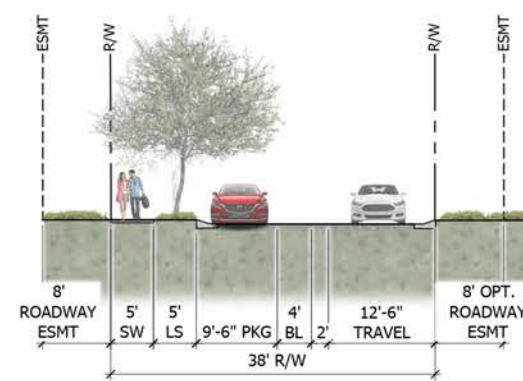
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* NOT INTENDED FOR EMERGENCY VEHICLES, ACCESS TO RESIDENTIAL GARAGE(S) ONLY.



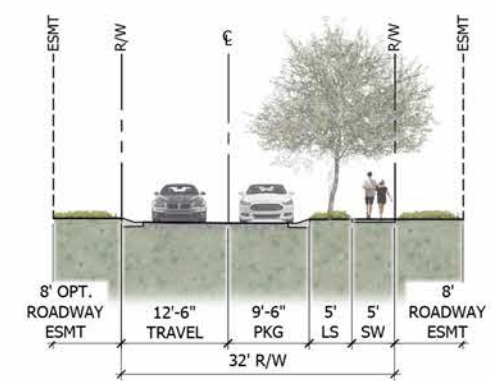
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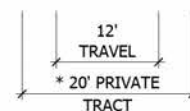
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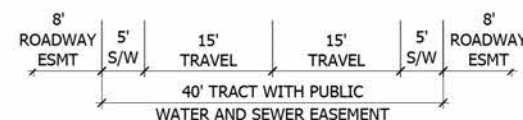
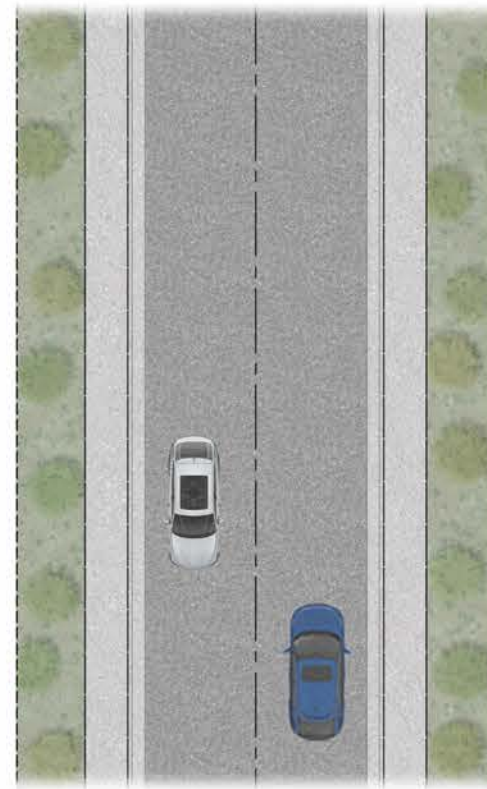
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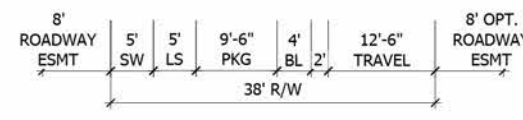
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AA 20' PRIVATE ALLEY (ONE WAY)
SCALE: 1"=10'-0"
NO PARKING / OPTIONAL ATTACHED SIDEWALK



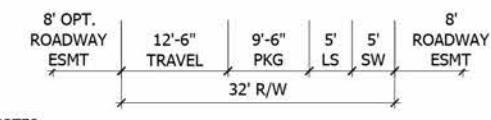
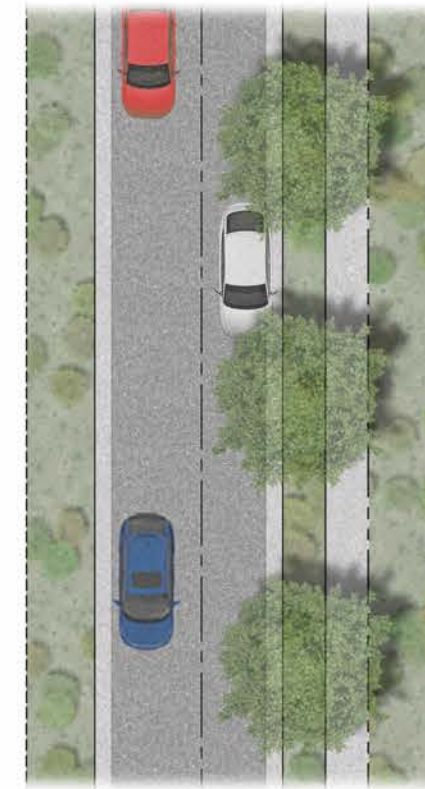
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AB 40' LOCAL STREET (PRIVATE ACCESSWAY)
SCALE: 1"=10'-0"
PARKING ONE SIDE OF THE STREET / ATTACHED SIDEWALK



NOTES:
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AC 38' LOCAL STREET (ONE WAY)
SCALE: 1"=10'-0"
PARKING ONE SIDE OF THE STREET / DETACHED SIDEWALK



NOTES:
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AD 32' LOCAL STREET (ONE WAY)
SCALE: 1"=10'-0"
PARKING ONE SIDE OF THE STREET / DETACHED SIDEWALK

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 Master Developer must adjust the street network design 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 this 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 lanes 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 lanes 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 public streets, except that equivalent construction materials may be permitted with approval from both the Master Developer and 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 both the Master Developer and 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 Master Developer and 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 extend 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 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")

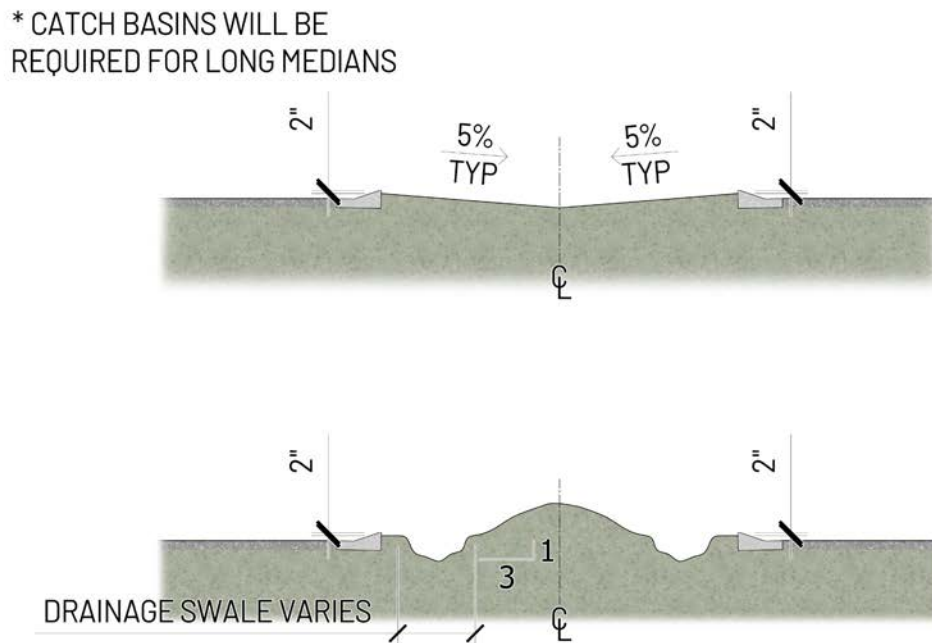
- A. PUEs shall be established along the outer boundaries of all public and private streets and must run parallel to the ROW.
- B. Areas requiring overhead power line relocation must include a minimum ten (10) foot PUE.
- C. Areas without overhead power lines must include a minimum eight (8) foot PUE.

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 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 with a width of 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. HOAs shall be responsible for maintain 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 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

Villages may select street names that align with or enhance the character of their specific area, subject to the approval of the Master Developer.

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 Master Developer shall provide the proposed 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 from both the City and Master Developer.

B. Sign Posts

1. Developers 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

Gravity sewer infrastructure shall comply with the City standards and City Approved Materials List in effect at the time of final design. The materials identified below reflect anticipated pipe materials and are subject to City review and approval.

A. Permitted Pipe Materials

1. Four (4) inch through thirty (30) inch sewer mains shall adhere to the City's standards and City Approved Materials List, meeting applicable ASTM and MAG specifications.
2. Where thirty (30) inch or larger VCP is unavailable, permitted alternatives include C-905 PVC pipe (DR 14), centrifugally cast fiberglass-reinforced polymer pipe, or triple wall polypropylene, subject to the approval of the City Engineer or their individual designee.
3. All materials shall be designed for the intended depth, loading, and soil conditions and installed per 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 substitutions occur.

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 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 classifications 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 Master Developer 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 through 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 determined by the Master Developer. 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, in a manner approved by the Master Developer.

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 feature as deemed acceptable by the Master Developer.

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 specified by the Master Developer; 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 shall 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 europea*), including Swan Hill™ and other certified fruitless sterile varieties, are permitted within the Site.
- G. Shade trees within 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 function 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 with 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 Master Developer.

- D. Natural turf is prohibited in residential front yards.
- E. Natural turf is permitted in residential rear yards, subject to approval by the Master Developer.
- F. Artificial turf is permitted in residential front and rear yards, subject to approval by the Master Developer.
- G. Natural turf areas exceed two-and-a-half (2 ½) acres within Cascade Park Types A-C shall be irrigated using non-potable water, where feasible.

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 litters, 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 determined by the Master Developer.
- 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, 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 Master Developer or their individual designee;
- 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 Master Developer or their individual designee 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 lunarioides (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
Vaquerlinia 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
Tecucium 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
Dasyliion spp.	Desert Spoon
Euphorbia antisiphilitica	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	
<i>Andropogon gerardii</i>	Big Bluestem
<i>Aristida purpurea</i>	Purple Three-Awn
<i>Bothriochloa barbinodis</i>	Cane Bluestem
<i>Bouteloua aristidoides</i>	Needle Grama
<i>Bouteloua curtipendula</i>	Sideoats Grama
<i>Bouteloua gracilis</i>	Blue Grama
<i>Dasyochloa pulchella</i>	Low Woollygrass
<i>Digitaria californica</i>	Arizona Cottontop
<i>Hilaria rigida</i>	Big Galleta
<i>Muhlenbergia capillaris</i>	Gulf Muhly
<i>Muhlenbergia dumosa</i>	Bamboo Muhly
<i>Muhlenbergia emersleyi</i>	Bullgrass
<i>Muhlenbergia lindheimeri</i>	Lindheimer's Muhly
<i>Muhlenbergia porteri</i>	Bush Muhly
<i>Muhlenbergia rigens</i>	Deergrass
<i>Muhlenbergia rigida</i>	Purple Muhly
<i>Nassella tenuissima</i>	Finestem Needlegrass
<i>Pennisetum setaceum</i> 'Cupreum'	Red Fountain Grass
<i>Schismus barbatus</i>	Common Mediterranean Grass
<i>Setaria macrostachya</i>	Large-spike Bristlegrass
<i>Sporobolus airoides</i>	Alkali Sacaton
<i>Sporobolus cryptandrus</i>	Sand Dropseed
<i>Sporobolus wrightii</i>	Big Sacaton
GROUNDCOVERS	
<i>Acacia</i> spp.	Acacia
<i>Acalypha monostachya</i> 'Raspberry Fuzzies'	Round Copperleaf
<i>Asparagus densiflorus</i>	Sprenger's Asparagus Fern
<i>Baccharis hybrid</i>	Trailing Desertbroom
<i>Baccharis pilularis</i>	Coyotebrush
<i>Baccharis</i> x 'Centennial'	Centennial Baccharis
<i>Calylophus hartwegii</i> subsp. <i>fendleri</i>	Hartweg's Sundrops

Table 3.16.4: Suggested Plant List Continued

Botanical Name	Common Name
<i>Cephalophyllum alstonii</i> 'Red Spike'	Red Spike Ice Plant
<i>Convolvulus mauritanicus</i>	Ground Morning Glory
<i>Dalea</i> spp.	Prairie Clover
<i>Eremophila prostrata</i>	Outback Sunrise Eremophila
<i>Euphorbia rigida</i>	Blue Euphorbia
<i>Gazania</i> spp.	Gazania spp.
<i>Glandularia bipinnatifida</i>	Dakota Mock Vervain
<i>Lantana</i> spp.	Trailing Lantana
<i>Malephora crocea</i>	Coppery Mesemb
<i>Myoporum parvifolium</i>	Slender Myoporum
<i>Oenothera stubbei</i>	Saltillo Evening Primrose
<i>Pentzia incana</i>	African Sheepbush
<i>Rosmarinus officinalis</i>	Rosemary
<i>Rosmarinus officinalis</i> 'Prostratus'	Prostrate Rosemary
<i>Ruellia coerulea</i> 'Katie'	Katie Ruellia
<i>Sesuvium verrucosum</i>	Verrucose Seapurslane
<i>Sphagneticola trilobata</i>	Bay Biscayne Creeping-Oxeye
<i>Swainsona formosa</i>	Sturt's Desert Pea
<i>Teucrium chamaedrys</i> 'Prostratum'	Prostrate Germander
<i>Thymophylla acerosa</i>	Pricklyleaf Dogweed
<i>Thymophylla pentachaeta</i>	Fiveneedle Pricklyleaf
<i>Verbena rigida</i>	Tuberous Vervain
<i>Zauschneria</i> spp.	Hummingbird Flower
VINES	
<i>Antigonon leptopus</i>	Coral Vine
<i>Bougainvillea</i> spp.	Bougainvillea
<i>Callaeum macropterum</i>	Hillyhock
<i>Campsis radicans</i>	Trumpet Creeper
<i>Cissus trifoliata</i>	Sorrelvine
<i>Clematis drummondii</i>	Drummond's Clematis
<i>Cottisia gracilis</i>	Slender Janusia
<i>Cucurbita digitata</i>	Fingerleaf Gourd

Table 3.16.4: Suggested Plant List Continued

Botanical Name	Common Name
<i>Dolichandra unguis-cati</i>	Catclaw vine
<i>Hardenbergia comptoniana</i>	Purple Coral Pea
<i>Hardenbergia violacea</i>	Coral-pea
<i>Jasminum mesnyi</i>	Japanese Jasmine
<i>Kennedia nigricans</i>	Black Coral-Pea
<i>Mascagnia lilacina</i>	Purple Orchid Vine
<i>Maurandya antirrhiniflora</i>	Roving Sailor
<i>Maurandya wislizeni</i>	Balloonbush
<i>Merremia aurea</i>	Yellow Morning Glory Vine
<i>Passiflora foetida</i>	Fetid Passionflower
<i>Podranea ricasoliana</i>	Zimbabwe Creeper
<i>Rhynchosia senna</i> var. <i>texana</i>	Texas Snoutbean
<i>Rosa banksiae</i>	Lady Banks Rose
<i>Solanum jasminoides</i>	Jasmine Nightshade
PERENNIAL	
<i>Anigozanthos</i> spp.	Kangaroo Paw
<i>Anisodonteia hypomandarum</i>	African Mallow
<i>Arctotis</i> spp.	African Daisy
<i>Argemone munita</i>	Flatbud Pricklypoppy
<i>Argemone platyceras</i>	Crested Pricklypoppy
<i>Baileya multiradiata</i>	Desert Marigold
<i>Coreopsis bigelovii</i>	Bigelow's Tickseed
<i>Datura wrightii</i>	Sacred Thorn-Apple
<i>Delphinium parishii</i> subsp. <i>parishii</i>	Parish's Larkspur
<i>Delphinium scaposum</i>	Tall Mountain Larkspur
<i>Dichelostemma pulchellum</i>	Bluedicks
<i>Dicliptera resupinata</i>	Arizona Foldwing
<i>Erigeron karvinskianus</i>	Latin American Fleabane
<i>Evolvulus arizonicus</i>	Wild Dwarf MorningGlory
<i>Gaura lindheimeri</i>	Lindheimer's Beeblossom
<i>Glandularia gooddingii</i>	Southwestern Mock Vervain
<i>Glandularia peruviana</i>	Peruvian Mock Vervain
<i>Glandularia tenera</i>	South American Mock Vervain

Table 3.16.4: Suggested Plant List Continued

Botanical Name	Common Name
<i>Helianthus maximiliani</i>	Maximilian Sunflower
<i>Hesperocallis undulata</i>	Desert Lily
<i>Ipomopsis longiflora</i>	Flaxflowered Ipomopsis
<i>Linum lewisii</i>	Lewis Flax
<i>Lotus rigidus</i>	Shrubby Deervetch
<i>Machaeranthera gracilis</i>	Slender Goldenweed
<i>Melampodium leucanthum</i>	Plains Blackfoot
<i>Mirabilis multiflora</i>	Colorado Four o'clock
<i>Oenothera berlandieri</i>	Mexican Evening Primrose
<i>Oenothera caespitosa</i>	Tufted Evening Primrose
<i>Penstemon</i> spp.	Penstemon
<i>Phlomis fruticosa</i>	Shrubby Jerusalem Sage
<i>Proboscidea altheifolia</i>	Devil's Claw
<i>Psilostrophe cooperi</i>	Whitestem Paperflower
<i>Psilostrophe tagetina</i>	Woolly Paperflower
<i>Ratibida columnifera</i>	Upright Prairie Coneflower
<i>Romneya coulteri</i>	Coulter's Matilija Poppy
<i>Ruellia coerulea</i>	Britton's Wild Petunia
<i>Salvia</i> spp.	Sage
<i>Santolina virens</i>	Green Santolina
<i>Senna covesii</i>	Coues' Cassia
<i>Solanum xanti</i>	Chaparral Nightshade
<i>Sphaeralcea</i> spp.	Globemallow
<i>Stachys coccinea</i>	Scarlet Hedge-nettle
<i>Tagetes</i> spp.	Marigold
<i>Tetrandeum acaulis</i>	Stemless Four-nerve Daisy
<i>Wedelia acapulcensis</i> var. <i>hispida</i>	Hairy Wedelia
<i>Xylorhiza tortifolia</i>	Mojave Woodyaster
<i>Zauschneria californica</i>	Hummingbird Trumpet
<i>Zephyranthes</i> spp.	Zephyrlily
<i>Zinnia acerosa</i>	Desert Zinnia
<i>Zinnia grandiflora</i>	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 specifically 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, 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. 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 Master Developer or their individual designee.
- 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, 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, with the location, frequency, and method of watering determined at the discretion of the Master Developer or their individual designee.
 - 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)

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 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, 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, 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; and,
- E. Create a clear separation between different land uses.
- 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.

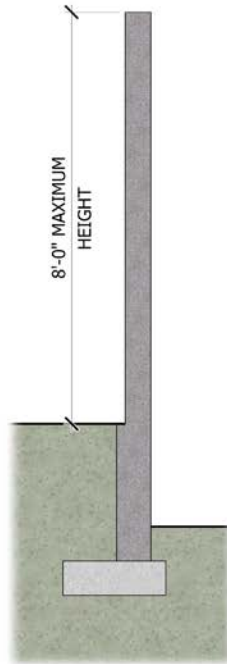
- G. Grade transitions or steps for walls and fences should be designed to create smooth, elongated forms that avoid frequent or abrupt step-downs. The intent is to minimize the appearance of repetitive short segments by encouraging longer, more gradual transitions. Specific Standards and Guidelines 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 Master Developer 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 Master Developer and approved by 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

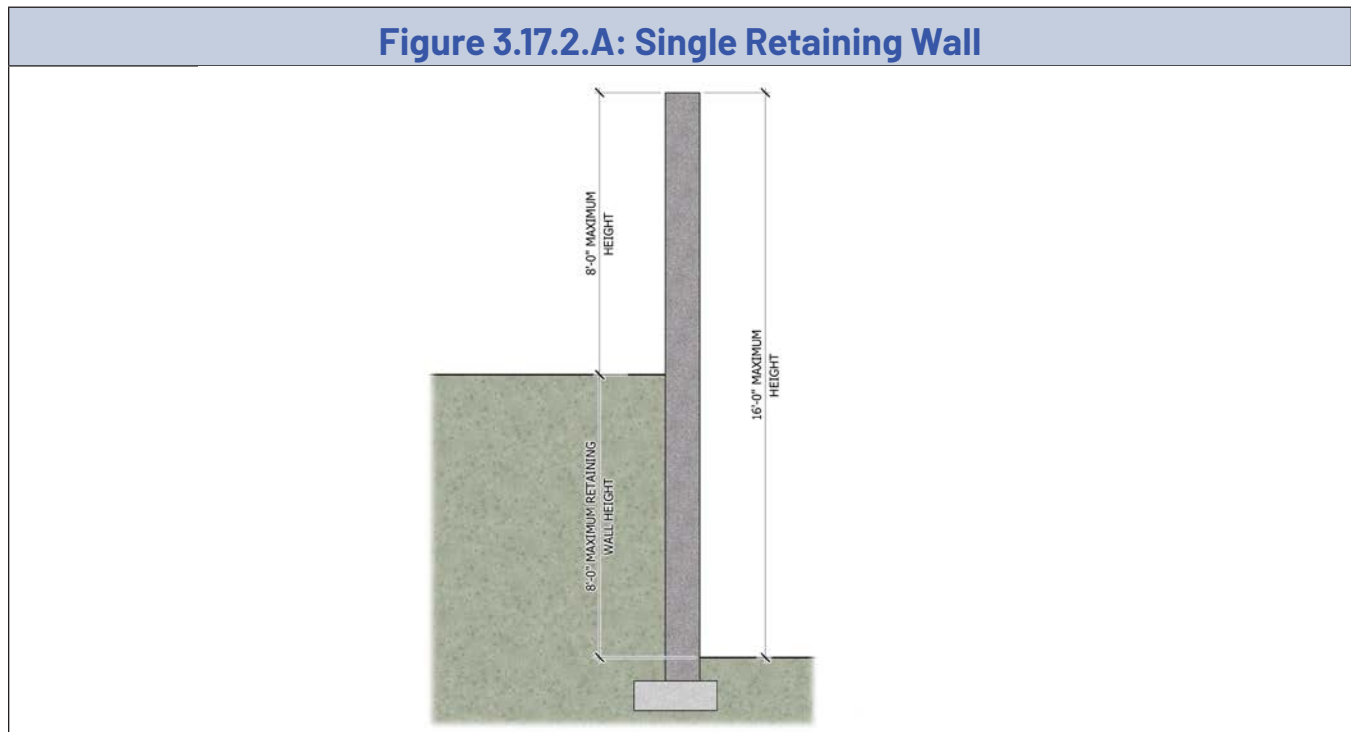


B. Finished Elevations

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

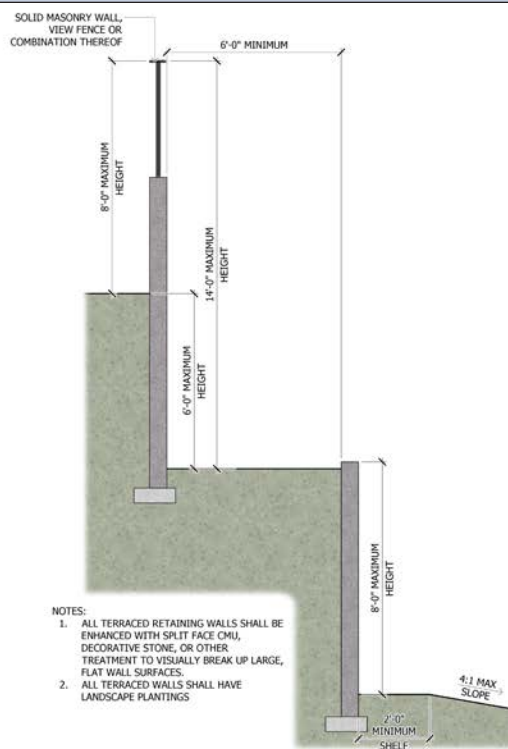
- A. Where two (2) areas abut and have different finished grades, the height of the retaining wall shall be limited to a maximum of eight (8) feet on the soil retaining side and a maximum of twelve (12) feet on the opposite side. Refer to **Figure 3.17.2.A: Single Retaining Wall** for additional details.



- 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 Master Developer 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.

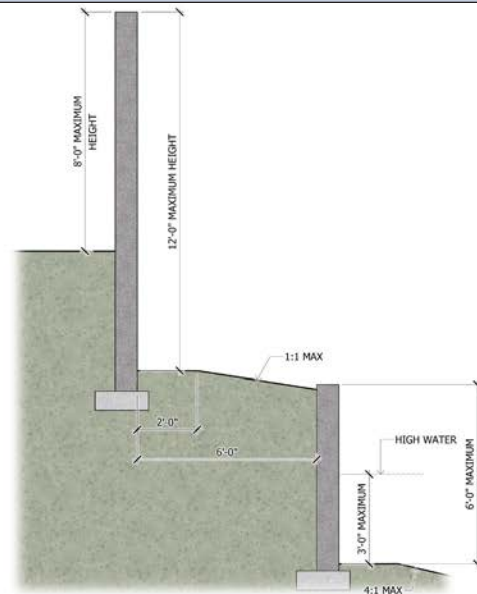
Figure 3.17.2.C: Residential Terrace Walls



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 Master Developer 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 Master Developer 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 developments adjacent to residential developments, 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 streets 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 Master Developer.

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 permitted by the Planning Commission.
 - 8. Other materials as approved by the Master Developer 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 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 with 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 wall locations and configurations as determined by the Master Developer or Developer. 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.

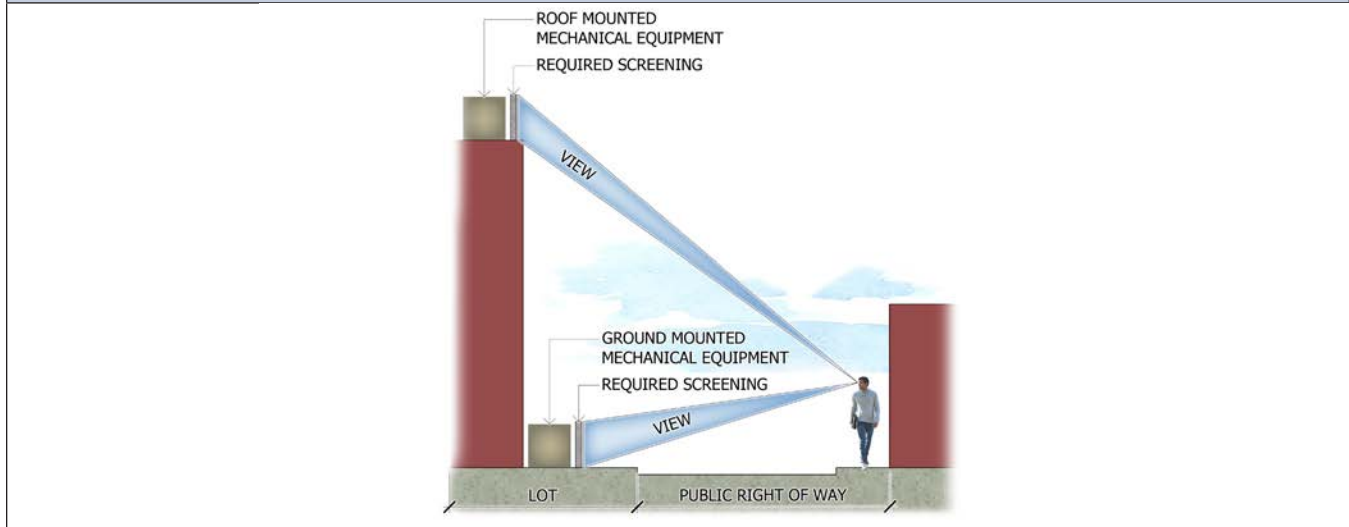
Walls that meet the approved alignment shall be considered compliant, and no reconstruction shall be required to solely center, realign, or relocate a wall that otherwise satisfies the design and placement criteria shown on the approved wall plan.

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 ($2\frac{1}{2}$) 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 ($3\frac{1}{2}$) 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 principle 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 of 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 specified 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, soccer, football, general 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, soccer, football, general 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:
 - (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**.
 - 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 3.18.1.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. A Developer may conduct a parking study in accordance with **Section 3.18.2.C: Variable Off-Street Parking** 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**.

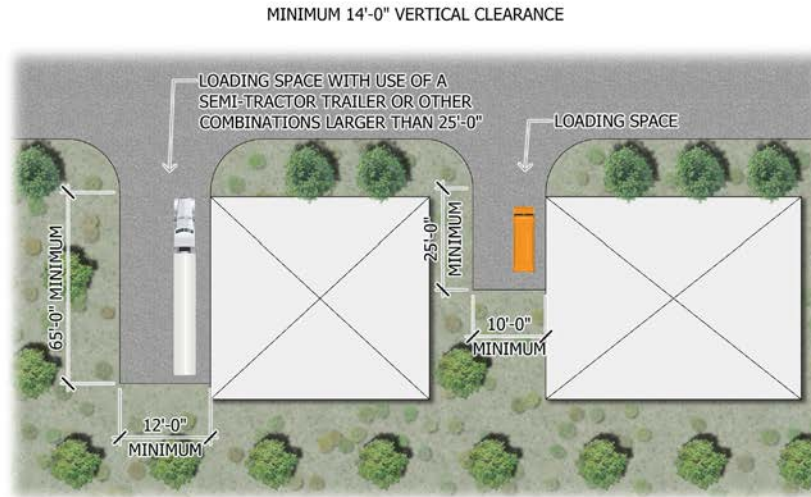
Table 3.18.6: Off-Street Loading Requirements	
Use Type (Size)	Loading Spaces Required
Public/Institutional, Commercial and Industrial Uses	
Under 15,000 square feet	None
15,000–49,999 square feet	1
50,000+	2
Household Living Uses	
Under 50 units	None
50+ units	1

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 with a decorative screen wall with a minimum height of eight (8) feet. A landscape tract at least five (5) 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, or other traffic control or remote parking shuttle bus service 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 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 Developments 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

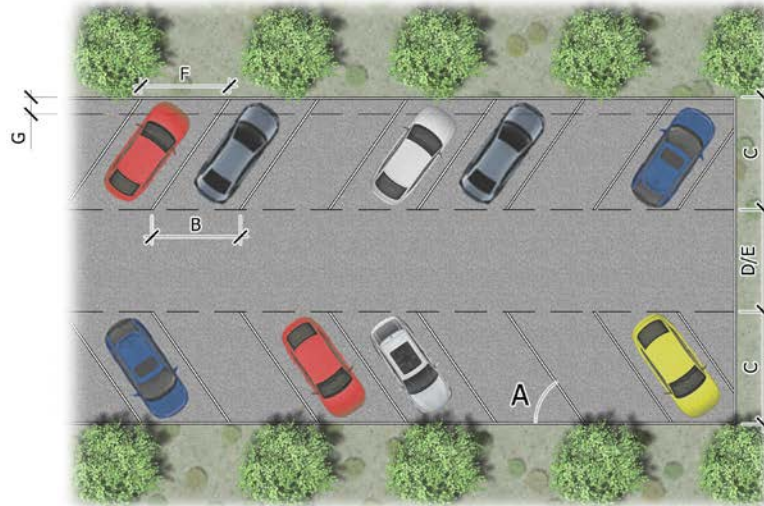
NOTES: All dimensions are to the nearest tenth of a foot.

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

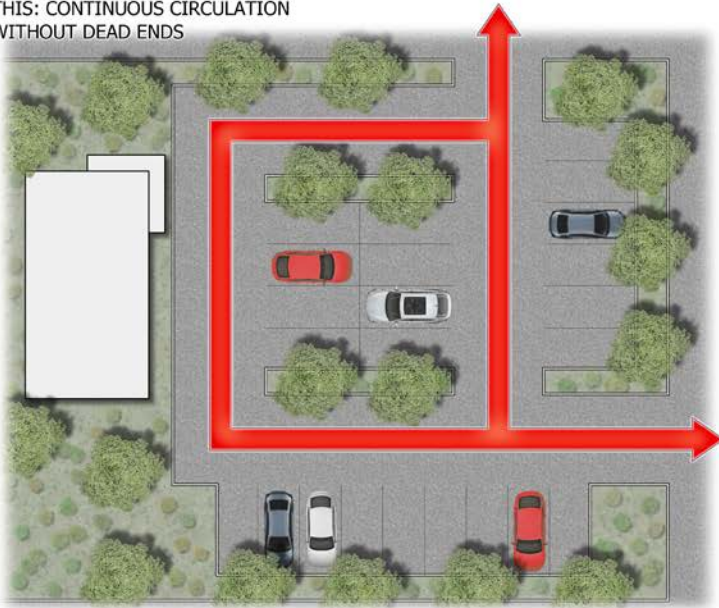
1. All parking areas shall be designed, constructed, and drained in accordance with City ordinances and regulations to ensure proper functionality and compliance.
2. To control dust and drainage issues, parking areas shall be constructed using dust-free materials in accordance with City standards.
3. 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

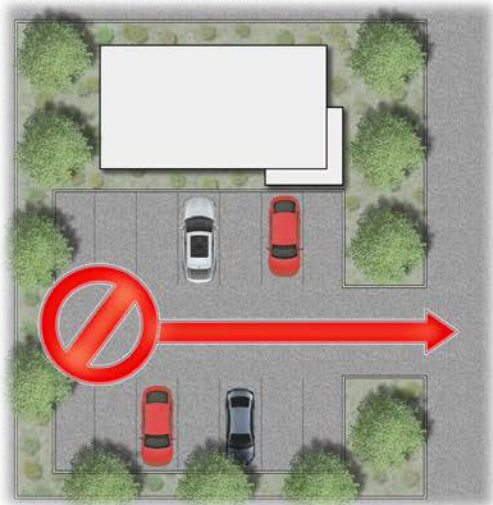
1. Circulation areas shall be designed to allow for the safe and efficient movement of vehicles without creating hazards for pedestrians or disrupting the functionality of the parking area.
2. Parking lots accommodating ten (10) or more vehicles must maintain a continuous traffic flow without dead ends 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

THIS: CONTINUOUS CIRCULATION
WITHOUT DEAD ENDS



NOT THIS: DEAD-END PARKING



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.

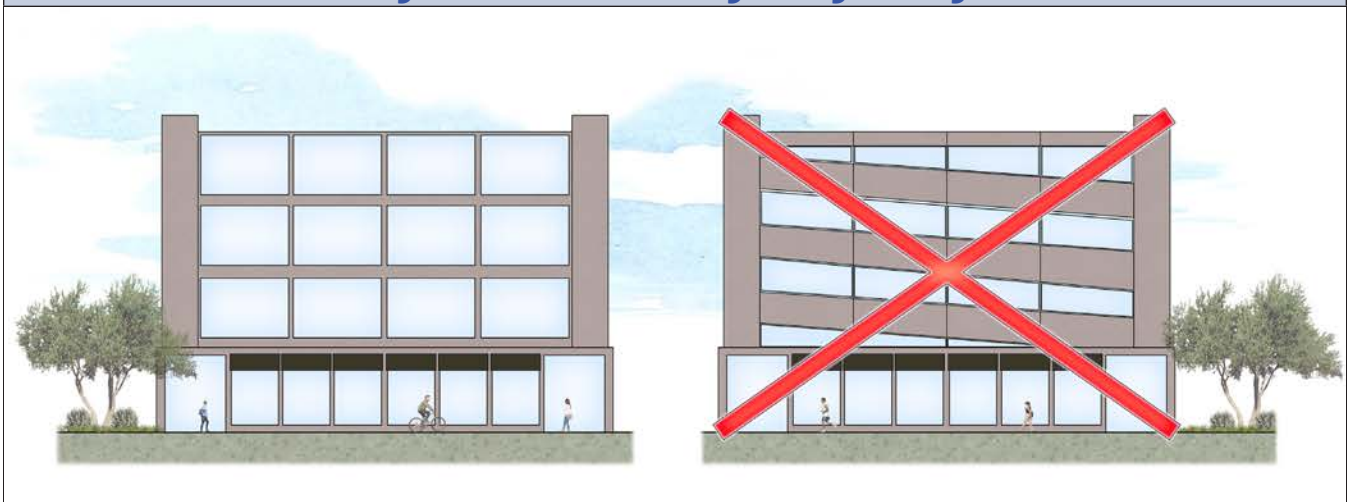
I. Lighting and Maintenance

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

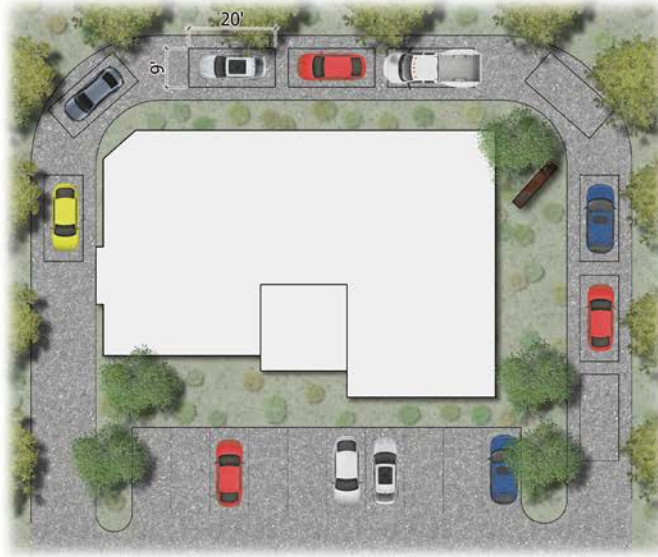
1. Uses with drive-through facilities must provide the minimum number of stacking spaces as specified in **Table 3.18.10.A Required Drive Through Spaces**.
2. The minimum stacking spaces specified in **Table 3.18.10.A: Required Drive Through Spaces** shall be justified through a drive-through queueing 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 business 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 requested 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 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 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 business within 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** 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 type face, 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 type face, 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 low-case 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, arcs, as illustrated in **Figure 3.19.4.1.E: Irregularly Shaped Signs**.

Figure 3.19.4.1.E: Irregularly Shaped Signs

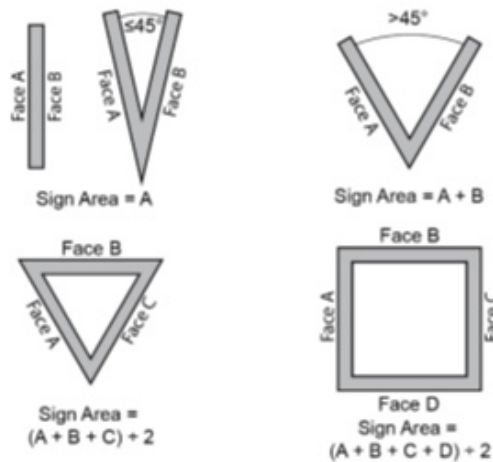


- F. For signs that are integrated into or constructed as part of a wall, building fascia, fence or other structure, regardless of whether the sign matches the color, texture or material of the structure, the sign area shall be measured as the sum of the smallest rectangles enclosing the type face, logo 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

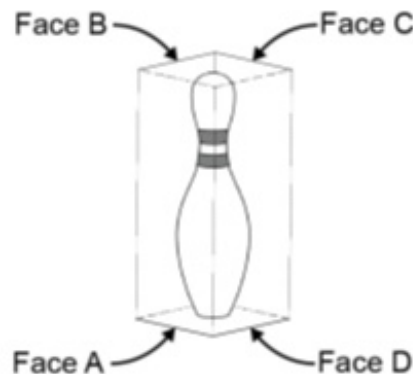


- c. For signs with three (3) or more faces, the sign area shall be calculated as the combined total of all faces.
2. Architectural embellishments (such as decorative elements) shall not be included in the calculation of sign area.

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**.

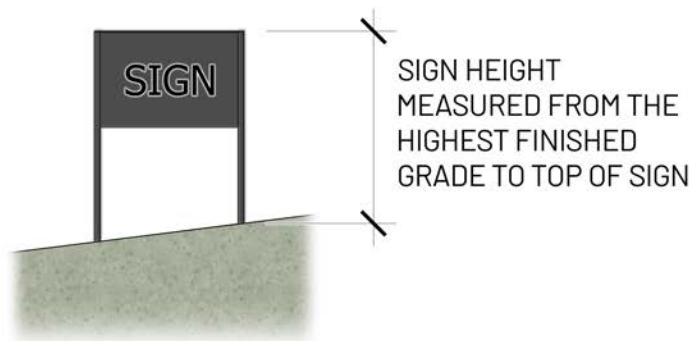
Figure 3.19.4.1.H: Spherical, Free-Form, or Sculptural Signs



3.19.4.2 Calculating Freestanding Sign Height

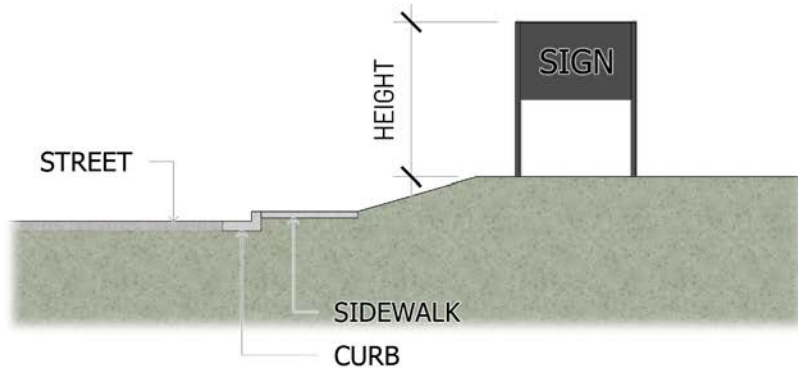
- A. The height of a freestanding sign shall be measured as the vertical distance from the highest finished grade at the sign's base to its uppermost point. Refer to **Figure 3.19.4.2.A: Calculating Sign Height**.

Figure 3.19.4.2.A: Calculating Sign Height



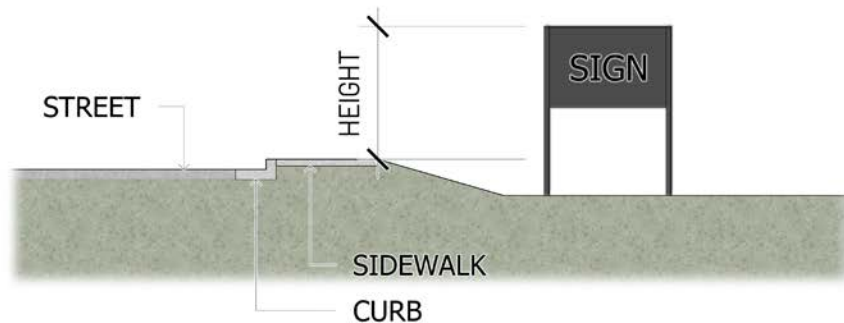
- B. When the natural grade at the base of the freestanding sign exceeds the finished grade of the nearest adjacent roadway, the sign height shall be measured from the sign base. See **Figure 3.19.4.2.B: Freestanding Signs Higher than Adjacent Finished Grade.**

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 by 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 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 civic, patriotic, 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 project, 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 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 Application 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 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 Master Developer or landowner. 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 Master Developer	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 Master Developer.	

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 designated 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

Secondary Monument Sign (Non-Residential Uses)		
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 Master Developer	
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 designated 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

Monument Sign (Non-Residential Uses)		
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 Master Developer	
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.



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 designated 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

Kiosk		
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.



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

Perimeter Wall Sign		
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.



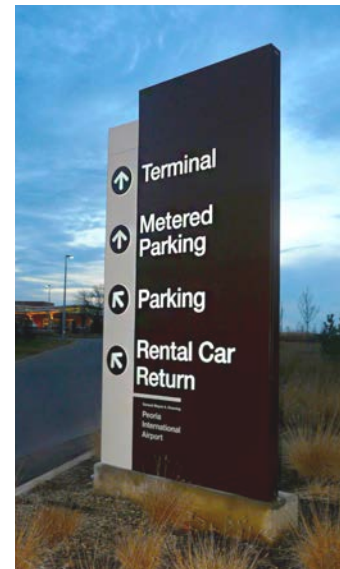
Notes:

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

Community Wayfinding Signage		
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.



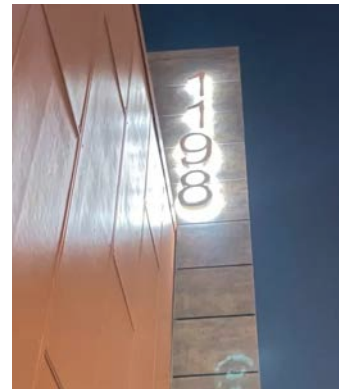
Notes:

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 Master Developer. 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 Master Developer	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:

- 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**.
- 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 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 use 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 material 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 maintain clear legibility and avoiding any confusion with standard regulatory signage.

5. Approval Process for Custom Regulatory Signage:

- a. ARC approval is required for all Custom Regulatory Signage designs, including the proposed materials, pole types, finishes, and colors.
- b. Once approved by the 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 or 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 business 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 building 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 Cascade must be reviewed and approved by ARC before submission to the City and issuance of any signage permit. A letter of approval from the 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 submittal approval from ARC and AAP.

3.19.10.1 Signage Submittal Requirements

A. ARC Review

1. All signage applications must be submitted to ARC for initial review to ensure the proposed signage meets the architectural design, and aesthetic standards established in the PAD.
2. The ARC 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 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 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 ARC for approval.

B. City Submission

- 1. Once the 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 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 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 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 entities 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 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 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 ARC for aesthetic consistency and alignment with design intent.
2. Following 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, all 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 provide 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. The Master Developer may propose lighting technologies not expressly identified in this PAD, provided such proposals are subject to review by the ARC and the 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 with 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, pedestal, 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 architecture requirements related 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 at the discretion of the Master Developer.
- 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 Master Developer.
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, subject to the discretion of the Master Developer.

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 Master Developer retains discretion to 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 a 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 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 Master Developer 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 Master Developer. This restriction shall not apply to parks located immediate adjacent to properties outside of the PAD boundary.

3.20.9 Lighting Zone Classification

- A. To correspond with land use intensity and roadway classifications with 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 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 aesthetic.
- 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. Intersection 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. Sting 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 Master Developer 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 any 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 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 color, types, and finishes shall be determined at the discretion of the Master Developer. 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 color, types, and finishes shall be determined at the discretion of the Master Developer. 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 color, types, and finishes shall be determined at the discretion of the Master Developer. 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 Master Developer 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 Master Developer may utilize customized lighting throughout the community to establish a cohesive visual identity.
2. Custom options may include decorative poles, solar-powered fixtures, or specialized mounting configurations, or other design variations provided they align with the community'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 ARC for review and approval in accordance with the submittal requirements outlined in **Section 3.20.26: Plan Submittal Requirements**.
2. The 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 $\leq 3,000$ K Fully Shielded Fixtures only. HSS on Perimeter Fixtures.	15' height $\leq 30'$ from Residential Property Line. 20' ht. $> 30'$	1.5 FC Average 0.30 VFC Maximum	≤ 600 Lumens each
Zone 2	All Light Sources. Shielded fixtures $\leq 1,000$ L Fully Shielded $> 1,000$ L HSS Perimeter Fixtures	15' height $\leq 30'$ from Residential Property Line. 25' ht. for $> 30'$ to $\leq 150'$ from Residential Property Line. 30' ht. $> 150'$	3.0 FC Average 0.80 VFC Maximum	$\leq 1,000$ Lumens each See Section 3.20.10 Operating Hours for use requirements.
Zone 3	All Light Sources. Shielded fixtures $\leq 1,000$ L Fully Shielded $> 1,000$ L HSS Perimeter Fixtures	15' height $\leq 50'$ from Residential Property Line. 30' ht. $> 50'$	4.50 FC Average 1.5 VFC Maximum	$\leq 1,000$ 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) $\leq 3,000$K = A light source with a color temperature of less than or equal to three thousand (3,000) degrees Kelvin ("warm" colored light). Light Sources $\leq 1,000$L = A light source which produces less than one thousand (1,000) initial Lumens. Mounting Height 15' $\leq 150'$ = 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 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 setback 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, setback 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 fascia 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 Zones 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 Master Developer 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 PM 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 PM 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 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.
- A. Detailed lighting plans shall be provided with the applicable construction documents and shall include, as applicable:
 - 1. Identification of the applicable Light 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.
- B. 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 thirty (30) foot wide product or less, the 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

The Master Developer 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, Health 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 enclosed 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; Golf 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 comprised 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) of 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 special committee established by the Master Developer responsible for reviewing and approving all proposals as required under this PAD.
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*. Any entity, other than the Master Developer or Developer, that is the fee owner or ground lessee of a discrete parcel or area within a Village and is responsible for improving such parcel or area in accordance with this PAD.

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;
- Overhead canopies or roof covering gas pumps.
 - 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 Statutes (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:
- Fifty (50) percent or more of the roof area as measured in plan view.
 - Fifty (50) percent or more of the exterior walls of a building.
 - A Street-facing facade.
62. *Density*. A ratio of the number of dwelling units to the gross land area unless otherwise stated.
- 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.
 - 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. *Developer*. The property owner or his representative that is undertaking the development of land.
66. *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:
- Clearing of land as an adjunct of construction, including clearing or removal of vegetation or soil manipulation;
 - 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.
67. *Development Code*. The City of Buckeye Development Code.
68. *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.
69. *Director*. The City's Development Services Director, or their individual designee.
70. *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.
71. *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.
72. *Driveway*. The principal access route from the roadway adjacent to a lot, to the lots primary off-street parking area.
73. *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.
74. *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.
75. *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.
76. *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.

77. *Engineering Plan*. Plans, profiles, cross sections, reports, and other required details for the construction of public improvements prepared by a registered engineer.
78. *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.
79. *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.
80. *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.
81. *Equipment Building or Structure*. An accessory building or structure used to house necessary equipment used by communication providers at a facility.
82. *Erosion*. The wearing away of the ground surface as a result of the movement of wind, water or ice.
83. *Excavation*. The mechanical, manual, blasting, or other such means for removal of earth material.
84. *Exterior Trademarked Design Feature*. An exterior design feature, including colors, shapes, and materials, of a building that is trademarked by a building occupant.
85. *Façade*. The exterior walls of a building exposed to public view, or that wall viewed by persons not within the building.
86. *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.
87. *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.
88. *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."
89. *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.
90. *Fencing, Protective*. Fencing with a four (4) foot approximate height intended to provide the boundaries of something being protected.
91. *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.

92. *Fill*. Vertical addition of earthen material.
93. *Final Inspection*. Field inspection conducted by the City prior to project acceptance.
94. *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.
95. *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.
96. *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.
97. *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.
98. *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.
99. *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.
100. *Garage, Parking*. See "Parking Structure."
101. *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.
102. *Glazing*. The panes or sheets of glass or other material intended to be set in frames, as in windows or doors.
103. *Grade*. The elevation of the ground surface, paving, or sidewalk.
104. *Grading*. The initial clearing, brushing or grubbing, and subsequent excavating, or filling of a site.
105. *Grading Permit*. An official document issued by the City authorizing the grading activity specified by the grading permit conditions.

106. *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:
- Underground parking space.
 - Uncovered steps.
 - Exterior balconies.
107. *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.
108. *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.
109. *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.
110. *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.
111. *Grubbing*. The removal of trees and other large plants including their roots.
112. *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.
113. *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.
114. *Habitat*. The place or type of site where a plant or animal naturally or normally grows and lives.
115. *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.
116. *Homeowners Association (HOA)*. An organization established for the ownership, care, and maintenance of private common areas, private streets, and other private facilities.
117. *Hydrological Study*. A report designed to show the effects of surface water on a specific area.

118. *Illuminance*. A measure of the amount of light intercepting an object at a given distance from a light source measured in footcandles.
119. *Impervious Cover*. Any surface lacking the ability for air and water to pass through to natural ground.
120. *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.
121. *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.
122. *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.
123. *Interior lot*. A lot other than a corner lot.
124. *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.
125. *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.
126. *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.
127. *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.
128. *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.
129. *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.
130. *Light Fixture*. The complete lighting assembly (including the lamp, housing, reflectors, lenses and shields), less the support assembly (pole or mounting bracket).

131. *Loading Space*. An off-street space or berth used for the delivery and loading or unloading of vehicles.
132. *Lot Area*. The total area, measured on a horizontal plane, included within lot lines.
133. *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.
134. *Lot Depth*. The average horizontal distance between the front and rear lot lines.
135. *Lot Frontage*. That horizontal dimension of a lot or portion of a lot abutting on a street.
136. *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.
137. *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.
138. *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.

139. *Lumen*. The unit used to measure the actual amount of light which is produced by a lamp.
140. *Manager*. The word “Manager” or “City Manager” shall mean the City Manager of the City of Buckeye, Arizona, unless the context clearly indicates otherwise.
141. *Mansard Roof*. A roof having on each side a shallower upper part and a steeper lower part.
142. *Masonry Construction Materials*. Materials that include, but are not limited to, brick, stone, concrete masonry units, stucco, and concrete-panel construction.
143. *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.
144. *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.
145. *Mayor*. The word “Mayor” shall mean the Mayor of the City of Buckeye, Arizona, unless the context clearly indicates otherwise.
146. *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.
147. *Member of Council*. A Member of the Council of the City of Buckeye, Arizona, including the Mayor.
148. *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.
149. *Month*. A calendar month.
150. *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.
151. *Native*. Indigenous to the specific site or to areas contiguous to a parcel being developed.
152. *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.
153. *Natural Grade*. The topographic configuration of land prior to any grading or other human disturbance of the site.
154. *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.

155. *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.
156. *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.
157. *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.
158. *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.
159. *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.
160. *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.
161. *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.

162. *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.
163. *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.
164. *Parcel Developer*. Those undertaking development of land subject to this PAD with the approval of the Master Developer. This may include all or part of a parcel.
165. *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.
166. *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.
167. *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.
168. *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.
169. *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.
170. *Person*. A natural person, a corporation, a partnership, an association, a trust, or any other entity or any combination thereof.
171. *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.
172. *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.
173. *Pristine*. For purposes of the native plant protection requirements of this PAD, means unaltered from its naturally occurring state, not spoiled, corrupted, or polluted.
174. *Private Street Lot*. A separate lot owned by the property owners association whereupon a private street is constructed.
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 Master Developer. 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. *Wash*. A watercourse that flows during flood events or intermittently. Washes are important environmental areas that serve as wildlife corridors and habitat.
220. *Week*. A week consists of seven (7) consecutive days.
221. *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.
222. *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.
223. *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.
224. *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.
225. *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.
226. *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.
227. *Year*. A calendar year unless otherwise provided.
228. *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 uses 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. The 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 Master 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 Master 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 Master 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 3.5-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 prepared by the Master Developer. 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 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 mitigated 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 easy 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 Master Developer for Review

1. Builder shall submit all required materials to The Cascade ARC for evaluation, using the submittal procedure established by the Master Developer.

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.

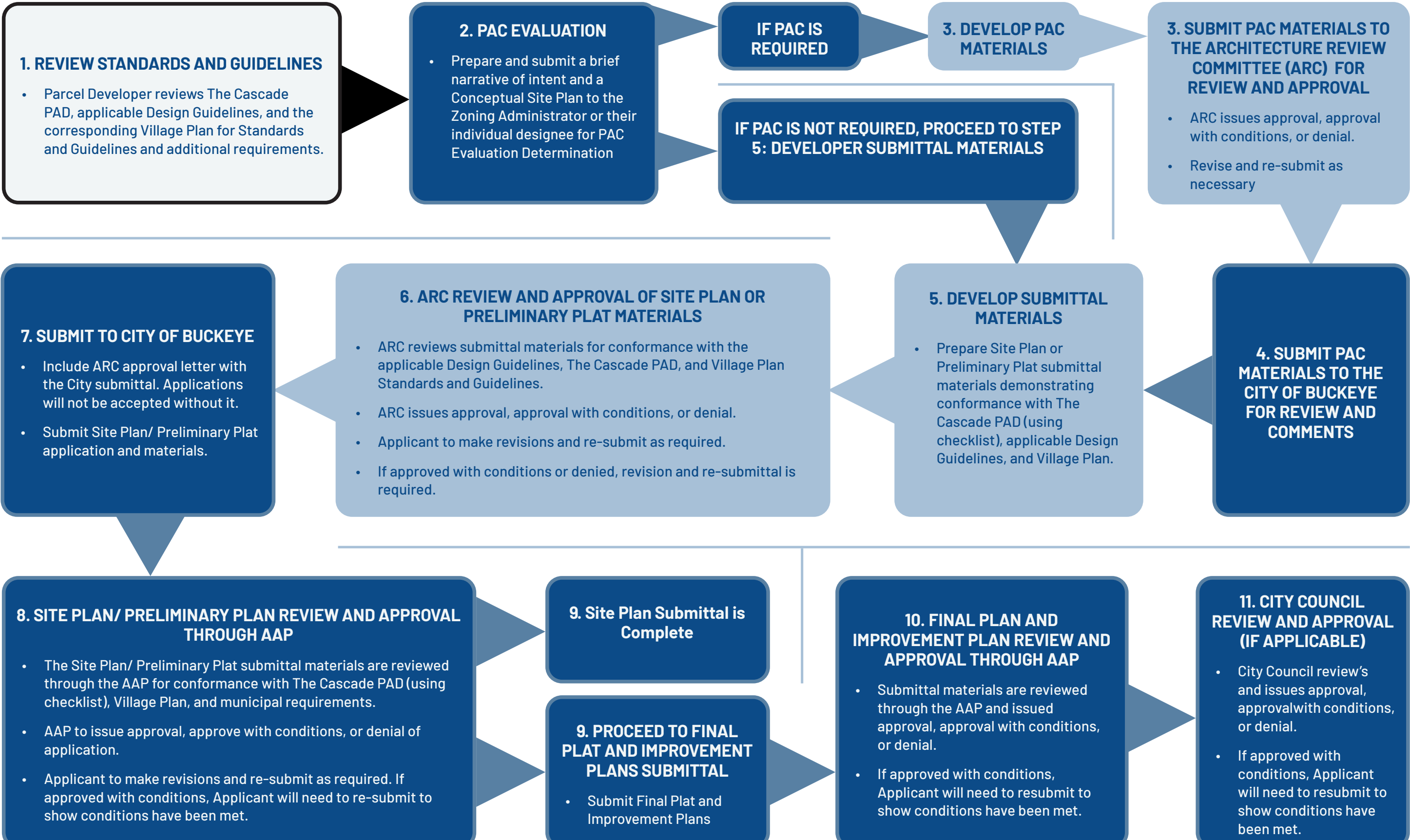
I. Final Approval and Permits

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 Master Developer Reviewed by the City of Buckeye

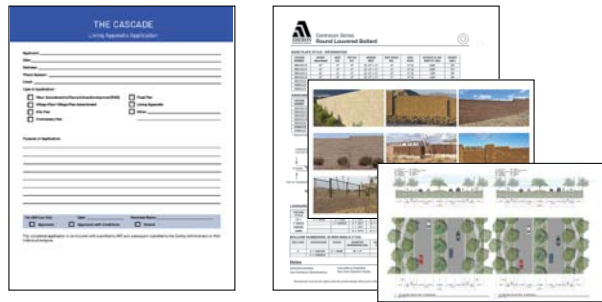


Appendix C - Table 1: Review Timeframes

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 Master Developer. 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 Master Developer.	

PREPARATION OF MATERIALS

- The Master Developer or their individual designee 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**

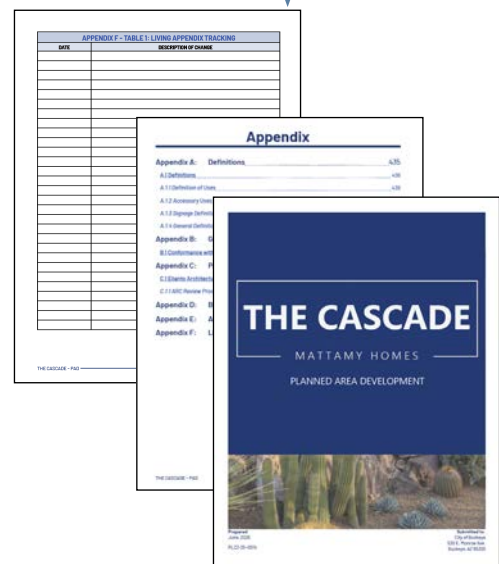
AAP Submittal and Review

- 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) | ☐ Final Plat |
| ☐ Village Plan/ Village Plan Amendment | ☐ Living Appendix |
| ☐ Site Plan | ☐ Other: _____ |
| ☐ Preliminary Plat | _____ |

Purpose of Application:

For ARC Use Only

Date: _____

Reviewer Name: _____

☐ **Approved**

☐ **Approved with Conditions**

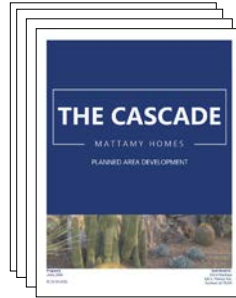
☐ **Denied**

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 Master Developer or their individual designee prepares the materials for the Village Plan.
 - 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



Village Plan Narrative



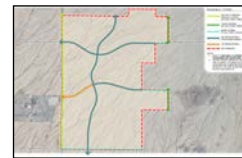
Village Master Plan



Land Use Budget



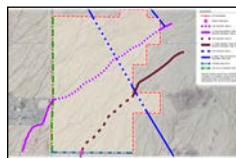
Opportunities and Constraints Plan



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

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



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

☐

Approved

Date: _____

☐

Approved with Conditions

Reviewer Name: _____

☐

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 identify 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

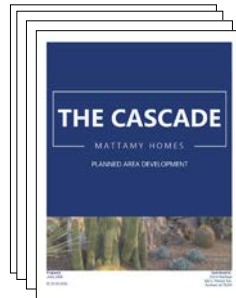
Which Master Technical Reports are included with Village Plan, select all that apply.

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: _____

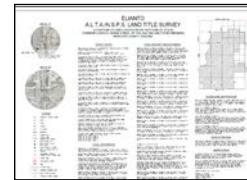
SITE PLAN APPLICATION AND SUBMITTAL PROCESS

PREPARATION OF MATERIALS

- The Applicant or their designee 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



Site Plan Narrative



ALTA Survey



Site Plan and Data Table



Conceptual Landscape Plan



Conceptual Lighting Plan



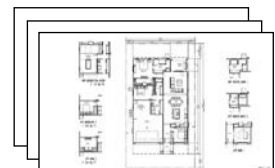
Conceptual Phasing Plan



Land Use Budget



Building Elevations



Floor Plans



Utility Plan



Fire Access Plan



Photometric Plan

ARC Submittal and Review

- Materials submitted for review and approval to ARC.
- ARC issues approval letter.

Submit
Revisions as
Required



Map Exhibit and
Mailing List

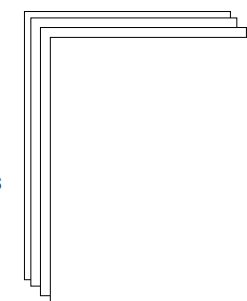


Sight Line Exhibits

AAP Submittal and Review

- Materials submitted for review and approval to the Zoning Administrator or their individual designee.

Submit
Revisions as
Required



Additional Materials
(if applicable)



Site Plan Application and
Checklist

Site Plan Administratively Approved

THE CASCADE

Site Plan Application and Checklist

Applicant: _____

Date: _____

Address: _____

Phone Number: _____

Email: _____

Village: _____ Parcel(s): _____

For ARC Use Only

☐

Approved

Date: _____

☐

Approved with Conditions

Reviewer Name: _____

☐

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:

<u>Applicant</u>	<u>ARC</u>	
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?

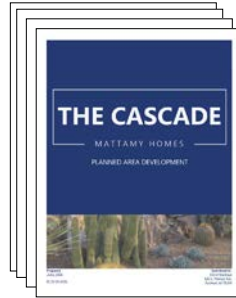
TIME EXTENSIONS (IF APPLICABLE)

Yes	No	Yes No
		Does the supporting engineering documents submitted with the Site Plan include a request letter with approved stipulations and site plan?

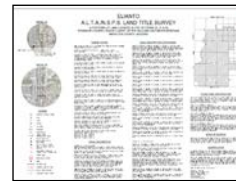
PRELIMINARY PLAT APPLICATION AND SUBMITTAL PROCESS

PREPARATION OF MATERIALS

- The Applicant or their designee 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



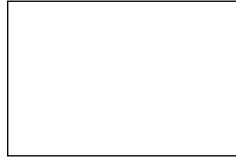
Preliminary Plat Narrative



ALTA Survey



Preliminary Plat and Data Table



Site Development Information



Conceptual Landscape Plan



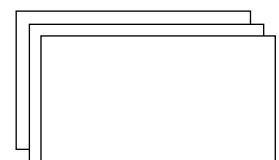
Conceptual Lighting Plan



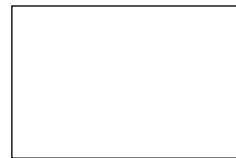
Conceptual Phasing Plan



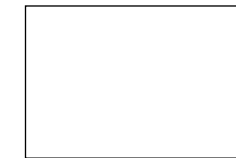
Land Use Budget



Supporting Engineering Documents



Map Exhibit and Mailing List



Boundary Closure Report



Preliminary Grading and Drainage Plan

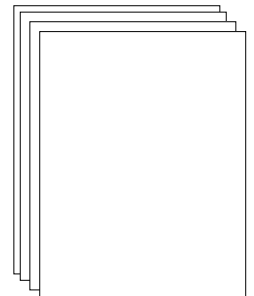
ARC Submittal and Review

- Materials submitted for review and approval to ARC.
- ARC issues approval letter.

Submit
Revisions as
Required



Traffic Impact Analysis/
Statement



Additional Materials
(if applicable)

AAP Submittal and Review

- Materials submitted for review and approval to the Zoning Administrator or their individual designee.

Submit
Revisions as
Required



Preliminary Plat
Application and Checklist

Preliminary Plat Administratively Approved

THE CASCADE

Preliminary Plat Application and Checklist

Applicant: _____

Date: _____

Address: _____

Phone Number: _____

Email: _____

Village: _____ Parcel(s): _____

For ARC Use Only

☐

Approved

Date: _____

☐

Approved with Conditions

Reviewer Name: _____

☐

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:

<u>Applicant</u>	<u>ARC</u>	<u>FEE WORKSHEET</u>
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?

<u>Applicant</u>	<u>ARC</u>	
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?
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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

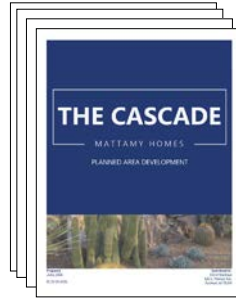
Yes No

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 or their designee 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



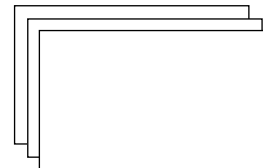
Boundary Survey



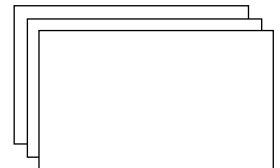
Subdivision Sheets



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 Application and
Checklist

Final Plat Administratively Approved

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:

<u>Applicant</u>	<u>ARC</u>	<u>Fee Worksheet</u>
Yes No	Yes No	Does the application include a completed and signed fee worksheet?
<u>Narrative</u>		
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	Does 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?

<u>Applicant</u>	<u>ARC</u>	
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?

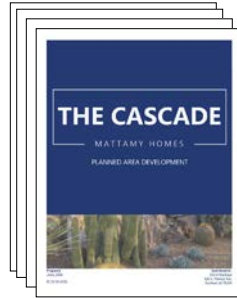
Additional Materials (if applicable)

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?
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SPECIAL USE PERMIT APPLICATION AND SUBMITTAL PROCESS

PREPARATION OF MATERIALS

- The Applicant or their designee 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



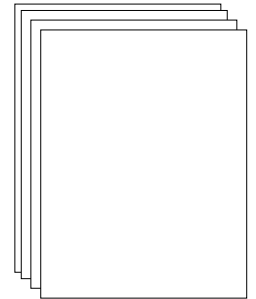
Special Use Permit Narrative



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

☐

Approved

Date: _____

☐

Approved with Conditions

Reviewer Name: _____

☐

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:

<u>Applicant</u>	<u>ARC</u>	<u>FEE WORKSHEET</u>
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?
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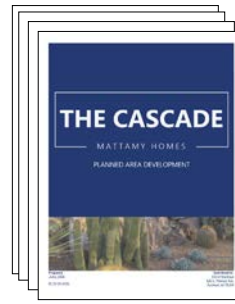
TEMPORARY USE PERMIT APPLICATION AND SUBMITTAL PROCESS

PREPARATION OF MATERIALS

- The Applicant or their designee prepares the materials for the Temporary Use Permit.
 - Proof of Authorization
 - 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

☐

Approved

Date: _____

☐

Approved with Conditions

Reviewer Name: _____

☐

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?

<u>Applicant</u>	<u>ARC</u>	<u>Logistics</u>
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?
<u>Dust Control Plan of Any Non-Paved Surface</u>		
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?
<u>Other Requirements</u>		
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

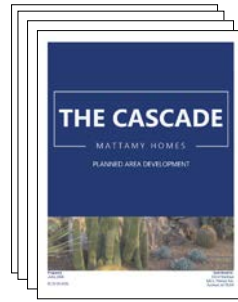
ADDITIONAL SUBMITTAL ITEMS

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 event?
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??

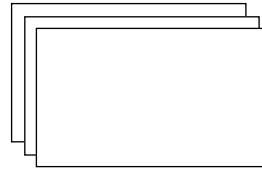
ADMINISTRATIVE APPROVAL PROCESS ("AAP") SUBMITTAL AND REVIEW PROCESS

PREPARATION OF MATERIALS

- The Applicant or their designee prepares the development application(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 update, 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: _____

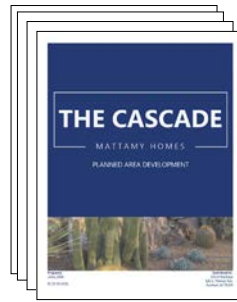
Purpose of Application

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").

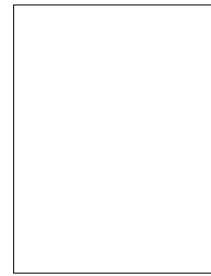
MAJOR AMENDMENT APPLICATION AND SUBMITTAL PROCESS

PREPARATION OF MATERIALS

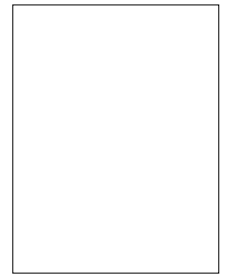
- The Applicant or their designee prepares the materials for the Major Amendment.
 - Major Amendment Cover
 - Major Amendment Chapters/Sections
 - Neighborhood Meeting and Citizen Participation Report
 - Public Hearing and Notice Requirements
 - Planning and Zoning Commission Review and Decision
 - City Council Review and Decision
- Completed Major Amendment Application and Checklist



Major Amendment Cover



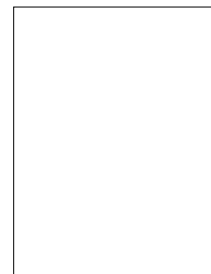
Neighborhood Meeting and Citizen Participation Report



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

☐ Approved

Date: _____

☐ Approved with Conditions

Reviewer Name: _____

☐ 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

Yes No

☐☐☐☐☐☐

ARC

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?

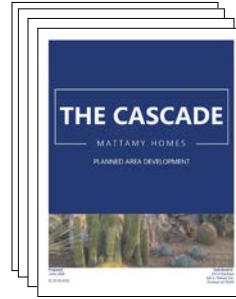
CITY COUNCIL REVIEW AND DECISION

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 Applicant or their designee prepares the materials for the Minor Amendment.
 - Minor Amendment Narrative
 - AAP Cover Letter
- Completed Minor Amendment Application and Checklist



Minor Amendment Narrative

The image shows the cover of the 'Minor Amendment Application and Checklist' form. It has a dark blue header with the title 'THE CASCADE' and 'Minor Amendment Application and Checklist' in white text. Below the header is a checklist table with various items to be completed, including 'Project Name', 'Project Location', 'Project Description', 'Project Goals', 'Project Benefits', 'Project Risks', 'Project Timeline', 'Project Budget', 'Project Staff', 'Project Contacts', 'Project Documents', 'Project Other Information', and 'Project Comments'. The form is designed to be filled out by the applicant.

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

☐

Approved

Date: _____

☐

Approved with Conditions

Reviewer Name: _____

☐

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

☐☐☐☐☐

□

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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

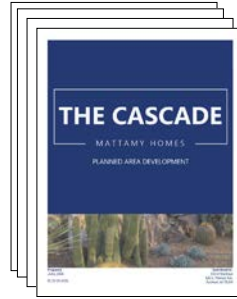
Describe the changes proposed in the Minor Amendment: _____

This image shows a blank sheet of white paper with horizontal ruling lines. The lines are evenly spaced and run across the width of the page. There are no margins, text, or other markings on the paper.

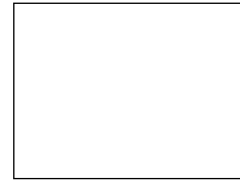
PARKING DEMAND FLEXIBILITY APPLICATION AND SUBMITTAL PROCESS

PREPARATION OF MATERIALS

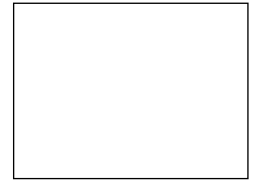
- The Applicant or their designee prepares the materials for the Parking Demand Flexibility.
- Parking Demand Flexibility Narrative
- Parking Plan
- Supporting Documentation
- Summary Table
- Completed Parking Demand Flexibility Application and Checklist



Parking Demand Flexibility Narrative



Parking Plan



Supporting Documentation



Summary Table



Parking Demand Flexibility 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

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:

<u>Applicant</u>	<u>ARC</u>	<u>NARRATIVE</u>
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

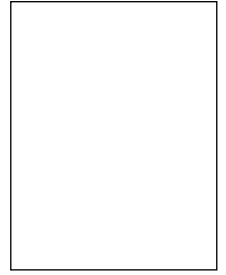
- The Applicant or their designee prepares the materials for the Shared Parking.
- Off-Street Parking Requirements
 - Shared Parking Site Plan
 - Pedestrian Circulation Plan
 - Shared Parking Agreement (draft or recorded)
- Completed Shared Parking Application and Checklist.



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

☐

Approved

Date: _____

☐

Approved with Conditions

Reviewer Name: _____

☐

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**?

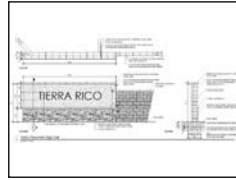
MANAGEMENT AND AGREEMENT

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 or their designee 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



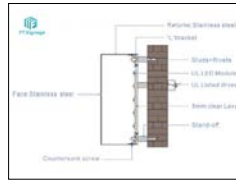
Detailed Sign Drawings



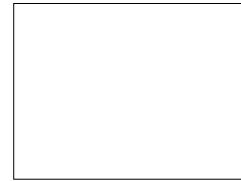
Materials and Finishes



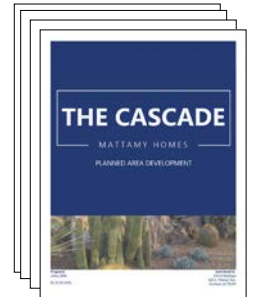
Sign Locations



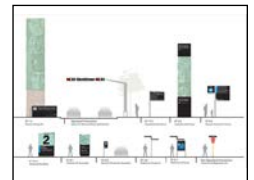
Illumination Details



Mounting and Installation Details



Design Narrative



Supplemental Visuals

ARC Submittal and Review

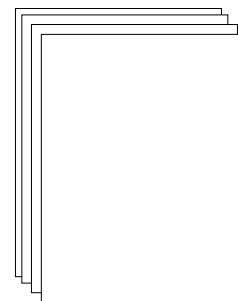
- Materials submitted for review and approval to ARC.
- ARC issues approval letter.

Submit
Revisions as
Required

AAP Submittal and Review

- Materials submitted for review and approval to the Zoning Administrator or their individual designee.

Submit
Revisions as
Required



Additional Materials
(if applicable)



Comprehensive Sign Plan
Application and Checklist

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?
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Appendix D: Biological Evaluation Reliance Letter

Appendix E: Archaeological Survey Reliance Letter

Appendix F: Living Appendix

APPENDIX F - TABLE 1: LIVING APPENDIX TRACKING

[illegible]

APPENDIX F - TABLE 1: LIVING APPENDIX TRACKING

[illegible]

Appendix F - Table 2: Land Use Budget Tracking									
Date									
Submittal Type									
Village 1 Proposed Allocation									
Parcels	Property Owner	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 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	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 DU	
Village 2 Proposed Allocation Sub-Total				0.00%		0 DU	0 DU	0 DU	

Appendix F - Table 2: Land Use Budget Tracking Continued

Village 3 Proposed Allocation									
Parcels	Property Owner	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%		0 DU	0 DU	0 DU	

Village 4 Proposed Allocation									
Parcels	Property Owner	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	
Village 4 Proposed Allocation Sub-Total				0.00%		0 DU	0 DU	0 DU	

Appendix F - Table 2: Land Use Budget Tracking Continued									
Village 5 Proposed Allocation									
Parcels	Property Owner	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%		0 DU	0 DU	0 DU	

Village 6 Proposed Allocation									
Parcels	Property Owner	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	
Village 6 Proposed Allocation Sub-Total				0.00%		0 DU	0 DU	0 DU	

Appendix F - Table 2: Land Use Budget Tracking Continued									
Total Proposed Allocation									
Village	Property Owner	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, as approved by the Master Developer. Refer to **Section 3.6: Land Use Budget**.

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 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



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.

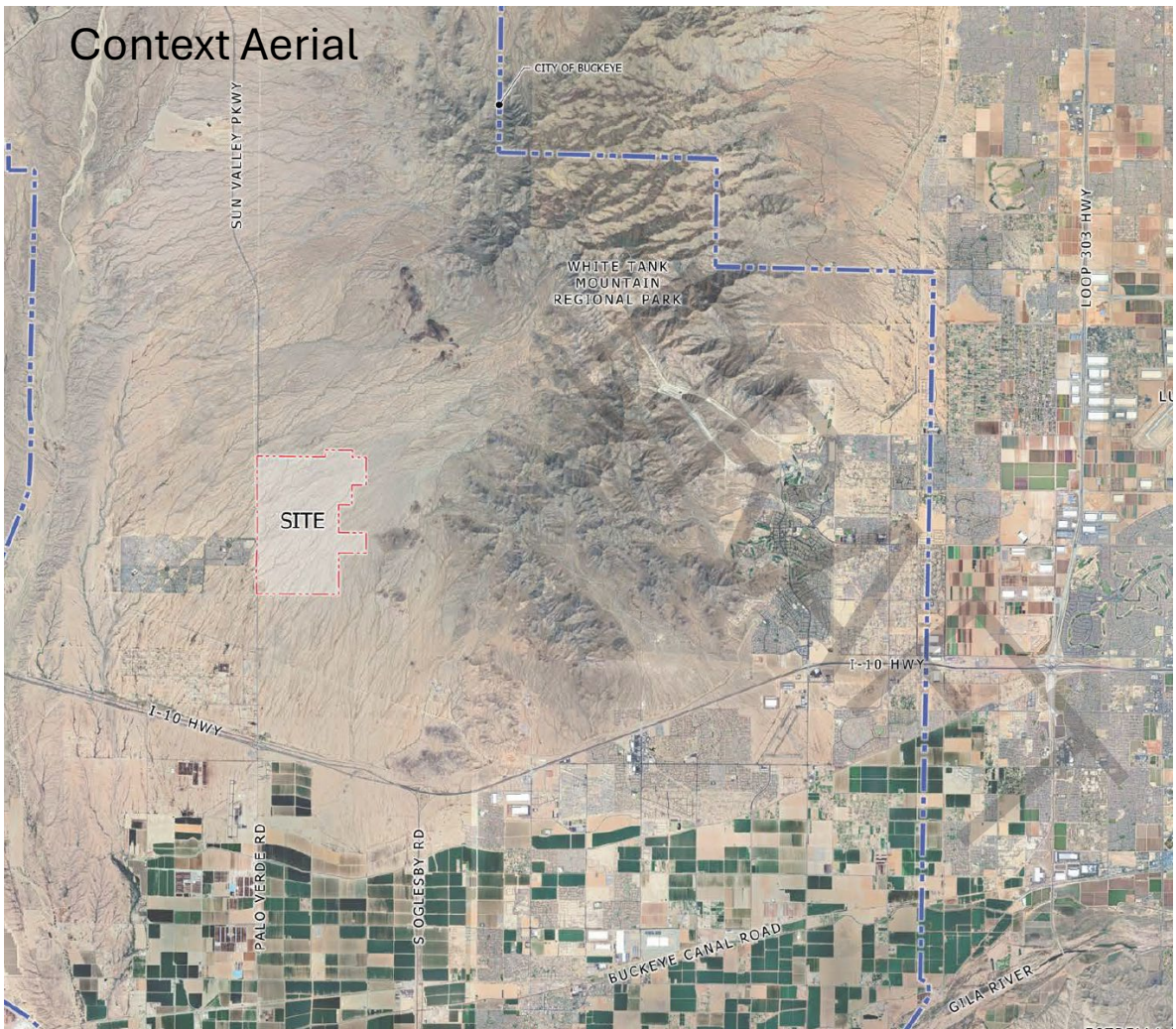
The process for major CMP Amendments and PAD’s require Planning and Zoning Commission and City Council hearings. At this time, public hearings are not scheduled. As this application proceeds, the City’s Planning and Zoning Department will make a determination as to the date and time of the City public 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.

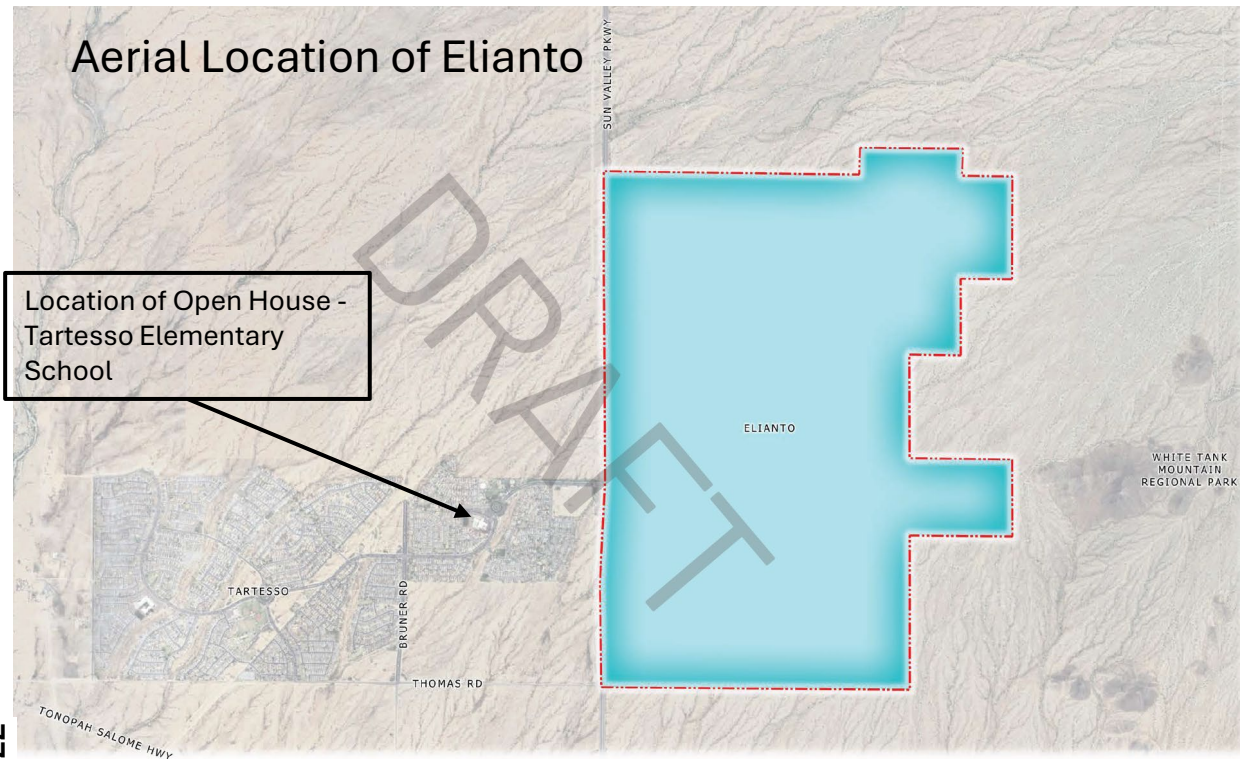
Sincerely,

Matthew Arneson

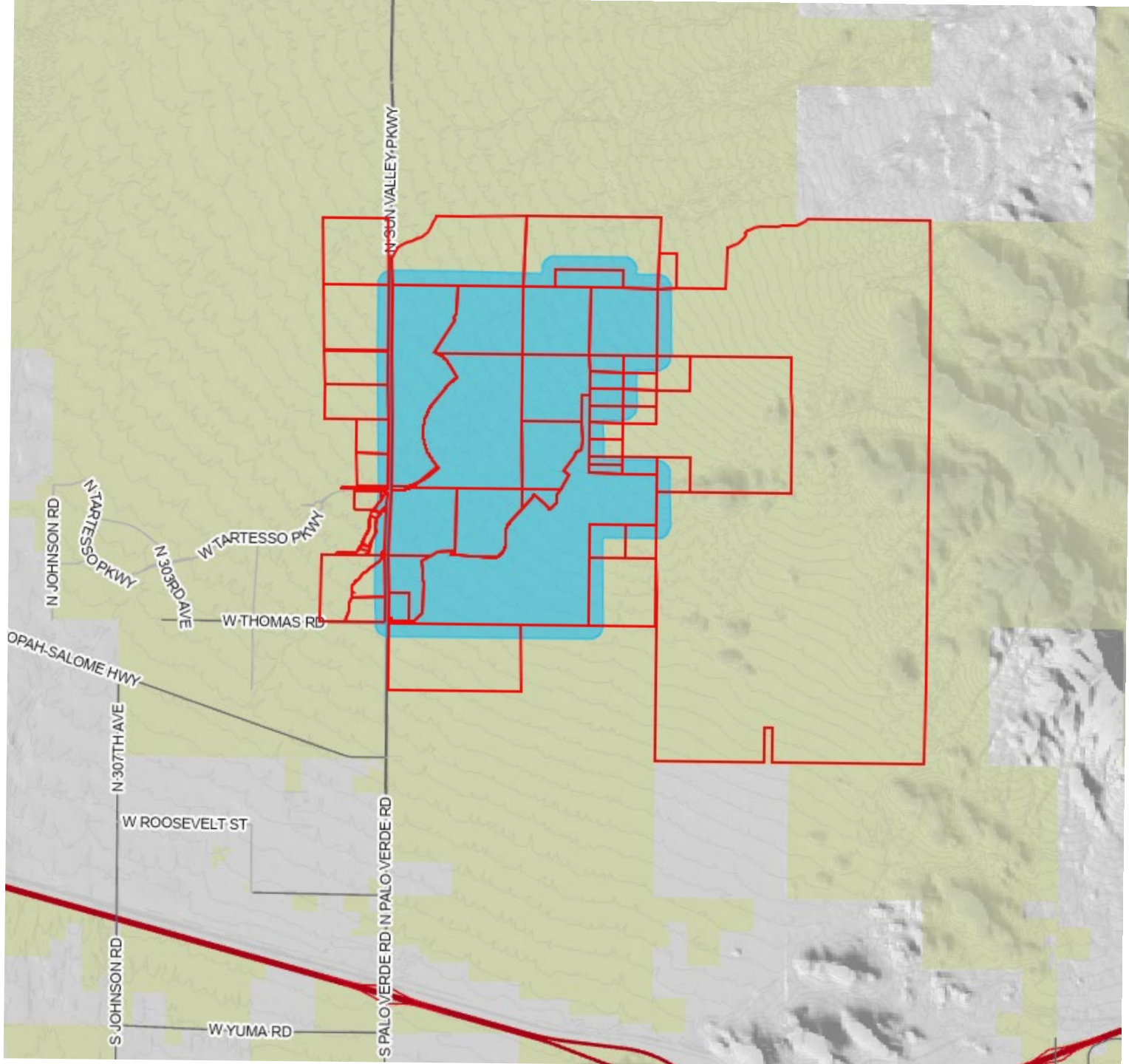
Context Aerial



Aerial Location of Elianto



TAB 2 - Map of Property Owners



TAB 3 - Notification List

Owner	MAIL_ADDR1	MAIL_CITY	MAIL_STAT	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	jsegraw@capitol.com	602-385-1546
Thomas BERTOLON	8610 W. GREENBRIAR DR 85382	mviewdude@gmail.com	623-572-2828

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 Statute, 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, 2026, by:

Notary Public



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
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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
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CRG THOMAS ROAD PARTNERS LLC	450 N MCCLINTOCK DR STE 102	CHANDLER	AZ	85226
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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



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

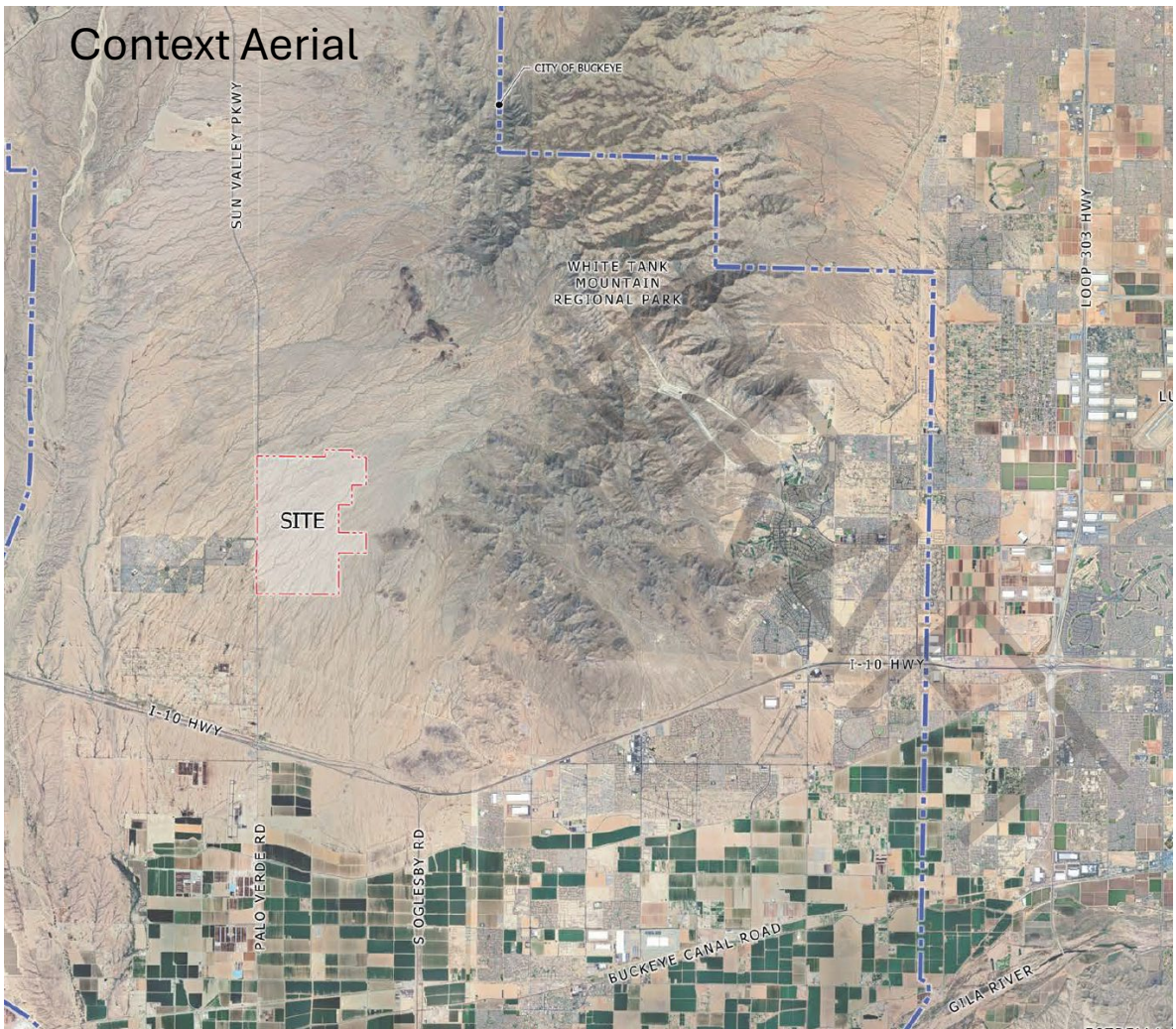
The process for major CMP Amendments and PAD’s require Planning and Zoning Commission and City Council public hearings. Another notice letter will be sent on when the City Council public hearing date is scheduled. That notification letter will be mailed to you at least fifteen (15) days prior to the 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.

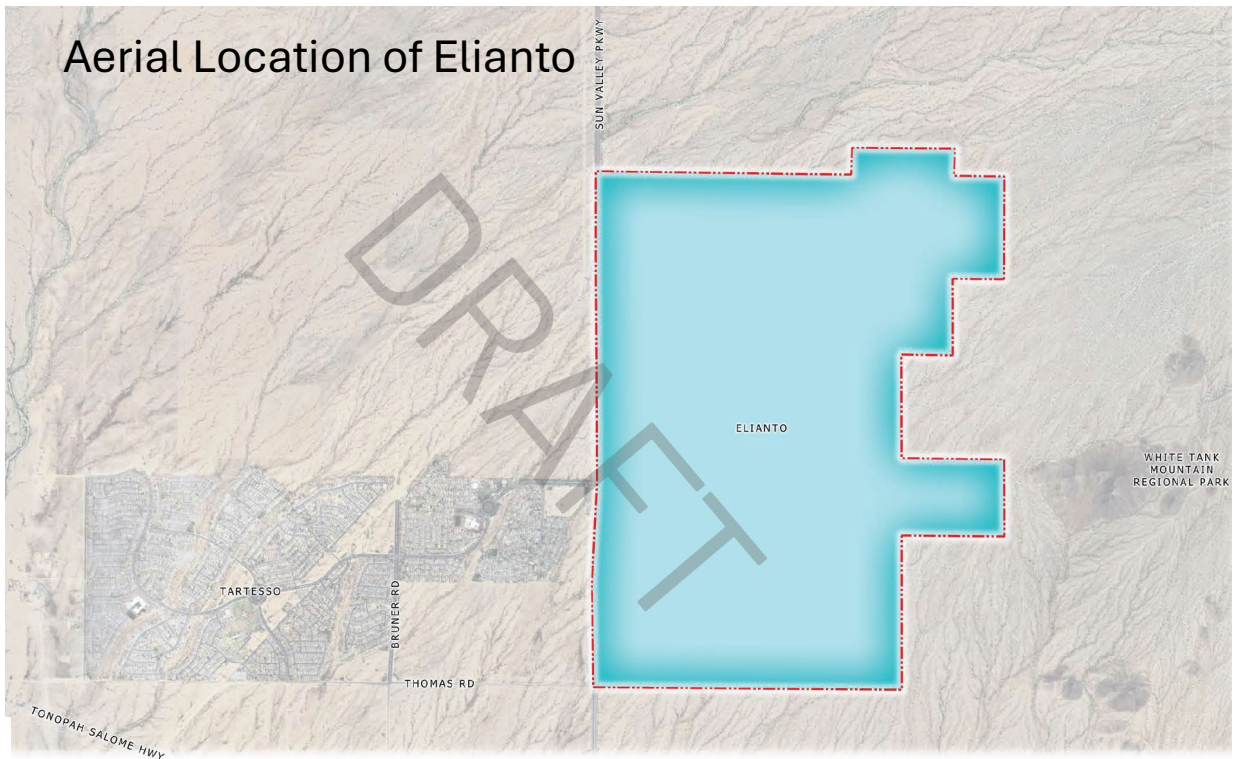
Sincerely,

Matthew Arneson

Context Aerial



Aerial Location of Elianto



TAB 6 - P&Z
Legal Ad
Affidavit

AFFIDAVIT OF PUBLICATION

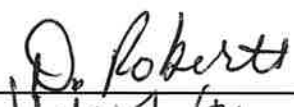
Susan Sylvester
Susan Sylvester
1850 N Central Ave, 24th Flo
Phoenix AZ 85004

STATE OF WISCONSIN, COUNTY OF BROWN

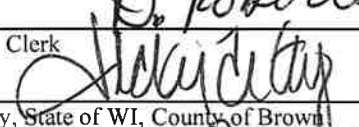
The Arizona Business Gazette Republic Edition, a newspaper published in the city of Phoenix and general circulation in the counties of Pima, Maricopa, Coconino and Pinal, State of Arizona, and personal knowledge of the facts herein state and that the notice hereto annexed was Published in said newspapers in the issue:

PNI AZ Business Gazette Rep Ed 09/05/2026
PNI azcentral.com 09/05/2026

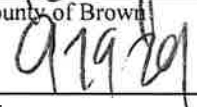
and that the fees charged are legal.
Sworn to and subscribed before on 09/05/2026



Legal Clerk



Notary, State of WI, County of Brown



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 Statute, 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: _____

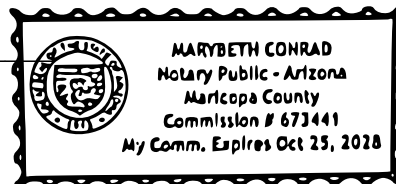
Meghan Riggall

SUBSCRIBED AND SWORN before me on 09/03/26

Notary Public: _____

Marybeth Conrad

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

Sep 3, 2026 at 10:27:41 AM
N Sun Valley Pkwy
Buckeye AZ 85396
United States

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.

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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

Sep 3, 2026 at 10:42:58 AM
N Sun Valley Pkwy
Buckeye AZ 85396
United States

