BUCKEYE, AZ

**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**
**JANUARY 28, 2025**
**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.*

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

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

## 2. MINUTES

**2.A** Approval of minutes from the December 10, 2024 Planning and Zoning Commission regular meeting.
Staff Liaison: Keri Hernandez, Management Assistant, khernandez@buckeyeaz.gov (623) 349-6211

## 3. REGULAR AGENDA

**3.A** **Floreo at Teravalis (formerly known as Trillium) - Major Community Master Plan Amendment (CMPA)** - Conduct a public hearing and recommend approval of a Major Amendment to the Floreo at Teravalis Community Master Plan (CMP), revising permitted land uses, development standards, design requirements and processes applicable to the subject property to facilitate development of the entirety of the site, subject to conditions (a) through (bb).
Staff Liaison: Sean Banda, Senior Planner, sbanda@buckeyeaz.gov, (623) 349-6215

**3.B** **West Fillmore Highstreet Multi-Family - Site Plan** - Conduct a public meeting and approve a

site plan for a proposed 510-unit multi-family residential community located approximately 1,000 feet east of the northeast corner of Verrado Way and Fillmore Street, subject to conditions a) through q).
Staff Liaison: Mandy Woods, Senior Planner, swoods@buckeyeaz.gov, 623-640-6093

**3.C** **Development Code Amendment-CMP & PAD Modified Provisions** - Conduct a public hearing and recommend approval to the Mayor and City Council of a Development Code Amendment to establish Development Code Section 5.1.5., Authority of CMP and PAD to Establish Modified Provisions.
Staff Liaison: Mandy Woods, Senior Planner, swoods@buckeyeaz.gov, 623-640-6093

## 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:** 01/28/25 | **AGENDA ITEM:** 2.A. MINUTES |
| **DATE PREPARED:** 01/24/25 | **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 minutes from the December 10, 2024 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:**
12.10.2024.PZC.MinutesDRAFT.pdf

**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: Chairperson Ted Burton, Commissioner Rebecca Puppe, Commissioner Deanna Kupcik, Vice Chairperson Anthony DiMascio, Commissioner Donald Bassler, Commissioner Sebastian Trupiano, Alternate Les Manuel.

Members absent: Commissioner Gina Ragsdale, Alternate Charles Hester, Alternate Ryan Belshee, Alternate Douglas McDonald.

Staff present: Planning Manager Ken Galica, Planner I Patricia Cooley, Assistant City Attorney Tosca Henry, Management Assistant Keri Hernandez, City Traffic Engineer John Willett.

**2. MINUTES**
**3A. APPROVAL OF MINUTES FROM THE NOVEMBER 26, 2024 PLANNING AND ZONING COMMISSSION REGULAR MEETING.**
A motion was made by Commissioner Trupiano and seconded by Commissioner Bassler to approve minutes as presented. Approval 6-0. Motion carried.

**3. CHAIR BURTON DECLARED THE CANCELLATION OF THE DECEMBER 24, 2024 PLANNING AND ZONING COMMISSION REGULAR MEETING.**

**4. REGULAR AGENDA**
**4A. BUENA VISTA EXPANSION – CONDITIONAL USE PERMIT (CUP) (PLZU-24-0005)**
Planner I Patricia Cooley presented and was available to answer questions from the Commission.
Commissioner Puppe asked if there are future plans for a traffic signal.
Applicant representative Chris Birch indicated that there is no access plan to Apache Road that would require a traffic signal. City Traffic Engineer John Willett informed the Commission that there will be two southbound through lanes on Apache through a CIP project.
Commissioner Trupiano asked why this property presented was not developed with the rest of the neighborhood. Mr. Birch indicated that he is not aware of the reasoning behind the delayed development of this property.
A Public Hearing opened at 6:14 p.m.
With there being no comments from the public, the Public Hearing closed at 6:14 p.m.
A motion was made by Commissioner Puppe and seconded by Vice Chair DiMascio to recommend approval to City Council subject to conditions ‘a – f’ as presented. Approval 6-0. Motion carried.

**4B. SUNRISE COMMERCE CENTER – COMPREHENSIVE SIGN PLAN (PLZDR-23-00028)**
Planning Manager Ken Galica presented and was available to answer questions from the Commission. A motion was made by Commissioner Puppe and seconded by Commissioner Trupiano to approve subject to conditions 'a – c' as presented. Approval 6-0. Motion carried.

**4C. BUCKEYE 225 – SITE PLAN (PLZSP-23-00001)**
Planning Manager Ken Galica presented and was available to answer questions from the Commission. Applicant Holly Redding presented and was available to answer questions from the Commission. Commissioner Trupiano asked if this project will be compromised with the future road improvements and expansion. Mr. Willett indicated that ADOT has planned the future rights-of-way, interchanges and freeway.
Commissioner Kupcik asked who would be responsible for the other half street improvements. Mr. Willett informed the Commission that when the west half of the property develops, they will be responsible for the remaining improvements.
A motion was made by Vice Chair DiMascio and seconded by Commissioner Bassler to approve subject to conditions 'a – hh' as presented. Approval 6-0. Motion carried.

**5. COMMENTS FROM THE PUBLIC**
None.

**6. PLANNING MANAGER REPORT AND SUMMARY OF CURRENT EVENTS**
None.

**7. PLANNING AND ZONING COMMISSION SUMMARY OF CURRENT EVENTS**
Commissioner Puppe reminded all of the upcoming downtown Buckeye Glow on Monroe parade.

**8. ADJOURNMENT**
With there being no further business, Chair Burton adjourned the meeting at 6:45 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 10th day of December 2024. I further certify that a quorum was present.

**Keri Hernandez, Management Assistant**

**CITY OF BUCKEYE**
**Regular Planning & Zoning Commission**
**PLANNING ACTION REPORT**

| | |
|---|---|
| **MEETING DATE:** 01/28/25 | **AGENDA ITEM:** 3.A. Floreo at Teravalis (formerly known as Trillium) - Major Community Master Plan Amendment (CMPA) - PLZZ-24-0008 |
| **DATE PREPARED:** 01/24/25 | **DISTRICT NO.:** 4 |
| **STAFF LIAISON:** Sean Banda, Senior Planner, sbanda@buckeyeaz.gov, (623) 349-6215 | |
| **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)
**Floreo at Teravalis (formerly known as Trillium) - Major Community Master Plan Amendment (CMPA)** - Conduct a public hearing and recommend approval of a Major Amendment to the Floreo at Teravalis Community Master Plan (CMP), revising permitted land uses, development standards, design requirements and processes applicable to the subject property to facilitate development of the entirety of the site, subject to conditions (a) through (bb).

**RELEVANT GOALS:**
GOAL 2: Enhanced Economic Well-Being and Vitality

**ADDITIONAL RELEVANT GOALS:**
GOAL 3: A Well-Planned Urban Community

## SUMMARY

**PROJECT DESCRIPTION:**
William E. Lally, Tiffany & Bosco, PA, on behalf of Trillium Land Company, LLC. is requesting an amendment to the Floreo at Teravalis CMP, a 3,029-acre master-planned community in the City of Buckeye, approximately 15 miles north of I-10's Sun Valley Parkway interchange. The proposed CMPA revises the permitted land uses, development standards, processes, and design requirements applicable to development of the subject property. The updates have been reviewed to ensure the development aligns with the city's Development Code and maintains high quality.

The new CMPA will replace the existing Trillium CMP and incorporate all previous approved amendments into a single document. Please review attached staff report and exhibits for more information.

**BENEFITS:**
Approval of the proposed amendment will allow the property to move forward with Howard Hughes Corporation unique vision. It will also create guidelines, processes and standards that will give city staff the ability to allow the property to develop within the approved parameters.

**FUTURE ACTION:**
Approval of this CMPA and related Development Agreement by the City Council will be required. A meeting date has not yet been identified for Council's consideration of these items.

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

**ATTACHMENTS:**

PLZZ-24-0008-Floreo at Teravalis CMPA-Staff Report-PZC 01282025 Final.docx
Exhibit A - PLZZ-24-0008 Vicinity Map.pdf
Exhibit B- PLZZ-24-0008 General Plan Map.pdf
Exhibit C - PLZZ-24-0008 Zoning Map.pdf
Exhibit D - PLZZ-24-0008 FLOREO MAJOR CMPA -Final Narrative.pdf
Exhibit E - Major CMP Amendment - Teravalis - compressed.pdf
Exhibit F - Citizen Participation Report 12.20.24.pdf

# MAJOR CMP AMENDMENT

## Report to the Planning and Zoning Commission

| | |
|---|---|
| CASE NUMBER: | PLZZ-24-0008 |
| TITLE: | Floreo at Teravalis (formerly known as Trillium)<br>Major Community Master Plan Amendment |
| MEETING DATE: | January 28, 2025 |

| | |
|---|---|
| Applicant: | William E. Lally, Tiffany & Bosco, PA. |
| Owner(s): | Greg Fitchitt of Trillium Land Company, LLC |
| Request: | Request for approval of a Major Amendment to the Floreo at Teravalis Community Master Plan (CMP), formerly known as Trillium. The proposed CMPA revises the permitted land uses, development standards, processes and design requirements applicable to the subject property. |
| District(s): | 4 |
| Location: | The Floreo project is generally located on the northwest corner of Teravalis Parkway (approximately 15 miles north of Interstate 10) and Sun Valley Parkway |
| Site size: | Approximately 3,029 acres |
| Public input: | Two neighborhood meetings were held regarding the proposal on October 8, 2024 and November 21, 2024. The 10/8/24 open house was an initial open house to introduce the Floreo CMP to stakeholders. The 11/21/24 open house was the required open house, and notices were also sent to the Festival and Tartesso HOA's and other stakeholders in addition to the required property owners surrounding Floreo. No opposition to the proposal was received. All required notices of this public hearing have been completed. |
| Recommendation: | Conduct a public hearing and recommend that City Council approve the proposed Major CMP Amendment subject to conditions (a) through (bb). |

## PROJECT DESCRIPTION

1. William E. Lally, Tiffany & Bosco, PA., on behalf of Greg Fitchitt of Trillium Land Company, LLC, is requesting approval of a Major Community Master Plan Amendment (CMPA) for Floreo at Teravalis CMP, a 3,029-acre master-planned community in the northwest quadrant of the City of Buckeye, approximately 15 miles north of I-10's Sun Valley Parkway interchange.

2. The purpose of this CMP is to establish a comprehensive vision and regulatory framework that supports flexible development of both residential and non-residential uses, while maintaining high-quality standards. The framework encourages creative planning for communities and neighborhoods, promoting efficient, sustainable, and high-quality design. The proposed updates also ensure the development will align with the city's Development Code and will be of high quality expected for master planned communities.

3. The original CMP, at the time called "Trillium", was approved in 2004 and has undergone several amendments in 2009, 2016, 2021, and 2022. These prior amendments have added and modified elements such as a community core, active adult community, parks, commercial areas, an elementary school site, and infrastructure changes, including signage and a relocated neighborhood park.

4. This CMPA is the 5th amendment to the Trillium/Floreo CMP. If approved, the amendment document will replace and the existing CMP and incorporate the previous minor amendments into one complete document.

5. Key elements of the major amendment include (see Exhibit E for additional details):

    - Hierarchy of Planning: Given the large scale of the Floreo at Teravalis project, the Amendment introduces a structured planning approach, detailing the required development levels and ensuring alignment with the CMP at more detailed stages.
    - Development Unit Concept: The Amendment replaces the previous Village framework with a Development Unit-based framework, dividing Floreo into six distinct Development Units. Floreo is designated as Village 1 within the broader Teravalis area, as illustrated in CMPA Exhibit 3.1.4: Development Unit Plan.
    - Land Use Budget: Rather than defining the locations of specific uses and densities at the zoning stage, the proposed CMPA instead introduces a Land

Use Budget, outlined in Section 3.6 of the CMPA, that allocates dwelling units. and non-residential gross floor area (GFA) across the six Development Units, allowing the specific placement of different uses to be determined more flexibly at later stages.

- Density and Intensity Flexibility: The Amendment includes the creation of a process that allows for the transfer and exchange of density and intensity within the six Development Units. This flexibility enables adaptation to site-specific conditions and market trends, as detailed in Section 3.6.1.
- Submittal and Review Procedures: The Amendment updates the regulatory framework, revising submittal processes to align with the Development Code while accommodating the specific requirements of each development level within the CMP hierarchy. However, there are parts of the review processes that differ from the Development Code mainly:
    i. Site Plans, Conditional Use Permits and Preliminary Plats will be reviewed administratively.
    ii. Residential Design Reviews will be reviewed by Floreo's Architectural Review Committee with the adopted design guidelines that have been vetted by staff.
- Expanded Permitted Uses: A new table of permitted uses is introduced, addressing emerging use categories such as ghost kitchens, autonomous vehicle infrastructure, maker spaces, and alternative energy generation, which are not currently covered in the Code.
- Development Standards: Detailed standards for Development Districts, found in Table 3.7.5, govern the types of developments allowed in each district. These standards are tailored to support long-term planning flexibility within Floreo and are updated from the existing CMP and Code.
- Parks, Open Space, and Trails: The CMP establishes specific standards for parks, trails, and open spaces within Floreo, creating a structured hierarchy for these elements, as detailed in Section 3.13.
- Design Standards and Guidelines: The Amendment introduces comprehensive design guidelines covering site design, open spaces, trails, streets, landscaping, fences, walls, screening, parking, signage, lighting, architecture, and hillside development.

## AREA CONTEXT:

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

| | LAND USE | GENERAL PLAN 2040 | ZONING |
|---|---|---|---|
| Subject Property | Unimproved desert; initial phases of Floreo under construction | Master Planned Community | Planned Community (PC) |
| North | Unimproved Desert | Employment, Rural, Open Space, Master Planned Community | Planned Community (PC)/ Maricopa County Rural-43 |
| East | Unimproved desert | Master Planned Community | Planned Community (PC)/ Maricopa County Rural-43 |
| South | Unimproved desert | Master Planned Community, Neighborhood | Planned Community (PC)/ Maricopa County Rural-43 |
| West | Unimproved desert | Master Planned Community, Open Space, Rural | Planned Community (PC)/ Maricopa County Rural-43 |

## PUBLIC PARTICIPATION SUMMARY:

6. The applicant held two (2) neighborhood meetings (only one is required) at nearby Festival Foothills Elementary School (26252 W Desert Vista Blvd). The meetings, held on October 8, 2024 and November 21, 2024, provided an opportunity for interested parties to learn more about the proposed amendments to the Floreo CMP. Per the Buckeye Development Code, written notices to property owners within 500 feet of the subject site were mailed on June 1, 2023, over fifteen (15) days prior to the date of the first meeting.

7. Approximately 60 people attended the open houses. The response to the Teravalis project was largely positive, with residents expressing excitement, especially about new commercial developments. Two comments were made regarding the scale of the project, and one attendee mentioned concerns about traffic on Sun Valley Parkway, though they acknowledged the area's growth.

8. The community outreach team actively engaged with stakeholders in the nearby Tartesso and Festival communities to ensure open and transparent communication.

9. In addition, the applicant's community outreach included meetings with Buckeye (regional) stakeholders, civic groups, and community organizations. Additional details about the full public engagement process can be found in the applicant's Citizen Participation Plan (Exhibit F).

10. 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 West Valley Republic | January 11, 2025 |
| Site Posted | January 8, 2025 |
| Mailing Notice to Property Owners Within 500 Feet of Site | January 10, 2025 |

## BACKGROUND:

11. *CMP03-394 Trillium CMP was approved by Town Council on August 3, 2004.*

12. *Trillium CMP was amended four different times since its initial approval (2009, 2016, 2021 and 2022).*

## ANALYSIS:

*General Plan*

13. The property features a General Plan land use designation of Master Planned Community (MPC). The MPC designation denotes areas that are guided by separate zoning approvals which establish land uses, densities, intensities, and character standards for the land. The proposed CMPA, which establishes uses, intensities, densities, and character/design standards, is in conformance with the MPC designation.

*Uses and Development Standards*

14. The currently approved CMPA allows for a total of 6,596 dwelling units (2004 original approval was 8,816) for a maximum density of 2.2 units/acre. The proposal increases the total number of units to 8,500 and providing for a density of 2.8 units/acre. Additionally, the existing CMP does not specify maximum Gross Floor Area (GFA) to non-residential uses such as commercial. The proposal clearly specifies a maximum non-residential square footage as 7,260,000 GFA. This number helps the City to plan infrastructure in the future.

15. The proposed CMPA eliminates a land use map in favor of a land use budget approach. Rather than defining the locations of specific uses and densities at the zoning stage with a colored zoning map, the proposed allocates dwelling units and non-residential gross floor area (GFA) across the six Development Units, allowing the specific placement of different uses to be determined more flexibly at the Development Use Plan (DUP) stage. This approach has been used successfully in other master planned communities, most notably Verrado.

16. Though modeled after Verrado, the proposed CMPA includes more stringent checks and balances that will provide greater certainty to the City. The applicant and the city are looking for certainty over time. This document solidifies a long-term partnership due to the possible decade's long investment required to make this vision come to fruition.

17. In terms of land use categories the proposed CMPA is a complete departure from the previously approved amendments. This proposal was reviewed almost as a new submittal with all the changes that were made. It functions like a new specific code for Teravalis (much like Festival Ranch CMP and Verrado CMP). The previous amendments tried to fit the current Development Code in terms of naming conformance for both residential and non-residential uses (i.e. SF-6 and C-3). Instead of trying to force the vision to fit the current standards, the proposed new categories fit the vision for Teravalis (see Table 3.7.1.1 from the Teravalis CMPA).

**Table 3.7.1.1: Land Use Classifications**

| Land Use Classifications | Land Use Description |
|---|---|
| TV-LD | Teravalis Low Density Residential |
| TV-MD | Teravalis Medium Density Residential |
| TV-HD | Teravalis High Density Residential |
| TV-MUL | Teravalis Mixed-Use Low |
| TV-MUM | Teravalis Mixed-Use Medium |
| TV-MUH | Teravalis Mixed-Use High |
| TV-NC | Teravalis Neighborhood Commercial |
| TV-GC | Teravalis General Commercial |
| TV-LI | Teravalis Light Industrial |
| TV-I | Teravalis Industrial |
| TV-P/QP | Public / Quasi-Public |
| TV-OS/P | Open Space / Park |

*Development and Design Standards*

18. The proposed CMPA includes Floreo-specific development and design standards that in some cases vary from standard City requirements. These aspects of the proposed CMPA have been reviewed by staff to ensure that adequate controls are in place to ensure that Floreo develops as a unique, attractive, and well-planned project. These project specific

standards will ensure that the project develops with design integrity, providing for a cohesive feel within all areas of the project. These standards are specific to Floreo, however, they still maintain a hierarchy in planning much like the current Development Code. For example, the amended development standards provide for buffers between residential and non-residential uses.

19. The CMP establishes specific standards for parks, trails and open space and assures that there is connectivity and design consistency across the entirety of the subject project area.

20. The CMP will contribute over 18% of the total open space on the site, with progress tracked through subdivision plat and site plan submittals. Open space and amenities play a key role in enhancing the community's ambiance, interaction, and aesthetic appeal. This includes various areas such as easements, drainage areas, parking, landscapes, setbacks, buffers, lakes, schools, churches, trails, parks, common areas, and right-of-way landscape areas. Staff supports the proposal for a minimum 18% open space throughout Floreo, because this does not account for the additional parks and trails within each individual plats and site plans open spaces. The combined minimum open space requirement with the additional plats and site plans will far exceed minimum as Floreo is developed.

*Schools*

21. This CMP is within the Saddle Mountain Unified School District. School sites will be located or moved to the most appropriate location based on coordination between the master developer and the school district and findings from technical reports. The school district has submitted a signed Certificate of Adequate School Facilities form with this proposal.

*Access and Circulation*

22. The site's circulation system will be organized into a hierarchy of parkway, arterial, collector, and local streets, with most streets being public. Collector and local streets may be developed as private to accommodate gated developments as determined by the Master Developer. The Transportation Framework Plan outlines the conceptual alignments for key roadways, including Johnson Road (north-south arterial), Sun Valley Parkway (north-south parkway), and Teravalis Parkway (east-west parkway), with Teravalis Parkway providing future access west across the Hassayampa River. The Hassayampa River and Wagner Wash will remain in their natural state, except for necessary road crossings. Collector streets will connect parcels and offer alternative routes for local trips. The final street layout and geometry will be finalized during the

preliminary subdivision or site plan submission process, with alternative street sections provided for flexibility in development planning.

23. A Traffic Impact Analysis (TIA) is included with the CMPA amendment. The results of the TIA have been used to inform the design of the street system within the Floreo CMP.

24. The developer will construct all adjacent half streets and all full streets internal to the project.

*Water and Wastewater*

25. The CMPA property falls within the City of Buckeye's Water and Sewer Service Areas. The Master Water Plan, included in the CMP amendment submittal, outlines the general locations and sizes of major water infrastructure necessary to provide domestic water services to the CMP. The plan details the phased water system based on the number of residential units, non-residential gross floor area, and land uses, with final design and locations determined as each Development Unit progresses.

26. The Master Reclaimed Water Plan identifies the general locations and sizes of reclaimed water infrastructure for irrigation of parks and developed open spaces within the CMP. The timing and locations of these facilities will depend on the identified development phases, with a detailed analysis conducted as each Development Unit advances.

27. The Wastewater Infrastructure Master Plan outlines the locations and sizes of major wastewater infrastructure needed to service the CMP, including potential construction or expansion of treatment facilities, major sewer lines, and lift stations. As development phases are determined, the plan will establish the timing and locations for necessary facilities and infrastructure.

28. The developer will construct all water and wastewater infrastructure necessary to serve the project.

*Wildlife Sensitivity*

29. The applicant has met the White Tank Conservancy regarding wildlife sensitivity with Floreo's site planning, trail location and wash preservation. In addition, the applicant has worked in great lengths to be sensitive to the natural environment by applying "dark sky standards" to the regional trail system. In fact, select staff and the applicant did a nighttime site walk to address regional trail light spacing requirements. As a result, staff is supporting a revised trail lighting standard included in the CMP that balances between the "dark sky" and trail usability.

## RECOMMENDATION:

31. Staff recommends the Planning and Zoning Commission recommend approval of the proposed Major Community Master Plan Amendment for Floreo at Teravalis, Application PLZZ-24-0008, to the Mayor and City Council, subject to Conditions (a) through (bb), for the following reasons:

    - The CMP Amendment conforms to the property's underlying General Plan Land Use designation.
    - With regard to development and design standards, the CMP Amendment either conforms to requirements of the Buckeye Development Code or proposes alternative requirements that will not result in development of equal or better quality than strict implementation of the Development Code.
    - There are no outstanding issues for reviewing departments (Traffic Engineering, Fire, Public Works, Police, Water Resources, and Development Services).

### Project Specific Conditions/Stipulations

a) The City has reviewed the CMPA for concept only. The site is subject to modifications once City comments are provided at site plan, pre-plat and construction documents submittal. Project shall comply with City of Buckeye Engineering Standards and requirements, except where specific engineering standards and requirements have been modified as approved in the Floreo at Teravalis Major Amendment to the Community Master Plan, dated "January 22, 2025" and stamped received "January 22, 2025."

### General

b) Development of the property shall be in general conformance with the Community Master Planned Amendment (CMPA) titled "Floreo at Teravalis Major Amendment to the Community Master Plan", consisting of "465" pages, dated "January 22, 2025", and stamped received "January 22, 2025", except as modified by the following conditions/stipulations.

c) The Property Owner/s and their successors 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 CMPA approval.

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

e) 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.

f) 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.
g) All trash shall be collected through a City of Buckeye licensed trash hauler, including construction debris. Trash enclosures shall be in accordance with City of Buckeye Standards.

h) To the extent the Property will be served by the City with such public services and unless otherwise set forth in the Development Agreement or such other agreement between any Property Owner / Developer and the City, 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 City Standards and Ordinances. 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.
i) The Property Owner/Developer is responsible for providing water at the project for construction purposes including obtaining the necessary water rights for the water supply to be used for construction purposes. To the extent reasonably available, Property Owner / Developer will utilize non-potable water for construction before using City potable water.

### Drainage

j) Prior to approval of applicable/impacted Final Plats, the Property Owner/Developer shall provide a letter from the Flood Control District of Maricopa County approving the conceptual design of the proposed construction on the existing alluvial fans, flood plains, floodways or other flood feature managed by the Flood Control District.
k) Prior to any permitting for construction of vertical structures within the existing Floodplain and/or Floodway limits, an approved FEMA CLOMR or Floodplain Use Permit shall be provided to the City.
l) If applicable, disclosure shall be made to home buyer(s) related to the need for a separate flood insurance. Disclosure shall be made in the home purchasing contract and closing documents.

### Streets

m) The Property Owner/Developer shall be responsible for the dedication and construction of all half-street right-of-way and improvements, at no cost to the City based on City of Buckeye standards, except where specific engineering standards and requirements have been modified as approved in the Floreo at Teravalis Major Amendment to the Community Master Plan, dated “January 22, 2025” and stamped received “January 22, 2025.”
n) The Property Owner/Developer shall submit a minor subdivision plat or other appropriate subdivision type to the City of Buckeye dedicating right-of-way for

functionally classified roadways or easement for utilities when requested to do so by the City. Such right-of-way and easements may be requested by the City to be dedicated in advance of development to permit the construction of needed City infrastructure to adjacent sites.

o) 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 MUTCD Standards and shall be approved by the City of Buckeye.

### Water / Wastewater

p) The Property Owner/Developer shall allocate any surface water rights to the City prior to the issuance of any building permits.

q) Property Owner/Developer shall verify and complete due diligence if any proposed subdivision of the existing property requires a Certificate of Assured Water Supply based upon Arizona State Law Subdivision requirement. Prior to Final Plat approval, the Property Owner/Developer shall produce a Certificate of Assured Water Supply issued by the Arizona Department of Water Resources (ADWR), covering all lots and parcels created, defined, or depicted on said Plat, if the Certificate is required as determined by Property Owner/Developer due diligence. The certificate must be consistent with all Arizona Department of Water Resources ADWR rules and regulations. In the event the City has been designated an assured water provider prior to Final Plat approval, and the ADWR has not yet issued a Certificate or Certificates of Assured Water Supply for the subdivision, a Certificate or Certificates of Assured Water Supply will not be required by the City. The City may instead require as a condition to Final Plat approval that the Property Owner/Developer provide the City with other evidence demonstrating that there is sufficient volume and quality of water necessary to serve the demands at the subdivision such as a physical availability determination issued by the ADWR along with supporting documentation or that the Property Owner/Developer provide the City with a copy of an analysis of assured water supply, with supporting documentation, issued by the ADWR for the subdivision.

### Transportation/Traffic

r) As defined by the CMPA, a Traffic Impact Analysis (TIA) shall be submitted with each Development Unit Plan, If there is a significant change in trip generation than what was assumed in the Master TIA for the CMPA or there has been an update of the City's Transportation Master Plan, the City may require an update to the Master TIA.

s) To determine when additional street improvements are needed, periodic traffic counts or analysis (no more than annually) may be requested by the City for streets and intersections with phased construction.

t) All traffic signals that are required by this project shall be funded and constructed by this project when warranted.
u) All medians required for controlling restricted site access (such as right-in/right-out) shall be constructed with this development.
v) In the event that access to and within the project, excluding single-family individual parcels, is deemed a threat to public safety and security by the City, the City has broad authority to take such action as it deems necessary to address such a threat until such time as the Property Owner/Developer eliminates the safety concerns to the City's satisfaction. The City must show the actions taken and/or required are reasonably limited to those necessary to address the threat to public safety. The Property Owner/Developer is responsible for revising the roadway and access layout to alleviate the City's concerns with respect to public safety and security. Any such changes will be considered a minor change to existing site plan approvals and shall be approved by the City.
w) ITS conduits (2 7-way micro-ducts) must be installed along both sides of major arterial, arterial, major collector and some collector streets per City standards, including any necessary splice boxes.
x) Site access within each development unit may be restricted depending on development and spacing. They may be RI/RO, 3/4 or full access. The final configuration will be dependent on TIA updates for each development unit and must follow the City of Buckeye Engineering Design Standards. Driveway spacing and storage requirements shall be per Table 1 of the COB Engineering Design Standards (EDS) Section 6-3, unless otherwise approved by City.
y) All major intersections will require right turn slip lanes and dual left turn lanes per City Detail 63300.

### Pre - Plats

z) On major local or local streets with a running length longer than 1200', traffic mitigation must be shown on the pre-plat, in accordance with the approved Floreo at Teravalis Major Amendment to the Community Master Plan, dated "January 22,2025" and stamped received "January 22, 2025." Traffic mitigation may include elements such as chicanes and footballs and must be implemented with initial design. These traffic mitigation strategies may require no parking signs in areas where the traffic mitigation elements make on street parking unsafe or unfeasible. Streets will be identified at the pre plat submittal.
aa) 4 legged intersections will require 2 way stop signs at a minimum and may require all way stops at major intersections of local, major local or collector streets that do not require signalization. Intersections will be identified at the pre plat submittal.

bb) 3 legged intersections that have projected higher traffic volumes and non-typical traffic patterns may have a minimum of a 2 way stop on the signal approach (the road that terminates). Intersections will be identified at the pre plat submittal.

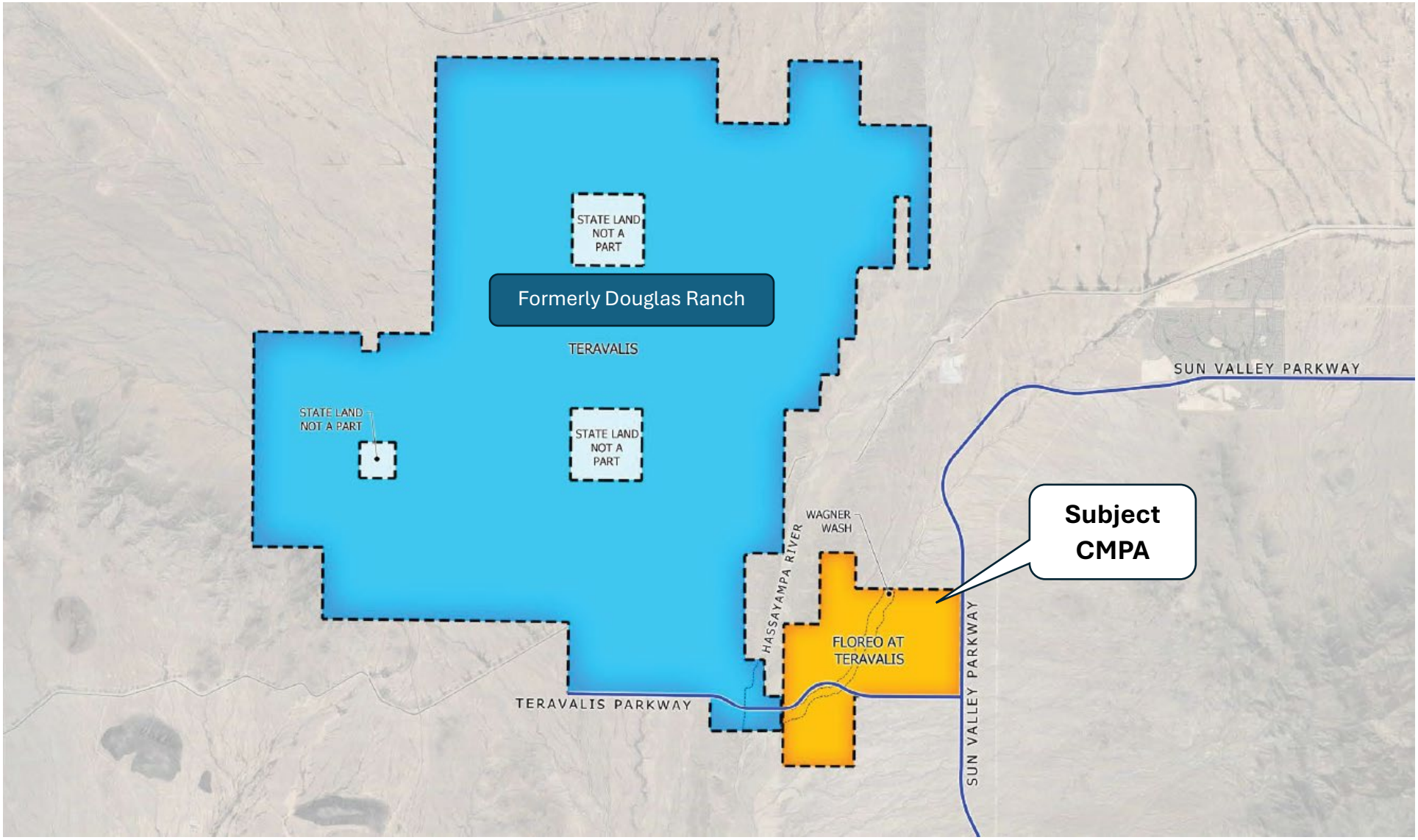
## ATTACHMENTS:

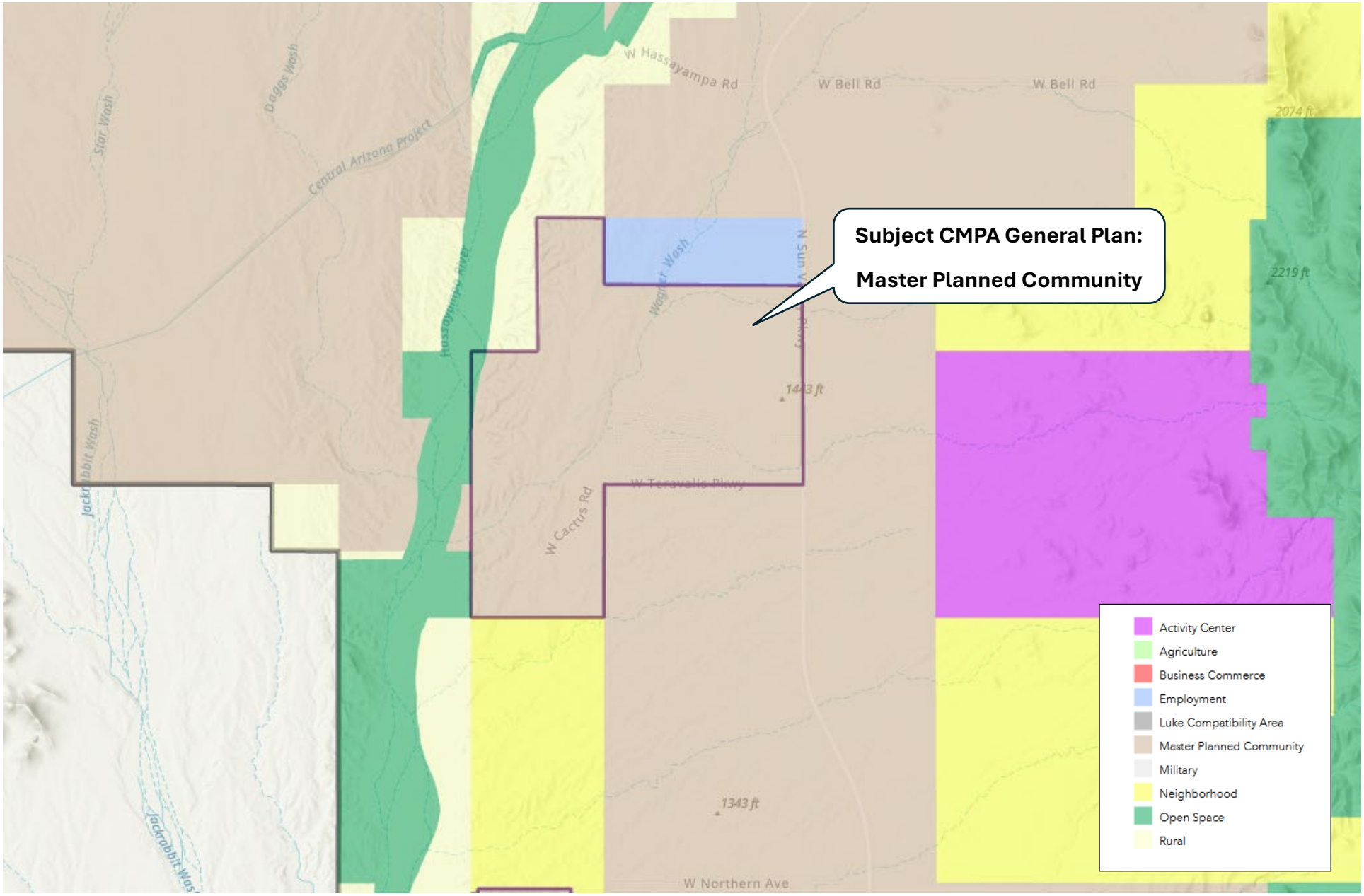
- Exhibit A – Aerial Vicinity Map
- Exhibit B – General Plan Map
- Exhibit C – Zoning Map
- Exhibit D – CMPA Narrative
- Exhibit E – Floreo at Teravalis CMPA
- Exhibit F – Citizen Participation Report

Prepared By:
Sean Banda, Senior Planner

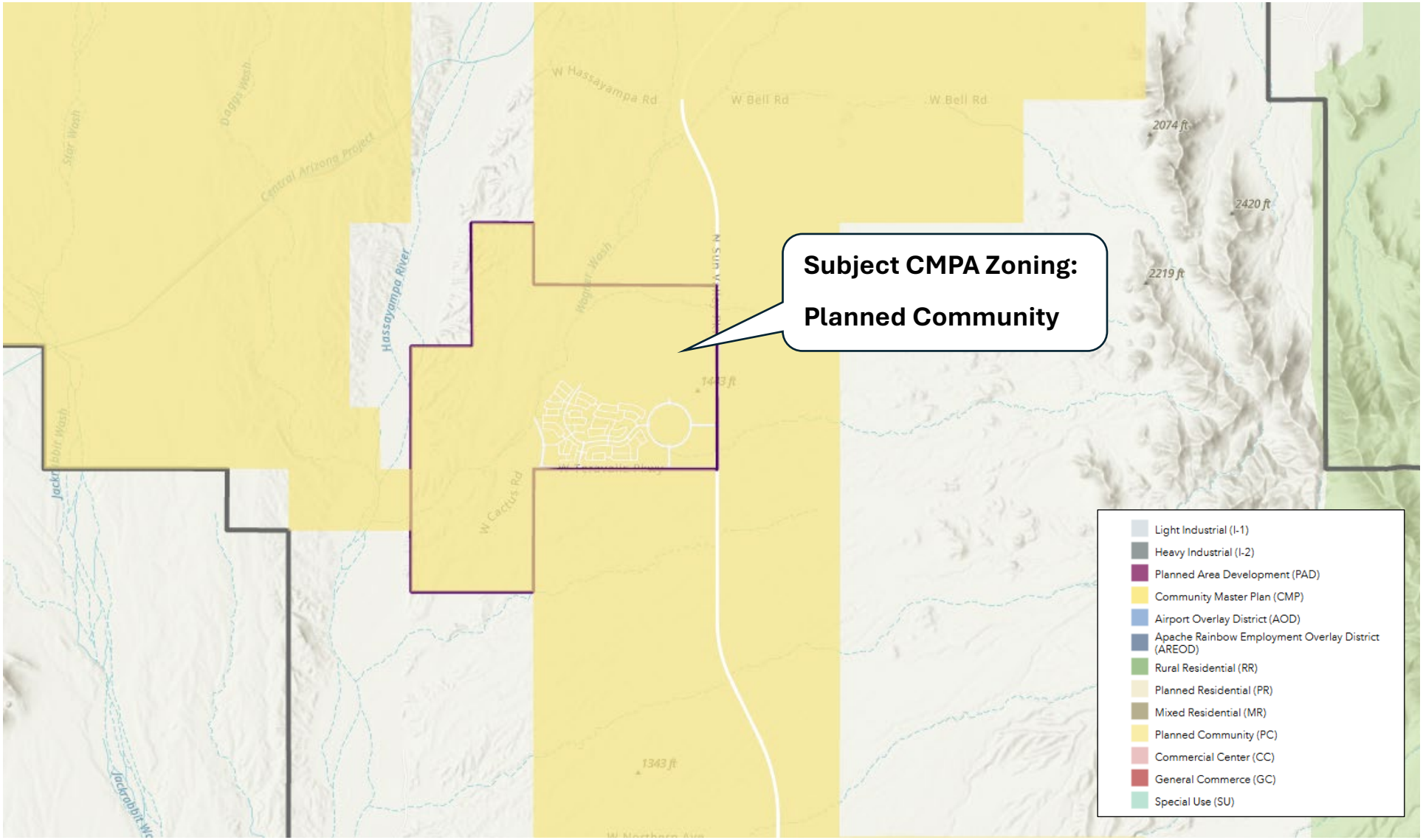
Reviewed By:
Ken Galica, Planning Manager

## Vicinity Map




Subject CMPA General Plan:
Master Planned Community
W Hassayampa Rd
W Bell Rd
W Bell Rd
Star Wash
Dogs Wash
Central Arizona Project
Hassayampa River
Wagner Wash
N Sun Valley
W Teravalis Pkwy
W Cactus Rd
Jackrabbit Wash
Jackrabbit Wash
2074 ft
2219 ft
1443 ft
1343 ft
W Northern Ave
Activity Center
Agriculture
Business Commerce
Employment
Luke Compatibility Area
Master Planned Community
Military
Neighborhood
Open Space
Rural

## Zoning Map


Subject CMPA Zoning:
Planned Community
W Hassayampa Rd
W Bell Rd
W Bell Rd
Star Wash
Dogger Wash
Central Arizona Project
Hassayampa River
Wagner Wash
N Sun Valley Pkwy
W Cactus Rd
Jackrabbit Wash
2074 ft
2420 ft
2219 ft
1443 ft
1343 ft
Light Industrial (I-1)
Heavy Industrial (I-2)
Planned Area Development (PAD)
Community Master Plan (CMP)
Airport Overlay District (AOD)
Apache Rainbow Employment Overlay District (AREOD)
Rural Residential (RR)
Planned Residential (PR)
Mixed Residential (MR)
Planned Community (PC)
Commercial Center (CC)
General Commerce (GC)
Special Use (SU)

1R PLZZ-24-0008 RECEIVED JUL 11 2024 WD

**Trillium (Floreo) Major Community Plan Amendment**
**Project Narrative**
**July 11, 2024**

Proposal and Background

On behalf of the Applicant, Trillium Land Company, LLC, we respectfully submit this narrative summarizing the proposed major amendment to the Trillium/Floreo community master plan ("CMP"). This Major Amendment ("Amendment") will establish the land use entitlements for the Floreo ("Site") portion of the overall Teravalis master plan.

This Amendment introduces important updates to the CMP, designed to provide the necessary guidance and flexibility envisioned for a project of this scale. In alignment with the City of Buckeye's Development Code regarding CMPs, these changes ensure that development maintains a high level of quality and finish. Floreo at Teravalis is a 3,029-acre master planned community located in the northern area of the City of Buckeye, immediately adjacent and west of the Sun Valley Parkway, east of the Hassayampa River, and adjacent to the proposed Teravalis Parkway. The Trillium CMP was created and initially approved by the City Council in 2004. The Trillium CMP was first amended in 2009 followed by a second, major amendment in 2016 (PLZ-15-00145) which proposed the creation of a Community Core, inclusion of an active adult community, a community park, and additional commercial parcels with a business park. A third amendment was processed and approved in 2021 (PLZ-21-00024) which relocated the proposed elementary school site from the community core to a site adjacent outside the community core. And finally, a fourth amendment was processed and approved in 2022 (Case Number PLZZ-22-00024) which modified the signage, naming, entry monumentation, trails master plan, walls and columns, modified the land use to permit the development of an APS substation, and relocation of a neighborhood park.

**Current Site Conditions**

Regional Description

The Site is located approximately fifteen (15) miles north of Interstate-10 (I-10) and along the western side of Sun Valley Parkway. It abuts the western boundary of the Hassayampa River. Teravalis is located between the White Tank Mountains and the Belmont Mountains. ***See Regional Vicinity Map Exhibit 1***.

Existing Site Conditions

The Site and surrounding General Plan land use designations, zoning districts and land uses are outlined in ***Table 1: Site Context***. The General Plan land uses are shown on ***Exhibit 2: Existing Land Use Map*** and the zoning districts are shown on ***Exhibit 3: Existing Zoning Map***. The existing surrounding CMPs have been shown on ***Exhibit 4: Surrounding CMPs Map.***

**Table 1: Site Context**

| | General Plan 2040 | Zoning | Land Use |
|---|---|---|---|
| **Site** | Master Planned Community | Planned Community | Vacant Desert |
| **North** | Employment, Rural, Open Space, Master Planned Community | Planned Community, No Zoning | Vacant Desert |
| **East** | Master Planned Community | Planned Community | Vacant Desert |
| **South** | Master Planned Community, Neighborhood | Planned Community, No Zoning | Vacant Desert |
| **West** | Open Space, Master Planned Community, Rural | Planned Community, No Zoning | Vacant Desert |

Description of the Request

The proposed Amendment seeks to replace the Trillium CMP and incorporate the previous minor amendments into one complete document.

Key elements of the major amendment:

- **Hierarchy of Planning:** Due to the size and scale of the Floreo at Teravalis, the Amendment establishes planning through a hierarchy of development levels and provides the framework for what is required at the more detailed levels to demonstrate conformance with the CMP.
    - The CMP is the first level of planning and sets forth the overall vision for the development of Floreo, the overall land use budget, defines the Development Units, permitted uses, and development standards. Overall infrastructure master plans are included by reference only, that provide overall analysis for appropriate infrastructure to accommodate the proposed density and intensity of permitted land uses in Floreo.
    - Development Unit Plans are the second level of planning. Development Unit Plans are prepared as subsequent documents to the CMP, focusing on

the development of individual Development Units. As detailed in **Section 3.1.2: Development Unit**, each Development Unit Plan is to be prepared with a narrative, exhibits, and Basis of Design Reports which demonstrate that design in the Development Unit Plan conforms with the CMP.

- Site Plans and Subdivision Plats provide the most detailed level of planning. Development review occurs with the approval for a site plan and/or preliminary subdivision plat. This level of planning provides site-specific details of individual parcels. A site plan and/or preliminary subdivision plat must demonstrate conformance with the CMP and the Development Unit Plan.

- **Development Unit Concept:** The Amendment replaces the Village framework of the previous CMP with a Development Unit-based framework. This is in part as Floreo is planned as Village 1 of the overall area of Teravalis. The Development Unit framework divides Floreo into six (6) Development Units. These are graphically shown in **Exhibit 3.1.4: Development Unit Plan**.
  - Each Development Unit includes the compatible Development Districts allowed (e.g. TV-R7, TV-MU1, TV-C2).
  - Development Unit 1 has the ability to develop as residential, non-residential, or a combination of both, which is supported by the Master Studies.
- **Revised Land Use Budget:** The Land Use Budget, described in **Section 3.6: Land Use Budget**, establishes the allocation of acreage, dwelling units, and non-residential gross floor area ("GFA") between the Development Units.
  - The proposed land use budget increases the permitted maximum number of residential units to eight thousand five hundred (8,500) residential units within Floreo.
  - Establishes the maximum non-residential gross floor area.
- **Transfer and Exchange Process for Density and Intensity:** With the establishment of the six (6) Development Units and the Land Use Budget, the Amendment includes a process for Development Units to have flexibility and adapt to site feasibility and market trends, refer to **Section 3.6.1: Land Use Density and Intensity Requests**.
  - The density and intensity transfer process allows for up to thirty (30) percent of unit density to be transferred out of a Development Unit.

- **Submittal and Review Process and Procedures:** The Amendment revises the regulatory framework from the existing CMP, which covers the processes and requirements for submittals. These processes are based on City Code but are modified to address items at each level of development in the hierarchy covered by the CMP such as:
    - CMP Level
        - Descriptions of triggers for major and minor amendments that address the Land Use Budget for Floreo, refer to **Section 3.2: Amendments**.
        - Major Amendments include:
            - Density or intensity transfers of more than the thirty (30) percent maximum out of a Development Unit into a different Development Unit.
            - Increase in the total maximum dwelling units or gross floor area.
            - Increase or decrease of Development Unit gross area by more than thirty (30) percent.
            - Change to permitted uses.
            - Change in overall CMP boundary other than to correct errors or for engineering reasons.
        - Minor Amendments include amendments not considered a Major Amendment.
    - Development Unit Plan Level, refer to **Section 3.1.4: Development Unit**.
        - Creates a submittal process and details the required materials for the preparation of Development Unit Plans as the second level of planning in Floreo under the CMP.
        - Establishes the framework for a Subdivision Review Committee who review and administratively approve Development Unit Plans.
    - Site Plan and/or Subdivision Plat Level, refer to **Section 3.1.5: Site Plans and Preliminary Plats**.
        - Site Plans and Preliminary Plat submittals will be reviewed for conformance with the CMP and Development Unit Plans.

- Removed the obligation for P.A.C. (Preliminary Application Conference)
- Administrative approval of Preliminary Plats and Site Plans.

- **Expanded Permitted Uses:** The Amendment includes an expanded permitted uses table to address emerging use categories not currently addressed by the Code, e.g., ghost kitchens, autonomous vehicle infrastructure, maker spaces, and energy generation.
  - The CMP specifies whether these uses are permitted, not permitted, or conditionally permitted within Floreo, encouraging innovation and the integration of elements such as alternative energy and other new uses.
- **Master Studies:** Master Engineering Reports are standalone documents, not included as part of the CMP or Development Agreement, refer to **Section 3.8: Infrastructure Master Plans**.
  - Each Development Unit Plan to include a Basis of Design Report that conducts technical studies that support the Land Use Budget, overall CMP, and conform to the Master Studies.
  - A Major Amendment to the CMP requires updates to the Master Engineering Studies.
- **Development Standards:** Development Districts are detailed in **Table 3.7.5: Development Districts** which regulate the Development Types that may be included within each of the Development Districts. The standards for these Development Types have been customized to meet the needs and flexibility in long term planning development within Floreo and are modified from current Code or from the existing CMP Development Standards.
- **Parks, Open Space, and Trails:** The CMP establishes Floreo specific standards for a hierarchy of parks, trails, and open space, refer to **Section 3.13: Open Space and Parks Standards**.
  - Park spacing is based on providing local, community, and overall access to recreation areas within Floreo.
  - Establishes trail types and width to create internal loops, connect neighborhoods, Development Units, and Floreo overall.
  - Includes amenity timing adjustments.
- **Design Standards and Guidelines:** The Amendment includes comprehensive standards and guidelines.

- Standards for site design, open space and parks, paths and trails, street standards, landscape standards, fences, walls and screening standards, parking standards, signage standards, lighting standards, architecture standards, and hillside standards.
- Establishes flexibility to respond to product types, flexibility in neighborhood design, and the organization and distribution of uses combined with open space and trails.

Source of Water

A certificate of assured water supply ("CAWS") is approved for the Trillium ("Floreo") site and is divided into two segments, Phase 1 & Phase 2 based on the previously approved preliminary plats.

Water Plan

Master Water Plans are a part of the CMP amendment submittal. Providing the general locations and sizes of the major water infrastructure needed, the Master Water Plan lays out the needs to provide domestic water services to the CMP. Approximate sizing and conceptual locations for services are shown in the plan for a phased water system based on the residential units, non-residential gross floor area, and land uses of the CMP. Final design and locations of water improvements will be defined as the construction of each Development Unit occurs.

Reclaimed Water

A Master Reclaimed Water Plan provides the general locations and sizes of reclaimed water infrastructure needed to service the various parks and developed opens spaces throughout the CMP for irrigation purposes. This includes the possible construction or expansion of reclaimed water facilities, reclaimed water lines, and lift stations where required. As development phases are identified, these will dictate the timing and locations of any facility, lift station, and reclaimed water lines required for construction. Advancement of a Development Unit will include a detailed analysis of the reclaimed water system.

Wastewater Management

The Wastewater Infrastructure Master Plan provides the general locations and sizes of major wastewater infrastructure needed to service the CMP. This includes the possible construction or expansion of wastewater treatment facilities, major sewer lines, and lift stations where required. As development phases are identified, these will dictate the timing and locations of any treatment facility, lift station, and sewer lines required for

construction. Advancement of a Development Unit will include a detailed analysis of the wastewater collection system.

Roadway Circulation A traffic impact analysis ("TIA") is a part of the CMP amendment submittal. The TIA will provide support and assist in the design of the street systems within Floreo. The TIA for the Site demonstrates the proposed improvements are in conformance with the Master Transportation Plan. Based on the proposed densities and intensities within the CMP, the Master Transportation Plan identifies the required roadway network. This provides details on the proposed traffic volumes, scale of roadways, and lane configurations as a result of the proposed land use budget and allocation. More specific roadway information is to be included with the Development Unit Plan such as proposed right-of-way, geometry, and proposed improvements.

The circulation in the Site will be developed using a hierarchy of parkway, arterial, collector, and local streets. The streets are typically public streets, but any collector and local street may be developed as private streets to facilitate all or part of a development, parcel or development unit being gated where deemed appropriate by the Master Developer. The Transportation Framework Plan illustrates the conceptual alignments of the parkway and arterial street network for the Site that includes Johnson Road as a north-south arterial, Sun Valley Parkway as a north-south parkway, and Teravalis Parkway as an east-west parkway. Teravalis Parkway will provide access to the future segment of Teravalis on the west side of the Hassayampa River. The Hassayampa River and Wagner Wash, which run through the Site, will remain in their natural state except for road crossings and edge condition treatment. The Site's collector streets will provide the linkage to the parkway and arterial network. They shall be designed to connect individual parcels with one another, allowing residents the opportunity to avoid using the parkways and arterials for local trips. To provide for flexibility in the planning and development of each Development Unit, a series of alternative street sections is included within Section 3.14: Street Sections of the CMP Amendment. Final street network layout and geometry are to be determined at the time of preliminary subdivision plat or site plan submittal.

Fire Protection and Police Protection

The Development Agreement ("Agreement") associated with the Trillium approvals outlines the requirements to provide real property and certain improvements for a Public Safety Facility in connection with the development of the Property. The Agreement requires the dedication of real property (exclusive of streets and other publicly dedicated parts of the Land) for one (1) permanent, combined police substation, police communication tower or equipment, and fully operational fire station ("Public Safety Facility"). Improvements proposed within the Public Safety Facility including Public Safety

Regional Wireless Communication sites will be incorporated into this Amendment and follow the requirements within the Floreo at Teravalis CMP or other design guidelines, standards or regulations provided by the Master Developer.

Concurrent with this Amendment, an amended and restated or new Agreement will be drafted and discussed with the City to address the Public Safety Facility requirements for City Police and Fire Departments.

Impact to Local Schools

School service to the CMP is provided by Saddle Mountain Unified School District. Schools shall be located/and or moved to the most appropriate locations based on coordination with the school district, findings of the technical reports, and the locations will be approved by the Master Developer.

Floreo will provide over 18% of the total open space percentage of the Site and will be tracked by subdivision plat and site plan submittals. Open space and amenities significantly contribute to the distinctive ambiance, community interaction, and overall aesthetic appeal of an area. Open space includes any easement, drainage area, parking, landscape area, setbacks and buffers, lakes, schools, churches, trail corridors, parks, or other natural open space area, common areas tracts, and right-of-way landscape areas. Refer to Section 3.12 of the Amendment for specifics of the Floreo open space system. Refer to Section 3.13 for the Path and Trail Circulation Standards.

Proposed Development Standards

The proposed Amendment seeks to include all of the development standards for all of the Development Districts within the CMP. The standards for these Development Types have been customized to meet the needs and flexibility in long term planning development within Floreo and are modified from current Code or from the existing CMP Development Standards. In addition to the district and use standards, Floreo standards include general design, open space and park, path and trail, streets, fences, walls and screening, parking, signage, lighting, architectural and hillside standards.

Phasing

The Site is approximately three thousand twenty-nine (3,029) gross acres in overall area. The land area is divided into six (6) Development Units, which are generally configured at logical boundaries along primary roadways, drainage areas or land use transitions. Within each Development Unit, a maximum Dwelling Unit and GFA included within the Land Use Budget and supported by the Infrastructure Master Plans. With regards to phasing, the following shall apply:

A. As development is planned within a Development Unit, the ability to phase improvements will be required.

B. Development Units shall allow for non-sequential phased improvements providing flexibility in defining where development will occur.

C. A Development Unit may propose development in any location within the boundaries of the Development Unit so long as it leads to a logical development plan where improvements proposed allow for residential or non-residential development.

D. Within a Development Unit, certain parcels may be held out for future development subject to marketability and/or site feasibility.

E. Completion of construction of a particular residential or non-residential development is not required to commence construction of another residential or non-residential development within a Development Unit.

F. The aggregate of all final subdivision plats or site plan submittals within a Development Unit may not exceed the maximum Dwelling Units or GFA established by the most current amended version of the Land Use Budget Tracking.

G. Until the final build-out of a Development Unit, the applications for cumulative final subdivision plats or site plan submittals in each Development Unit shall not utilize all the available Dwelling Units or GFA for an entire Development Unit and thereby leave potentially undevelopable portions of the Site.

Additional or Prohibited Uses

This CMP has established specific land use classifications for the community, which supplement and supersede the base MPC land use described in the Buckeye General Plan. These Land Use Classifications will be specified and formalized with the approval of each site plan or preliminary plat as proposed by the Master Developer or Parcel Developer, recommended by City staff, and approved by the City Council in an approved final plat.

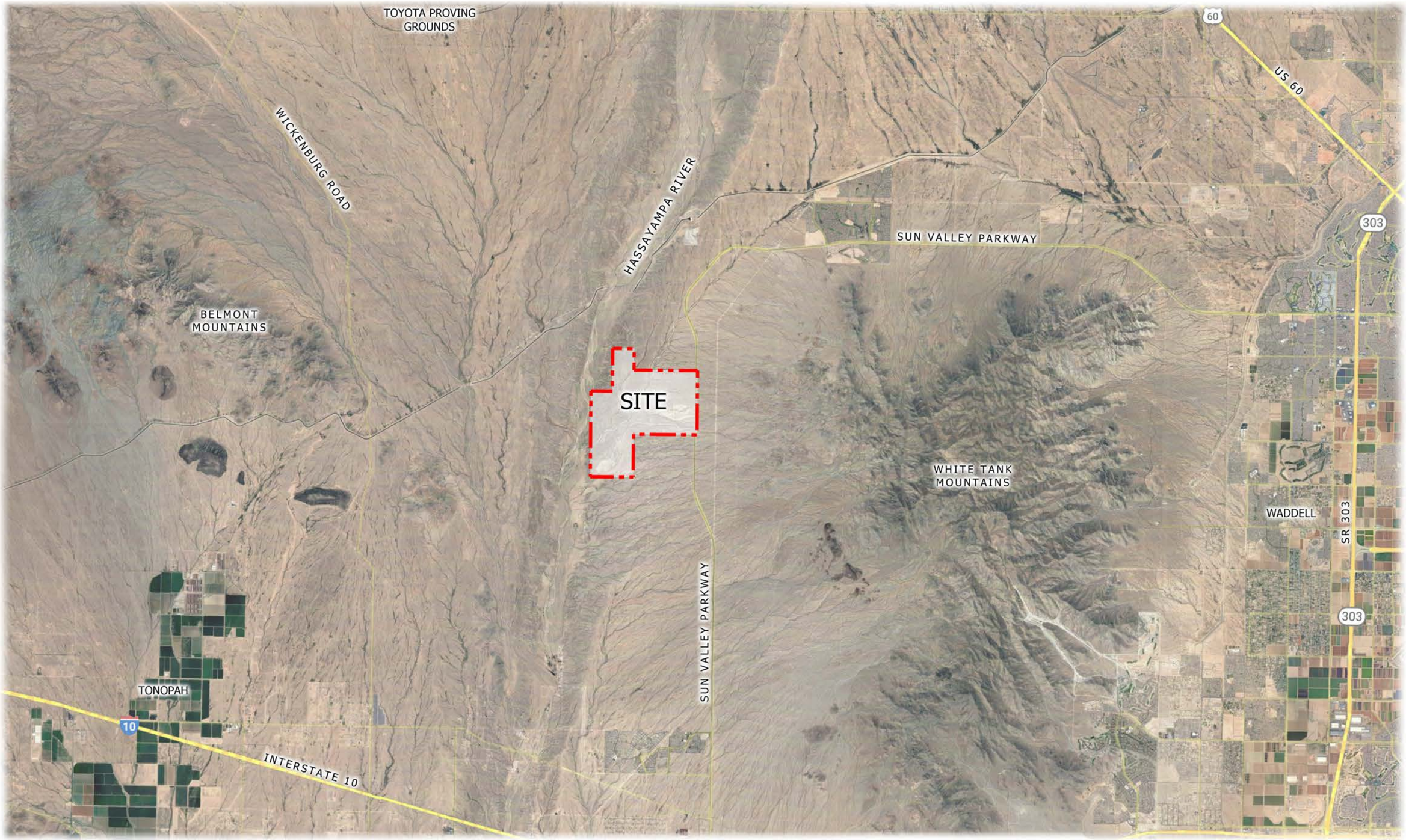
Residential, non-residential, mixed-use and other land uses are all inclusive within this proposed Amendment. Refer to Section 3.7.3 of the Amendment for the permitted use list.

Summary

The Applicant is requesting the CMP amendment for the 3029-acre site. The Site is a prime location for development that will set the tone and level of quality and finish as it pioneers a better way of life, connecting families and friends through thoughtfully designed homes, and innovative commercial real estate. The Site will connect neighbors to the native

Sonoran Desert by honoring sustainability and providing five-star stewardship of awe-inspiring desert land.

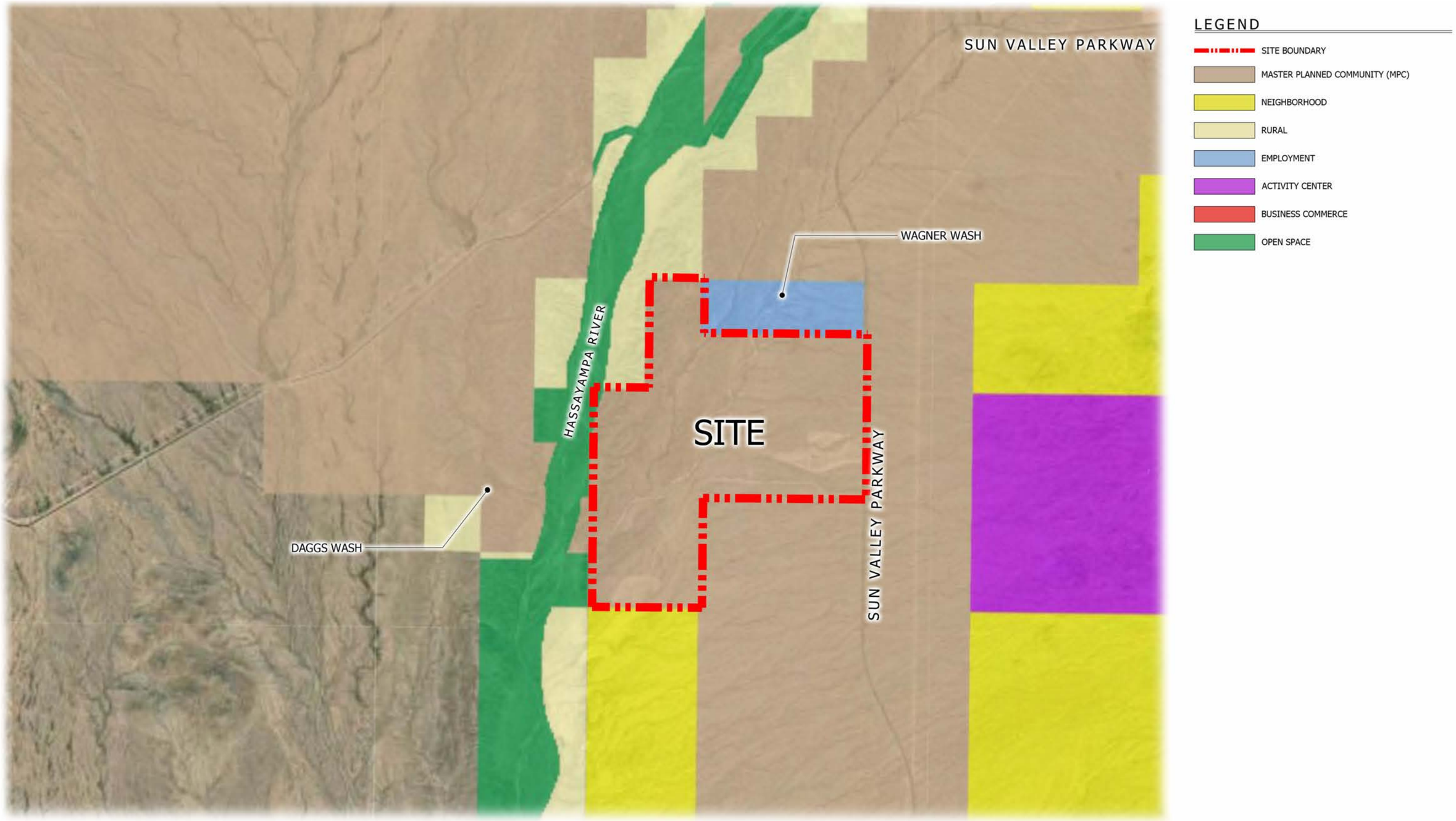
# EXHIBIT 1




## Exhibit 1: Regional Vicinity Map

FLOREO AT TERAVALIS - MAJOR CMP AMENDMENT - 5TH AMENDMENT

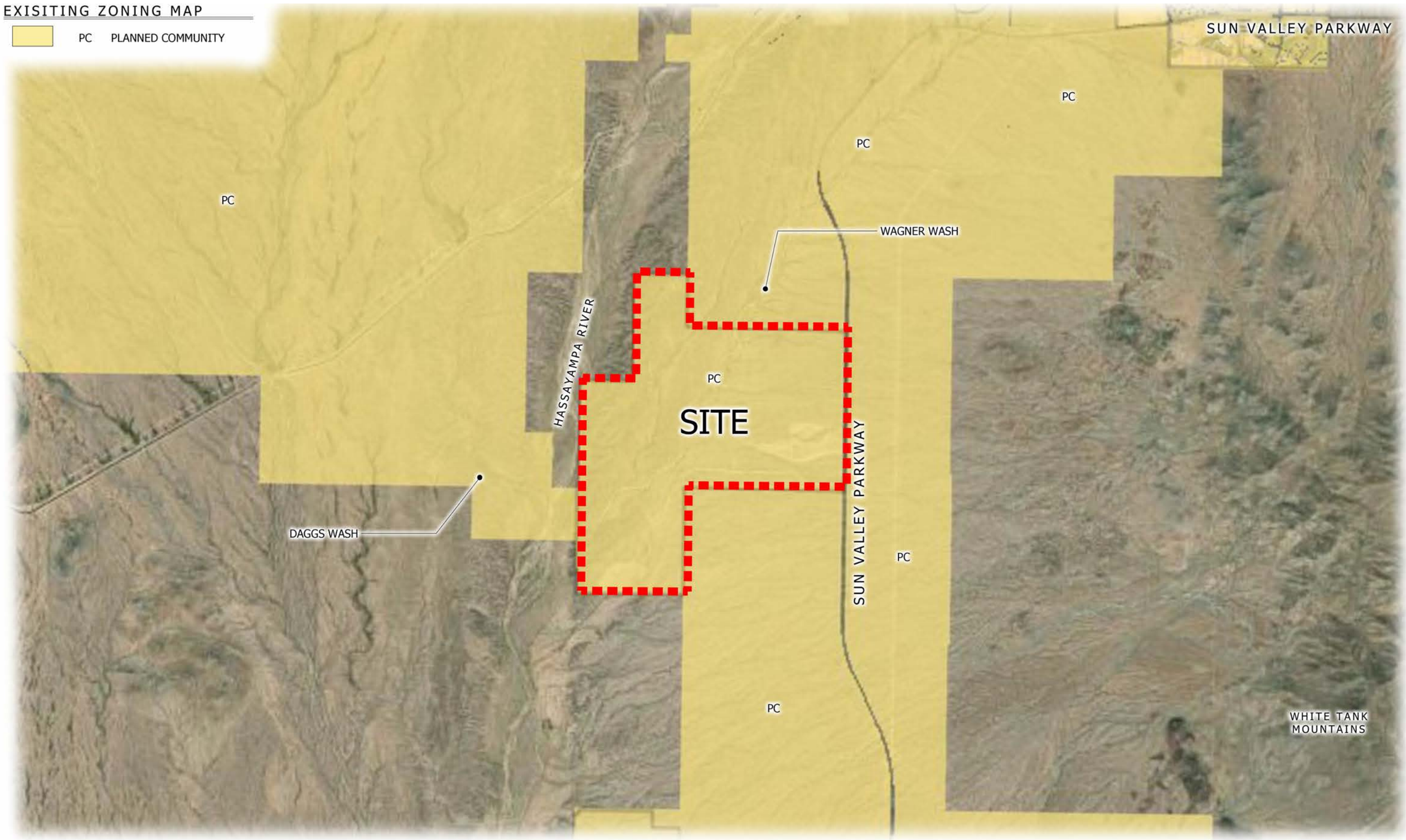
# EXHIBIT 2




## Exhibit 2 Existing Land Use Map

FLOREO AT TERAVALIS - MAJOR CMP AMENDMENT - 5TH AMENDMENT

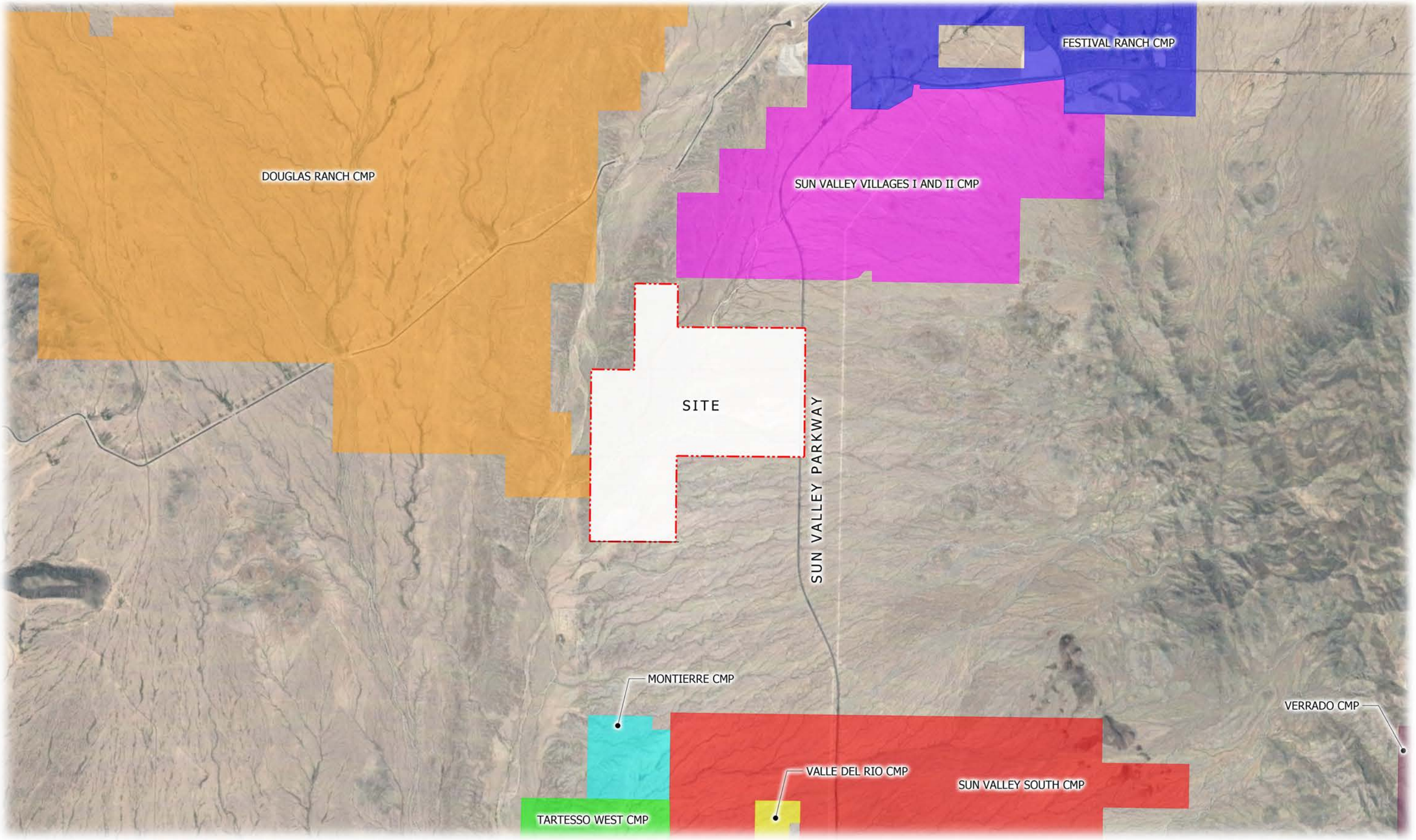
# EXHIBIT 3




## Exhibit 3: Existing Zoning Map

FLOREO AT TERAVALIS - MAJOR CMP AMENDMENT - 5TH AMENDMENT

# EXHIBIT 4




## Exhibit 4: Surrounding CMPs Map

FLOREO AT TERAVALIS - MAJOR CMP AMENDMENT - 5TH AMENDMENT

# FLOREO

AT

TERAVALIS™

(Previously known as Trillium)

## Major Amendment to the Community Master Plan

**Prepared**
January 22, 2025

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

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# 1. Introduction

## 1.1 Context

Within the northwestern region of Buckeye are two (2) land areas formerly known as the Trillium Community Master Plan ("Trillium CMP") and the Douglas Ranch Community Master Plan ("Douglas Ranch CMP"), see **Exhibit 1.1.A: Douglas Ranch and Trillium Map**. The total land area of the Douglas Ranch CMP and the Trillium CMP have been combined for the purposes of marketing and establishing a brand for the overall community known as "Teravalis", see **Exhibit 1.1.B: Teravalis Map**. As the overall project is planned for development, portions of land will be identified, smaller "Villages" established, and those Villages comprised of smaller Development Units. Each Village will be individually named and branded creating a special, well-planned community within Teravalis. The first Village within Teravalis will encompass the land area of the Trillium CMP, at approximately three thousand twenty-nine (3,029) acres, and will be renamed and branded as "Floreo". The area of Floreo (hereafter referred to as "Site" or "Floreo") is shown on **Exhibit 1.1.C: Floreo at Teravalis Map.**

## 1.2 Applicant

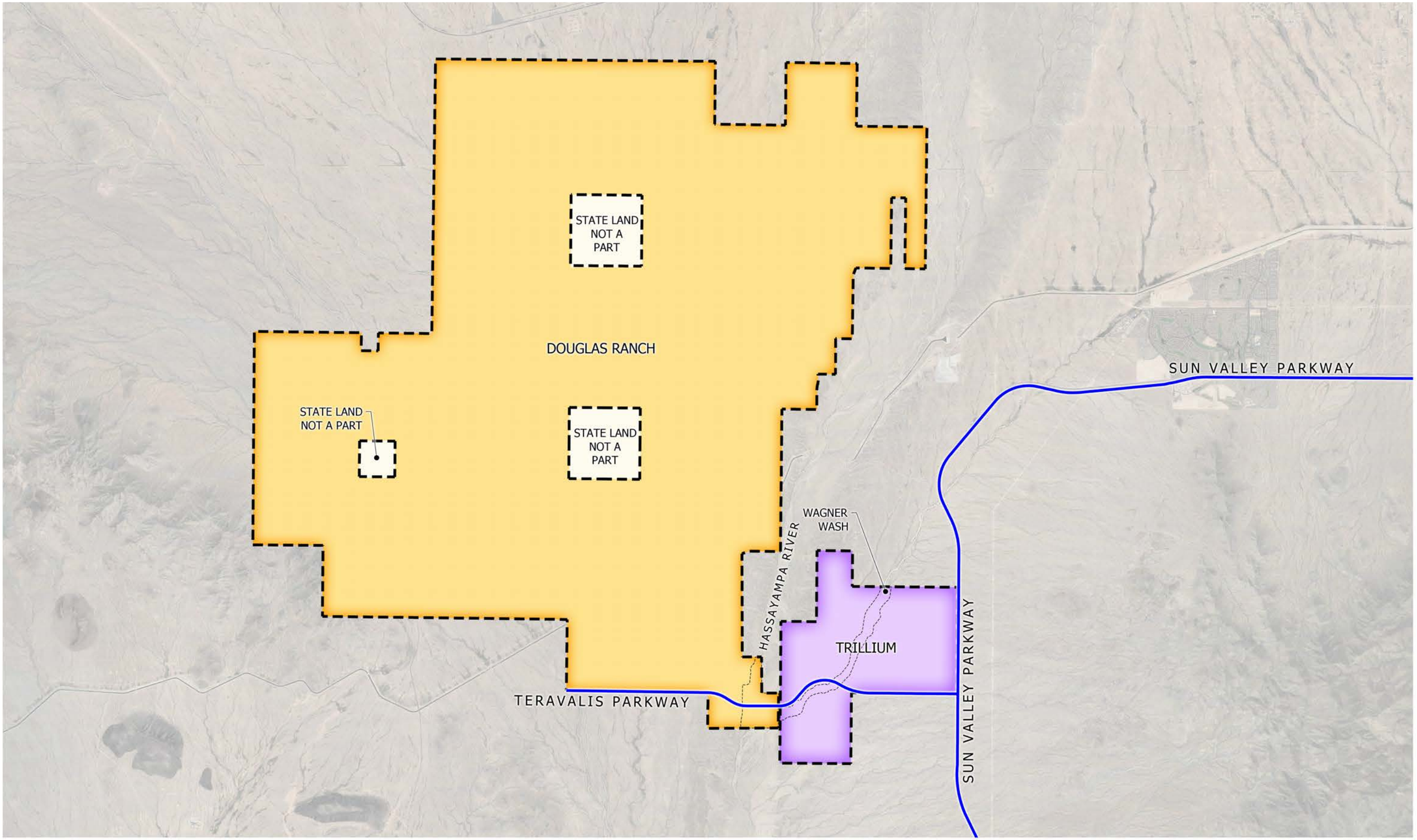
Trillium Land Company, LLC (referred to as "Master Developer" or "Howard Hughes" herein) shall be the Applicant for Floreo at Teravalis.

## 1.3 Authority

This Community Master Plan Amendment, to be referred to as the Floreo at Teravalis Community Master Plan, ("CMP" or "Amendment") shall replace in its entirety the current approved Trillium CMP including all previous amendments, is enacted pursuant to the City of Buckeye Development Code and is in conformance with the City's Imagine Buckeye 2040 General Plan (the "General Plan").

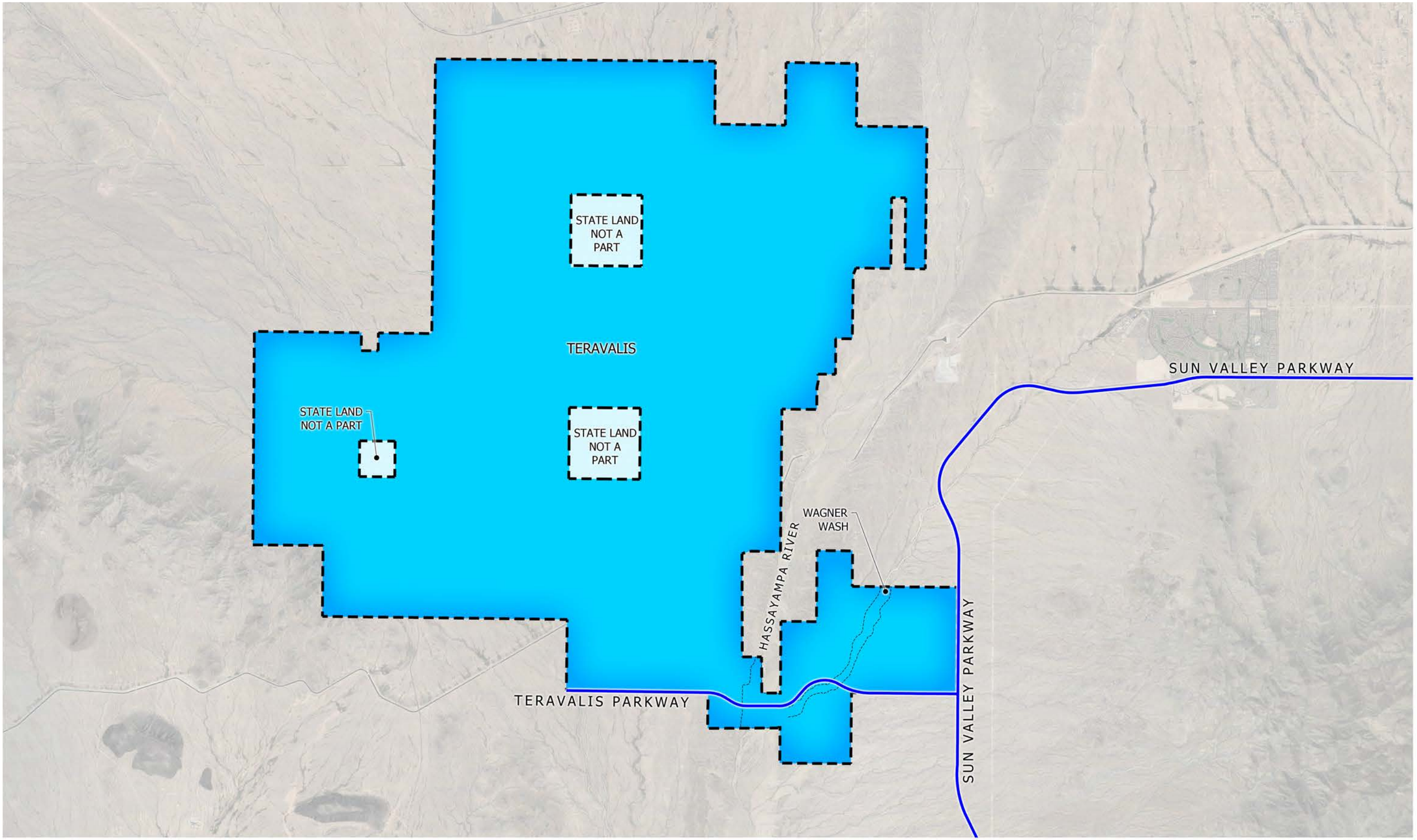
## 1.4 Existing Entitlements

The Trillium CMP was created and initially approved by the City Council in 2004. The Trillium CMP was first amended in 2009 followed by a second, major amendment in 2016 (PLZ-15-00145) which proposed the creation of a Community Core, inclusion of an active adult community, a community park, and additional commercial parcels with a business park. A third amendment was processed and approved in 2021 (PLZ-21-00024) which relocated the proposed elementary school site from the community core to a site adjacent outside the community core. And finally, a fourth amendment was processed and approved in 2022 (Case Number PLZZ-22-00024) which modified the signage, naming, entry monumentation, trails master plan, walls and columns, modified the land use to permit the development of an APS substation, and relocation of a neighborhood park. This proposed Amendment will be the fifth amendment to the Trillium CMP.



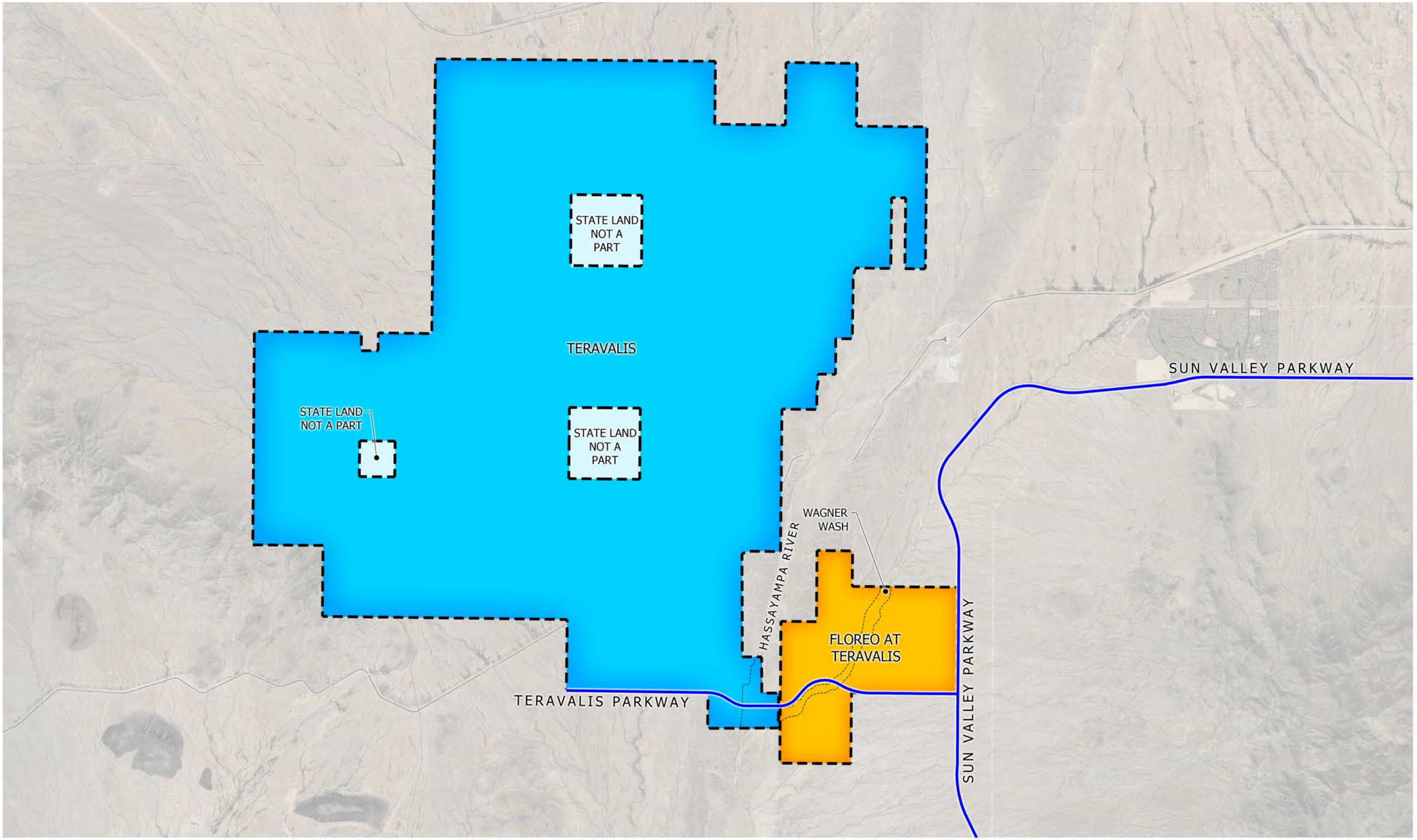

## Exhibit 1.1.A: Douglas Ranch and Trillium Map

FLOREO AT TERAVALIS - MAJOR CMP AMENDMENT - 5TH AMENDMENT




## Exhibit 1.1.B: Teravalis Map

FLOREO AT TERAVALIS - MAJOR CMP AMENDMENT - 5TH AMENDMENT




## Exhibit 1.1.C: Floreo at Teravalis Map

FLOREO AT TERAVALIS - MAJOR CMP AMENDMENT - 5TH AMENDMENT

## 1.5 Vision

For centuries, valleys have been homes to something special. Balancing people and nature in harmony between the mountain and forging authentic legacies from one generation to the next. The next legacy belongs to Teravalis, the Land of the Valley.

Teravalis is a vision for the future, built from the ground up. A community rooted in the land and open to the sky, designed to connect you to everything that matters.

Teravalis is the newest creation of Howard Hughes, one of the most distinguished master planned community developers in the nation. Not just because of one name, but because of a team of prestigious place makers who share a common mindset: Think bigger. Dream bolder. Persevere. Inspire.

Today, nestled between Arizona's White Tank and Belmont Mountain ranges and across the heart of one of the most breathtaking landscapes in the country, Teravalis is doing exactly that. Just like every other Howard Hughes vision before it, Teravalis isn't just about building a beautiful community. It's about pioneering a better way of life. It's about connecting families and friends through one hundred thousand (100,000) thoughtfully designed homes and fifty-five million (55,000,000) square feet of innovative commercial real estate. It's about connecting neighbors to the natural world by honoring sustainability and providing five-star stewardship of thirty-seven thousand (37,000) acres of awe-inspiring desert land. It's about empowering three hundred thousand (300,000) people to live in harmony with everything around them.

Teravalis represents a new era of connected desert living. One where lives balanced by nature thrive and dreams of all shapes and sizes bloom. One where steel dances with stone in a perfect marriage of reverence for the future and respect for the past. One where the land is always added to—never taken away from. Teravalis is the Land of the Valley. A place with the power to connect you to everything that matters so that Arizona always feels like home.

Floreo at Teravalis is the first, thoughtfully crafted, Village within Teravalis. The name 'Floreo' originates from the Latin word for blossoming, as in thriving or flourishing and lends its name to the initial bloom of development within Teravalis. Just as the many beautiful cactus blossoms enrich the Sonoran Desert, Floreo blossoms with trails, amenities, and recreation areas that set the quality of character and finish for Teravalis.

## 1.6 Conformance with 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. Floreo's alignment with these goals and policies is detailed in the following section, with only the relevant goals and policies included for clarity. Refer to **Appendix A: General Plan Conformance** for more information.

## 1.7 Purpose of Request

The purpose of this CMP is to provide an overall vision and regulatory framework. The CMP 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 CMP in order to provide for an efficient, sustainable, native based aesthetic, and desirable development.

## 1.8 Definitions

Definitions set for within the City of Buckeye Development Code ("Code") shall be utilized when interpreting the CMP; except that if an alternative definition is provided within the Floreo at Teravalis CMP, or a new definition of a term not defined in the Development Code is included within the Floreo at Teravalis CMP, then the definition set forth within the Floreo at Teravalis CMP shall control.

### *1.8.1 Definition of Uses*

A. *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 include 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:

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. *Alternate (non-solar) energy technologies*. Refers to innovative methods and systems used for generating energy beyond traditional solar power. These technologies may include wind, hydroelectric, geothermal, nuclear, or other emerging energy generation methods approved for implementation in a development. The intent is to promote diverse, sustainable, and efficient energy solutions that align with community standards and evolving advancements in technology.
3. *Detached Garage*. A standalone structure separate from the main residence or building on a property designed for storing vehicles, tools, and other items and may serve additional purposes such as a workshop or storage space.
4. *Dwelling, Duplex*. A dwelling designed for or used by two (2) families living independently of each other in separate units.
5. *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.

6. *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.

7. *Dwelling, Multi-Family*. A dwelling designed for independent occupancy by three (3) or more families in separate units and are not Fee Simple Lots.

8. *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.

9. *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.

10. *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.

11. *Dwelling, Zero Lot Line*. A detached dwelling that has only one (1) side yard.

12. *Family*. An individual or two (2) or more persons related by blood, marriage, or adoption. Also a group of not more than six (6) persons, who need not be related, living together as a single housekeeping unit in a dwelling unit.

13. *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.

14. *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.

15. *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.

16. *Model Unit*. A representative dwelling within a residential development furnished and finished to demonstrate the living space offered to prospective buyers or renters.

17. *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.

18. *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.

B. *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:

1. *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.
2. *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. A residential assisted living 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 residential assisted living home, group 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.
3. *Boarding House/Guest Room*. A building arranged or used for lodging with no more than five (5) bedrooms, with or without meals, for compensation and not occupied as a single-family unit. The occupancy of one (1) or two (2) bedrooms for compensation shall not be considered a boarding, dormitory, or rooming house, provided not more than two (2) guests occupy each bedroom.
4. *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.

5. *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.

6. *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.

7. *Shelter Care Facility, Homeless*. A facility which provides temporary lodging, meals, and sanitary facilities for no more than ten (10) persons without permanent housing.

8. *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.

### *1.8.2 Definition of Public/Institutional Uses*

A. *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:

1. *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.

2. *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.

3. *Community Recreation Center*. A facility providing recreation/pool facilities and/or meeting rooms, and typically oriented to the recreational needs of the residents of the surrounding area.

4. *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.

5. *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.

6. *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.

7. *Homeowners Association Meeting Facilities*. Designated spaces within a community where members of the homeowners 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.

8. *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.

9. *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.

10. *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.

B. *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:

1. *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.

2. *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.

3. *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.

C. *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:

1. *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.

2. *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.

D. *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:

1. *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.

2. *Public or Private Elementary or Middle School*. A public or private educational institution that satisfies the compulsory education laws of the State of Arizona for students in elementary grades.

3. *Public or Private High School*. A public or private educational institution that satisfies the compulsory education laws of the State of Arizona for students in secondary education.

4. *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.

E. *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:

1. *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.
2. *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.
3. *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.
4. *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.
5. 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.

F. *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:

1. *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.
2. *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.
3. *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.
4. *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.
5. *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.

G. *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:

1. *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.
2. *Satellite Earth Station*. A telecommunication facility that transmits to and/or receives signals from an orbiting satellite.
3. *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.

4. *Tower Co-location (no height increase).* The housing of multiple entities' broadcasting, telecommunications, or antenna equipment on a single structure.

5. *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.

H. *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:

1. *Airport*. A place where aircraft can land and depart, usually equipped with landing field facilities for refueling and repair, and various accommodations for passengers.

2. *Bus Terminal*. Any premises for the transient housing or parking of motor-driven buses and the loading and unloading of passengers.

3. *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.

I. *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.

1. *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, reservoirs, power or heating plants, and steam generating plants.

2. *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.

3. *Solar Generation Station*. An electrical energy generation plant comprised of one or more free- standing, ground-mounted devices that capture solar energy and convert it to electrical energy for use by an off-site electric utility provider. Solar generation stations typically utilize photovoltaic solar cells, but they can also be combinations of light reflectors, concentrators, and heat exchangers. A solar generation station is also known as a solar plant, solar generation plant, solar farm, concentrated solar power plant, solar power plant, or solar thermal power plat (if non-photovoltaic).

### *1.8.3 Definition of Commercial Uses*

A. *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:

1. *Agriculture*. The growing and harvesting of crops for commercial purposes.
2. *Commercial Ranch*. An animal or crop production enterprise that may include employee housing, heavy equipment storage, and other related improvements.
3. *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.
4. *Meat Processing*. The production, processing, or packing of meat that is intended for human consumption or for use as animal food.
5. *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.
6. *Roadside Stand*. A temporary structure for the seasonal retail sale of locally grown food products such as fruits and vegetables.

B. *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:

1. *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.
2. *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.
3. *Animal Training School*. A facility that specializes in the training of household animals.
4. *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.

5. *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.

6. *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.

C. *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 use types include, but are not limited to:

1. *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.

2. *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.

3. *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.

4. *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.

D. *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:

1. *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.
2. *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.
3. *Banks and Financial Institution, Without Drive-Through*. Same as the above use, but with no drive-through facility.
4. *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.

E. *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:

1. *Food Sales, Wholesale*. A facility that makes food on-site, 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.
2. *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.
3. *Catering Service*. An establishment that prepares food for service at a remote site.

4. *Drive-In Restaurant*. A restaurant where customers purchase and consume prepared food on the premises in their automobiles.

5. *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.

6. *Food Truck (Mobile Food Vendor)*. 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.

7. *Food Truck Court*. A designated area where multiple food trucks gather to sell a variety of culinary options to the public.

8. *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.

9. *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.

10. *Restaurant, Fast Food Without Drive-Through*. An area or structure in which the principal use is the preparation, sale, and consumption of food and beverages. Operations may or may not include outdoor seating areas or outdoor food service, but the operation does not include a drive-through or drive-in facility.

11. *Restaurant, Fast Food 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.

12. *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.

F. *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:

1. *Office, 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.

2. *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.

G. *Recreation and Entertainment, Outdoor*. Outdoor Recreation and Entertainment uses provide recreation or entertainment activities outside of an enclosed environment. Accessory uses may include concessions, snack bars, parking, and maintenance facilities. Specific use types include, but are not limited to:

1. *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.

2. *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.

3. *Golf Course/Driving Range, Lighted*. 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 includes a lighted driving range without a golf course, but shall not include miniature golf courses as a principal or accessory use.

4. *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.

5. *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.

6. *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.

7. *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.

8. *Shooting Range, Outdoor*. An outdoor facility wherein firearms are shot at targets under strict rules of conduct and safety.

9. *Zoo*. An area, building, or structure(s) that contains wild and/or domesticated animals on exhibition for viewing by the public.

H. *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:

1. *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.

2. *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.

3. *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.

4. *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.

5. *Movie Theater*. An indoor theater for the showing of motion pictures.

I. *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:

1. *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."
2. *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.
3. *Institutional 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.
4. *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.

J. *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 CMP or, where silent, the Development Code.. Accessory uses may include offices, parking, storage of goods, and assembly, repackaging, or repair of goods for on site sale. Specific use types include, but are not limited to:

1. *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.
2. *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.
3. *Feed Store*. An establishment engaged in the retail sale of supplies directly related to ranching or dairy operations.

4. *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.

5. *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.

6. *Micro-brewery/ Distillery*: A small-scale 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.

7. *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.

8. *Open-Air Market or Flea 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.

9. *Plant Sales, Retail*. Land or greenhouses used for retail sale of flowers, shrubs, and plants.

10. *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.

11. *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.

K. *Vehicles and Equipment*. Vehicles and Equipment uses 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:

1. *Boat, RV Storage*. A facility where boats and/or recreational vehicles are stored outside for seventy-two (72) hours or more.

2. *Boat, RV Sales and Rental*. An establishment primarily engaged in the display, sale, or lease of marine vehicles and/or recreational vehicles.
3. *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.
4. *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.
5. *Parking Structure*. A structure designed with one or more levels partially or fully enclosed, used for the parking of motor vehicles. The facility may be above, below, or partially below ground. This use does not include private carports or garages.
6. *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.
7. *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.
8. *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.
9. *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.
10. *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.
11. *Vehicle Storage*. Storage of operable vehicles on a commercial basis; provided, however, that such Vehicle Storage shall not include junk and salvage yards or storage of abandoned vehicles.

L. *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:

1. *Bed and Breakfast*. One 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.
2. *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.
3. *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.
4. *Short Term Rental*. Residential units rented out for periods of less than thirty (30) consecutive days. These rental units must comply with specific regulations, including maximum occupancy limits and prohibition of non-residential use.

M. *Industrial Service*. Industrial Service firms are engaged in the repair or servicing of agricultural, industrial, business, or consumer machinery, equipment, products, or by-products. Firms that service consumer goods do so by mainly providing centralized services for separate retail outlets. Contractors and similar uses perform services off-site. Few customers come to the site. Accessory activities may include sales, offices, parking, and storage. Specific use types include, but are not limited to:

1. *Building Material Sales, Indoor Retail*. An establishment for the sale of materials, hardware, and lumber customarily used in the construction of buildings and other structures, and where most display and sale of materials occurs inside the primary structure. Outdoor storage is allowed as an accessory use.
2. *Building Material Sales, Outdoor or Wholesale*. Outdoor sale of materials, hardware, and lumber customarily used in the construction of buildings and other structures, including facilities for storage.
3. *Drilling Company, No Outside Storage*. A permanent facility for the drilling or storage of fossil fuels and fossil fuel byproducts including, but not limited to, gasoline, diesel fuel, and motor oil. Uses include those that store such products for transportation. Storage of gaseous products such as liquefied natural gas (LNG), compressed natural gas (CNG), butane, and propane for immediate use by the final consumer are not included in this definition.

4. *Drilling Company, With Outside Storage*. A permanent facility for the drilling or storage of fossil fuels and fossil fuel byproducts including, but not limited to, gasoline, diesel fuel, and motor oil. Uses include those that store such products for transportation. Storage of gaseous products such as liquefied natural gas (LNG), compressed natural gas (CNG), butane, and propane for immediate use by the final consumer are included in this definition.

5. *Resource Extraction*. The on-site extraction of surface or subsurface mineral products or other natural resources, including but not limited to quarries, burrow pits, sand and gravel operations, oil and gas extraction, and mining operations.

6. *General Industrial Service*. Establishments engaged in the storage, repair, or servicing of agricultural, industrial, business, or consumer machinery, equipment, products, or by-products. Examples include: construction materials storage; welding shops, machine shops; tool repair; electric motor repair; repair of scientific or professional instruments; repair, storage, salvage, or wrecking of heavy machinery; heavy truck servicing and repair; aircraft servicing and repair; tire retreading or recapping; and gas and liquid fuel distributors. Accessory activities may include retail sales, offices, parking, and storage.

N. *Manufacturing and Production*. This use category includes firms involved in the manufacturing, processing, fabrication, packaging, or assembly of goods. Natural, constructed, raw, secondary, or partially completed materials may be used. Products may be finished or semi-finished and are generally made for the wholesale market, for transfer to other plants, or to order for firms or consumers. Custom industry is included (i.e., establishments primarily engaged in the on-site production of goods by hand manufacturing involving the use of hand tools and small-scale equipment). Goods are generally not displayed or sold on site, but if so, such activity is a subordinate part of sales. Relatively few customers come to the manufacturing site. Accessory activities may include retail sales, offices, cafeterias, parking, employee recreational facilities, warehouses, storage yards, repair facilities, truck fleets, and caretaker's quarters. Specific use types include, but are not limited to:

1. *Assembly, Light*. An establishment engaged only in the on-site assembly of goods. No manufacturing of parts occurs. Goods are shipped to the establishment, assembled, packaged, and reshipped. Assembly and packaging involves only the use of hand tools or domestic mechanical equipment not exceeding two (2) horsepower or a single kiln not exceeding eight (8) kilowatts. Typical light assembly uses include ceramic studios and custom jewelry manufacturing.

2. *Manufacturing, Heavy*. An establishment engaged in the manufacture or compounding process of raw materials. Such activities may include the storage of large volumes of highly flammable, toxic matter or explosive materials needed for the manufacturing process. Examples include, but are not limited to: refining or initial processing of raw materials; rolling, drawing, or extruding of metals; asphalt batching plants; sawmills; meat slaughtering or packing house; and manufacture or packaging of cement products, feed, fertilizer, flour, glue, paint, petroleum products, soap, turpentine, varnish, charcoal, or distilled products.

3. *Manufacturing, Light*. An establishment engaged in the manufacture, predominantly from previously prepared materials, of finished products or parts, including processing, fabrication, assembly, treatment, and packaging of such products, and incidental storage, sales, and distribution of such products, but excluding basic industrial processing. Examples include, but are not limited to: airplane, automobile, or truck assembly, remodeling, or repair; bottling works; boat building, machine or blacksmith shops; metalworking or welding shops; paint shops; and printing and publishing shops.

O. *Warehouse and Freight Movement*. Firms involved in Warehouse and Freight Movement are engaged in the storage or movement of goods for themselves or other firms. Goods are generally delivered to other firms or the final consumer, except for some will call pickups. There is little on site sales activity with the customer present. Accessory uses may include offices, truck fleet parking, and maintenance areas. Specific use types include, but are not limited to:

1. *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.
2. *Mini-Storage, Outdoor*. 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 which allows outdoor access to storage units.
3. *Motor Freight Terminal*. A facility for freight pick-up, distribution, and storage. This may include intermodal distribution facilities for truck or shipping transport.
4. *Storage Yard*. Any lot or portion of a lot that is used for the sole purposes of the outdoor storage of fully operable motor vehicles, construction equipment, construction materials, or other tangible materials and equipment.
5. *Office Warehouse*. A structure containing both offices and a warehouse for storing products associated with the business. The office component of this use shall be least fifty (50) percent of the overall floor area of the structure.
6. *Warehouse*. A structure containing an area available for the purpose of storing raw materials, goods, or property. Such storage may include heavy equipment and machinery, and incidental minor repairs to the equipment or machinery.
7. *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.

P. *Waste and Salvage*. Waste and Salvage firms receive solid or liquid wastes from others for disposal on the site or for transfer to another location. The category includes uses that collect sanitary wastes, or uses that manufacture or produce goods or energy from the composting of organic material or processing of scrap or waste material. Waste and Salvage uses also include uses that receive hazardous wastes from others. Accessory uses may include recycling of materials, offices, and repackaging and shipment of by-products. Specific use types include, but are not limited to:

1. *Auto Wrecking and Salvage Yard*. Any lot upon which two (2) or more motor vehicles of any kind, which are incapable of being operated due to condition or lack of license or registration, have been placed for the purpose of obtaining parts for recycling or resale.
2. *Recycling Center, Outdoor*. A facility in which recoverable resources such as newspapers, glassware, plastics, and metal cans are recycled, reprocessed, and treated to return such products to a condition in which they can again be used for production, and in which some of the operations or storage take place outside of an enclosed building. This facility is not a junkyard or salvage yard.
3. *Recycling Center, Indoor*. A facility in which recoverable resources such as newspapers, glassware, plastics, and metal cans are recycled, reprocessed, and treated to return such products to a condition in which they can again be used for production, and in which no operations or storage take place outside of an enclosed building. This facility is not a junkyard or Salvage Yard.
4. *Landfill*. A planned and approved method or system of waste disposal in which the waste is disposed or buried in layers, compacted by earth or other approved methods, also known as sanitary landfill.
5. *Waste Transfer Station*. A facility that serves as a location where solid waste is temporarily staged in the course of its eventual journey to larger processing facilities or landfills.

Q. Medical Marijuana Uses.

1. *Medical Marijuana*. "Marijuana" for "Medical Use" as those terms are defined in ARIZ. REV. STAT. § 36-2801.
2. *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.
3. *Medical Marijuana Cultivation Location*. Any facility, building, or location that grows, cultivates or processes medical marijuana, including, but not limited to the following:
   a. a medical marijuana dispensary that cultivates medical marijuana on its site;
   b. 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;

c. any location for the cultivation of marijuana by a qualifying patient or designated caregiver permitted under ARIZ. REV. STAT. § 36-2801 et seq.; and

d. includes a facility that incorporates or processes medical marijuana into a consumable or edible product.

R. *Recreational Marijuana Sale*. The sale of marijuana products for recreational use following the regulations and licensing of Arizona State Law.

### *1.8.4 Accessory Uses*

A. *Accessory Dwelling Unit*. The meaning given to it per Arizona State Statutes (ARS) 9-461.18.

B. *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.

1. *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; Shelter Care Facility, and Homeless Shelter and Day Care, Home Occupation.

2. *Foster Home, Home Occupation*. A home maintained by any individual(s) having the care or control of no more than five (5) minor children, other than those related to each other by blood or marriage, or related to such individuals, or who are legal wards of such individuals which is licensed by the appropriate government agency.

### *1.8.5 Other Terms Defined*

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 CMP 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 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 meters or less in diameter.

9. *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.

10. *Area, Net*. The area of a lot or parcel excluding all dedicated streets or alleys and roadway or alley easements.

11. *Articulation*. The manner in which various features are arranged on a building elevation.

12. *Awning*. A structure 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.

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

14. *Balcony*. That portion of a building that projects into the required yard and where the floor height of such projection is not less than four feet above grade.

15. *Banner*. A flexible piece of material used as a symbol, decoration, or to provide a message that is attached on at least two of its sides to a building, poles, or other outdoor structure.

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 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 screen or block noise, lights, buildings, or nuisances.

24. *Building*. Any substantial structure that by nature of its size, scale, bulk, dimension, or use constitutes a visual obstruction or generates activity similar to that usually associated with a building. For purposes of determining required setbacks, the term includes;

    a. Gas pumps and overhead canopies or roofs.

    b. Fences running along lot boundaries adjacent to public rights-of-way that exceed six (6) feet in height and are substantially opaque.

25. *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.

26. *Building Height*. The vertical distance of a building as measured from the average elevation of the finished grade within twenty (20) feet of the structure to the highest point of the coping of a flat roof, or to the mean height level between eaves and ridges for gable and hip or gambrel roofs.

27. *Building Mass*. The three-dimensional bulk of a building—height, width, and depth.

28. *Building Scale*. The size and proportion of a building relative to human scale, streets, surrounding buildings, and environs.

29. *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.

30. *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.

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

32. *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.

33. *Clearing*. The removal of vegetation by manual or mechanical means.

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

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*. References to the City of Buckeye Development Code. "Code" shall refer to the City of Buckeye Development Code adopted December 20, 2022 as approved by City Council and enacted pursuant to the powers granted and limitations imposed by laws of the State of Arizona, including the statutory authority granted in Arizona Revised Statues (ARS) Chapter §§ 9-461 et seq., 9-462 et seq., and 9-463 et seq., and all other relevant laws of the State of Arizona.

38. *Commercial Center*. A development containing two (2) or more retail stores, offices, restaurants, hotels, motels, and similar businesses.

39. *Commercial Development*. For purposes of this Development Code, 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 development and development of any residential use.

40. *Commercial Use*. A use operated for profit or compensation, where the general public is invited to purchase goods or services and the compensation is substantial and regular.

41. *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.

42. *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. A pre-application conference shall have been held, if required by City Development Code.

43. *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.

44. *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.

45. *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.

46. *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.

47. *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.

48. *Councilmember*. A member of the council of the City of Buckeye, Arizona, other than the mayor.

49. *County*. Maricopa County, Arizona, unless the context clearly requires otherwise.

50. *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.

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 Paving*. Paving that is made up of solid, pre-cast, decorative paving, flagstone, modular units, stamped concrete, seeded concrete, colored concrete, 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 or Demolish*. An act or process that removes one or more of the following from an existing building or buildings:
    a. Fifty (50) percent or more of the roof area as measured in plan view.
    b. Fifty (50) percent or more of the exterior walls of a building.
    c. A Street-facing facade.

62. *Density*. A ratio of the number of dwelling units to the gross land area unless otherwise stated.

   a. The number of dwelling units allowed for each gross acre of land and is determined by dividing the number of dwelling units on a site by the gross acreage of the site, including dedicated rights-of-way, private streets, and open space set asides.

   b. In the determination of the number of residential units to be allowed on a specific parcel of land, a fractional unit equal to or greater than one-half (1/2) of a unit shall be rounded up to equal a full unit.

63. *Department, Board, Commission, Office, Officer or Employee*. Whenever any "Department", "Board", "Commission", "Office", "Officer", or "Employee" is referred to, it shall mean the department, board, commission, office, officer, or employee of the City unless the context clearly indicates otherwise.

64. *Destroy*. For purposes of the native plant preservation requirements of this CMP, 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:

   a. Clearing of land as an adjunct of construction, including clearing or removal of vegetation or soil manipulation;

   b. Deposit of refuse, solid, or liquid waste or fill on a parcel of land;

   c. Placement of a sign;

   d. Changes or alteration of a watercourse, drainage way, or other waterway; or

   e. Paving, filling, grading, or covering of land.

67. *Development Code*. The City of Buckeye Development Code.

68. *Development Unit*. A Development Unit may contain any number of Parcels, which may be located anywhere within the boundaries of the Development Unit so long as it leads to logical development of improvements. Within a Development Unit, certain Parcels may be held out for future development subject to marketability and/or site feasibility. Completion of construction of a particular Parcel is not required to commence construction of another Parcel. Proposed Dwelling Units, gross floor area ("GFA") and development districts within each Development Unit shall be regulated by this CMP.

69. *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.

70. *Director*. The Development Services Director, or their Designee.

71. *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.

72. *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.

73. *Driveway*. The principal access route from the roadway adjacent to a lot, to the lots primary off-street parking area.

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 CMP shall be met.
    a. The maximum density established for a zoning 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 another person's real property for certain limited purposes.

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

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

78. *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, and relationship of grade to floor level.

79. *Engineering Plan*. Plans, profiles, cross sections, reports, and other required details for the construction of public improvements prepared by a registered engineer.

80. *Envelope, Building*.
    a. A dwelling unit and all attached roofed structures, including carports or patio ramadas;
    b. For nonresidential development, the building envelope shall be the main building and all attached roofed structures.

81. *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.

82. *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.

83. *Equipment Building or Structure*. An accessory building or structure used to house necessary equipment used by communication providers at a facility.

84. *Erosion*. The wearing away of the ground surface as a result of the movement of wind, water or ice.

85. *Excavation*. The mechanical, manual, blasting, or other such means for removal of earth material.

86. *Exterior Trademarked Design Feature*. An exterior design feature, including colors, shapes, and materials, of a building that is trademarked by a building occupant.

87. *Façade*. The exterior walls of a building exposed to public view, or that wall viewed by persons not within the building.

88. *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.

89. *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."

90. *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.

91. *Fencing, Protective*. Fencing with a four (4) foot approximate height intended to provide the boundaries of something being protected.

92. *Fencing, Temporary*. A temporary barrier, approved by the city, which clearly and conspicuously delineates areas designated to remain undisturbed or that are to be protected during construction.

93. *Fill*. Vertical addition of earthen material.

94. *Final Inspection*. Field inspection conducted by the City prior to project acceptance.

95. *Flag*. A piece of material used as a symbol, decoration, or message that is attached on only one (1) of its sides to a building, pole, or other outdoor structure.

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

97. *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.

98. *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.

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

100. *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.

101. *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.

102. *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.

103. *Garage, Detached*. An enclosed (on at least three [3] sides) accessory building not attached to a main building, used for storage of automobiles, and used solely by the occupants and their guests.

104. *Garage, Parking*. See "Parking Structure."

105. *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.

106. *Glazing*. The panes or sheets of glass or other material made to be set in frames, as in windows or doors.

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

108. *Grade*. The elevation of the ground surface, paving, or sidewalk.

109. *Grading*. The initial clearing, brushing or grubbing, and subsequent excavating, or filling of a site.

110. *Grading Permit*. An official document issued by the City authorizing the grading activity specified by the grading permit conditions.

111. *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 buildings. Gross floor area shall not include:

a. Underground parking space.

b. Uncovered steps.

c. Exterior balconies.

112. *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.

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

114. *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.

115. *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.

116. *Grubbing*. The removal of trees and other large plants including their roots.

117. *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.

118. *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.

119. *Habitat*. The place or type of site where a plant or animal naturally or normally grows and lives.

120. *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.

121. *Homeowners Association (HOA)*. An organization established for the ownership, care, and maintenance of private common areas, private streets, and other private facilities.

122. *Hydrological Study*. A report designed to show the effects of surface water on a specific area.

123. *Illuminance*. A measure of the amount of light intercepting an object at a given distance from a light source measured in footcandles.

124. *Infrastructure*. Facilities and services needed to sustain manufacturing, residential, commercial and all other land use activities. Infrastructure includes 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.

125. *Impervious Cover*. Any surface lacking the ability for air and water to pass through to natural ground.

126. *Industrial Development*. Development of any use primarily associated with heavy equipment, tractor trailers, material storage or processing, warehousing, manufacturing or chemical processing, where the general public is not invited to be part of the on-site activities.

127. *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.

128. *Inspector*. A person authorized by the City to perform inspection on work performed where the City is required to inspect.

129. *Interior lot*. A lot other than a corner lot.

130. *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.

131. *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.

132. *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.

133. *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.

134. *Kiosk*. A small, freestanding one (1) story structure having a maximum floor area of one hundred (100) square feet and used for purposes of the posting of temporary information and/or posters, notices, and announcements, an ATM, postal supplies, or similar uses where no attendant is required.

135. *Landscape Buffer*. A combination of physical space and vertical elements such as plants, berms, fences, or walls, the purpose of which is to separate and/or screen incompatible land uses from each other.

136. *Landscape Screening*. An area of landscaping a minimum of three (3) feet in height. It shall consist of trees, shrubs, and groundcover and may contain natural topping material such as boulders, rock, stone, granite or other approved material. The purpose of the landscape screen is to screen adjacent areas.

137. *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.

138. *Light Fixture*. The complete lighting assembly (including the lamp, housing, reflectors, lenses and shields), less the support assembly (pole or mounting bracket).

139. *Loading Space*. An off-street space or berth used for the delivery and loading or unloading of vehicles.

140. *Logo*. A graphic image or words representing an organization. This image shall be in the form of symbols (logo symbol) and/or words.

141. *Lot Area*. The total area, measured on a horizontal plane, included within lot lines.

142. *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.

143. *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.

144. *Lot Depth*. The average horizontal distance between the front and rear lot lines.

145. *Lot Frontage*. That dimension of a lot or portion of a lot abutting on a street, excluding the site dimension of a corner lot.

146. *Lot Line*. The lines bounding lots defined as follows:

   *a. Front lot line*. The owner shall designate and the City approve which lot line shall be the lot frontage.

   b. *Rear lot line*. The lot line most parallel to the front lot line. For triangular 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.

147. *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 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.

148. *Luminance*. An objective measurement of the brightness of illumination, measured in candelas per square foot (cd/ft$^2$) or Nits.

149. *Manager*. The word "Manager" or "City Manager" shall mean the City Manager of the City of Buckeye, Arizona, unless the context clearly indicates otherwise.

150. *Mansard Roof*. A roof having on each side a shallower upper part and a steeper lower part.

151. *Masonry Construction Materials*. Materials that include, but are not limited to, brick, stone, concrete masonry units, stucco, and concrete-panel construction.

152. *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.

153. *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.

154. *Mayor*. The word "Mayor" shall mean the Mayor of the City of Buckeye, Arizona, unless the context clearly indicates otherwise.

155. *Mechanical Equipment*. All devices, appliances, and apparatus involved in the maintenance of environmental conditions within a building or recreational structure, such as a swimming pool or spa. Mechanical equipment shall include, but is not limited to HVAC units, air conditioners, pool heaters, pool filters, and pool circulation pumps.

156. *Member of Council*. A Member of the Council of the City of Buckeye, Arizona, including the Mayor.

157. *Month*. A calendar month.

158. *Monument Base*. A freestanding base of masonry construction to match the site building that supports the business establishment's signage.

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

160. *Mutilate*. For purposes of the native plant preservation requirements of this CMP, means to deface, maim, damage or disfigure any protected native plant by shooting, chopping, pushing over, burning, cutting or any other means.

161. *Native*. Indigenous to the specific site or to areas contiguous to a parcel being developed.

162. *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.

163. *Natural Grade*. The topographic configuration of land prior to any grading or other human disturbance of the site.

164. *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 Director or their Designee.

165. *Non-Concealed Freestanding Tower*. Any structure that is designed and constructed primarily for the purpose of supporting one 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.

166. *Oath*. Includes an affirmation in all cases in which, by law, an affirmation may be substituted for an oath. In such cases the words "swear" and "sworn" shall be equivalent to the words "affirm" and "affirmed".

167. *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.

   d. *Edge Condition*. Refers to areas that include a natural wash, manmade drainage corridor, utility easement, or other natural or created separations.

168. *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.

169. *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 CMP, 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.

170. *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.

171. *Parapet Wall*. A wall extending above the plate line of a building.

172. *Parcel*. A sub-area of each Development Unit referenced by number. When platted, each parcel shall vest a single land use classification and development district as permitted within the associated Development Unit.

173. *Parcel Developer.* Those undertaking development of land subject to this CMP with the approval of the Master Developer. This may include all or part of a parcel.

174. *Parking Aisle*. The aisles on which vehicles are allowed access to the individual parking stalls and are characterized by slow speeds and high turning movements.

175. *Parking Space*. A permanently surfaced area, enclosed or unenclosed, and a permanently surfaced driveway connecting with a street or alley, permitting ingress or egress of an automobile.

176. *Parking Structure*. A structure or portion thereof that is fully or partially enclosed, composed of one (1) or more levels or floors, and used exclusively for the parking or storage of motor vehicles.

177. *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.

178. *Pennant*. A piece of material that tapers to a point and is used as a symbol, decoration, or to provide a message and that is attached on only one (1) if its sides to a building, pole, or any other item used to display the pennant.

179. *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.

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

181. *Person*. A natural person, a corporation, a partnership, an association, a trust, or any other entity or any combination thereof.

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

183. *Primary or Principal Building*. The building or structure on a commercial development site used to accommodate the majority of the principal permitted use(s). When there are multiple buildings on a commercial development site, such as in a shopping center, the primary or principal building shall be the one 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.

184. *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.

185. *Pristine*. For purposes of the native plant protection requirements of this CMP, means unaltered from its naturally occurring state, not spoiled, corrupted, or polluted.

186. *Private Street Lot*. A separate lot owned by the property owners association whereupon a private street is constructed.

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

188. *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.

189. *Relocate*. To transplant a protected native plant to another location on the premises.

190. *Remove*. To transport a protected native plant from the premises on which it has been growing.

191. *Residential Thoroughfare*. A thoroughfare indicated on the city master thoroughfare plan, and as the same may be from time to time amended.

192. *Retaining Wall*. A wall designed to withstand lateral and hydrostatic pressures and built to keep earth from sliding.

193. *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.

194. *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.

195. *RV Garage*. A garage that has a ten (10) foot or taller bay door and designed to accommodate the size and mass of an RV, motorhome, travel trailer or camper on a sixty-eight (68) foot wide lot or greater where the architecture matches the primary structure in color, wall material, lighting and roof.

196. *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, or to buffer adjacent uses.

197. *Screening Wall*. An approved structure or fence at least six (6) feet in height intended to minimize adverse impacts associated with contiguous or adjacent land uses, or effects of site operations such as dumpsters.

198. *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.

199. *Setback*. The required minimum 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, the distance shall be measured from the dedicated right- of-way line or future right-of-way 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.

200. *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.

201. *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.

202. *Shaded Sidewalk*. For purposes of this CMP, a shaded sidewalk shall be any one (1) of the following:

a. A sidewalk at least ten (10) feet wide made of pervious concrete with shade trees at thirty (30) foot intervals or of standard concrete with the trees planted in grates at the same distance.

b. A five (5) foot sidewalk adjacent to a landscape strip at least ten (10) feet wide planted with shade trees at thirty (30) foot intervals.

c. A sidewalk at least six (6) feet wide covered with weather-protection materials (such as awnings, an arcade, or other structure).

203. *Shall; May.* "Shall" is mandatory and "may" is permissive.

204. *Shall Have Been.* The words "Shall Have Been" include past and future cases.

205. *Sidewalk*. A paved surface separated from the street and used as a pedestrian walkway.

206. *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 noncommercial speech.

207. *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.

208. *Sign Area*. The total square footage of all lettering and logos placed on the sign face. Each side of the sign shall be calculated individually.

209. *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.

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

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

212. *Sign Height*. The vertical distance of a sign as measured from the average elevation of the finished grade.

213. *Sign Permit*. A written authorization to erect a sign, obtained pursuant to **Section 3.19.11: Signage Applications and Signage Permits**.

214. *Sign Types*.

a. *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.

b. *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.

c. *Business sign*. 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.

d. *Freeway-Oriented Identification Sign*. An on-site freestanding sign that is placed on property adjacent to, but not closer than a distance equal to the height of the sign from the freeway right- of-way or an attached sign with exposure to a freeway. Separation distance of not less than five hundred (500) feet shall be observed between any such on-site sign located on the same side of the freeway.

e. *Garage sale, estate sale, yard sale, or similar sign*. A sign for the occasional sale of tangible personal property.

f. *Identification sign*. A sign used to identify the manufacturer, builder, or seller of a structure that does not exceed seventy (70) square inches in size.

g. *Illuminated sign*. 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.

h. *Monument sign*. 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.

i. *Political sign*. A sign relating to the election of a person to public office; relating to a political party; or relating to a matter to be voted upon at an election called by a public body.

j. *Portable sign*. Any sign, which is specifically manufactured so that it can easily be relocated from one location to another. A sign that could have wheels or four (4) legs for easy mobility that is supported by the ground or other object (not allowed). 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.

k. *Real estate sign*. 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. A real estate sign shall not exceed thirty-two (32) square feet.

l. *Residential information sign*. Any informational sign located in a district zoned for residential uses that contains no commercial message.

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

n. *Temporary sign*. 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.

o. *Temporary event sign*. 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 CMP or, where silent, the Development Code..

p. *Transportation sign*. A sign specifically for the conveyance of information concerning transportation systems or vehicular movement.

q. *Vehicular sign*. Any sign that is affixed or attached to a moving vehicle.

r. *Wall sign*. Signage that is erected against, attached to, or supported by the main building on any given property.

s. *Off-Site Sign*. 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.

t. *On-Site Sign*. 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.

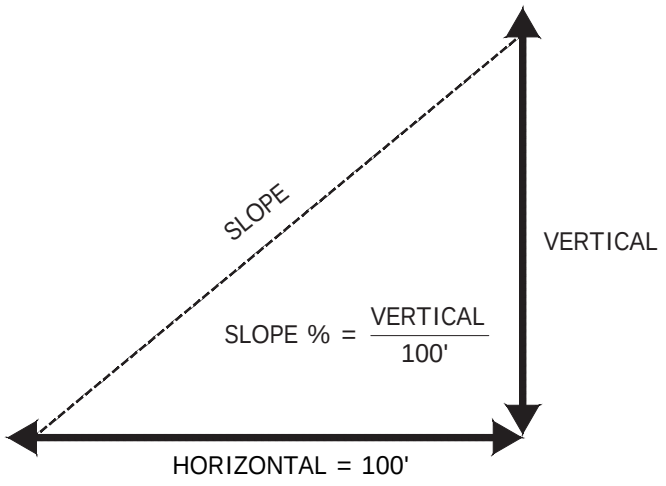
u. *Digital Billboard (Digital Off-Site Sign)*. A variable-message sign directing attention to a specific business, product, service, entertainment event or other activity, or other commercial activity that is not sold, produced, manufactured, furnished, or conducted at the property upon which the sign is located, and that utilizes computer-generated messages or some other electronic means of changing copy. These signs include displays and devices with sign faces that are comprise of matrices of light using LEDs, LCDs, light-emitting devices, or other electronic messaging technology.

v. *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.

215. *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.

216. *Slope*. The vertical rise in feet measured over a horizontal distance of one hundred (100) feet, expressed as a percentage, measured generally at right angles to natural contour lines, and extending across property lines if necessary to obtain the one hundred (100) foot measurement, but not extending across significant changes in grade. See **Figure 1.8.5: Slope**.

**Figure 1.8.5: Slope**




217. *Spade Transplanting*. A method of transplanting a tree by use of a mechanical spade.

218. *Stand*. A cluster or grouping of two (2) or more mature plants.

219. *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 CMP.

220. *State*. The State of Arizona, unless the context clearly requires otherwise.

221. *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.

222. *Street, Arterial*. A major street in the City's street system that serves as an avenue for the circulation of traffic onto, out, or around the City and carries high volumes of traffic.

223. *Street, Collector*. A street whose principal function is to carry traffic between minor, local, and subcollector streets and arterial streets but that may also provide direct access to abutting properties.

224. *Street, Local*. A street whose sole function is to provide access to abutting properties.

225. *Street, Principal*. The street adjacent to a lot or site with the highest priority. Street priorities are as follows, from highest to lowest:

a. Freeway
b. Parkway
c. Major Arterial
d. Arterial
e. Major Collector
f. Collector
g. Major Local
h. Local
i. If a lot is adjacent to more than one street of equally high priority, the principal street is: the street with the highest level of transit service, as determined by the Director or their Designee; or, if the streets do not have transit service or the level of transit service is equal, the street designated by the lot owner.

*226. 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 CMP or, where silent, the Development Code.

*227. 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.

*228. 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.

*229. 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.

*230. 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.

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

*232. Tenses*. The present tense includes the past and future tenses, and the future includes the present.

*233. Time: Computation*. The time within which an act is to be done as provided in the CMP 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.

*234. 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.

*235. Under-story*. An underlying layer of vegetation, especially the plants that grow beneath a tree's canopy.

236. *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.

*237. 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.

*238. Wash*. A watercourse that flows during flood events or intermittently. Washes are important environmental areas that serve as wildlife corridors and habitat.

*239. Week*. A week consists of seven (7) consecutive days.

*240. 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 CMP, it shall be made in writing in the English language unless expressly provided otherwise.

*241. Xeriscape*. The practice of conserving water and energy through landscaping design that limits lawn areas, irrigates efficiently, improves soils, uses mulches, chooses low water use plants, and employs other good maintenance practices.

*242. 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.

243. *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.

244. *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.

245. *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.

246. *Year.* A calendar year unless otherwise provided.

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

# 2. Site Conditions and Location

## 2.1 Regional Description

The Site is located approximately fifteen (15) miles north of Interstate-10 (I-10) and along the western side of Sun Valley Parkway. It abuts the western boundary of the Hassayampa River. Teravalis is located between the White Tank Mountains and the Belmont Mountains. See **Exhibit 2.1: Regional Vicinity Map**.

## 2.2 Existing Site Conditions

The Site and surrounding General Plan land use designations, zoning districts and land uses are outlined in **Table 2.2: Site Context**. The General Plan land uses are shown on **Exhibit 3.7.1: Existing Land Use Map** and the zoning districts are shown on **Exhibit 3.7.4: Existing Zoning Map**. The existing surrounding CMPs have been shown 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 Desert |
| **North** | Employment, Rural, Open Space, Master Planned Community | Planned Community, No Zoning | Vacant Desert |
| **East** | Master Planned Community | Planned Community | Vacant Desert |
| **South** | Master Planned Community, Neighborhood | Planned Community, No Zoning | Vacant Desert |
| **West** | Open Space, Master Planned Community, Rural | Planned Community, No Zoning | Vacant Desert |

### *2.2.1 Surrounding Properties/Ownership*

**Exhibit 2.2.1: Surrounding Properties Map** illustrates the surrounding properties and the current property ownership for the Site.

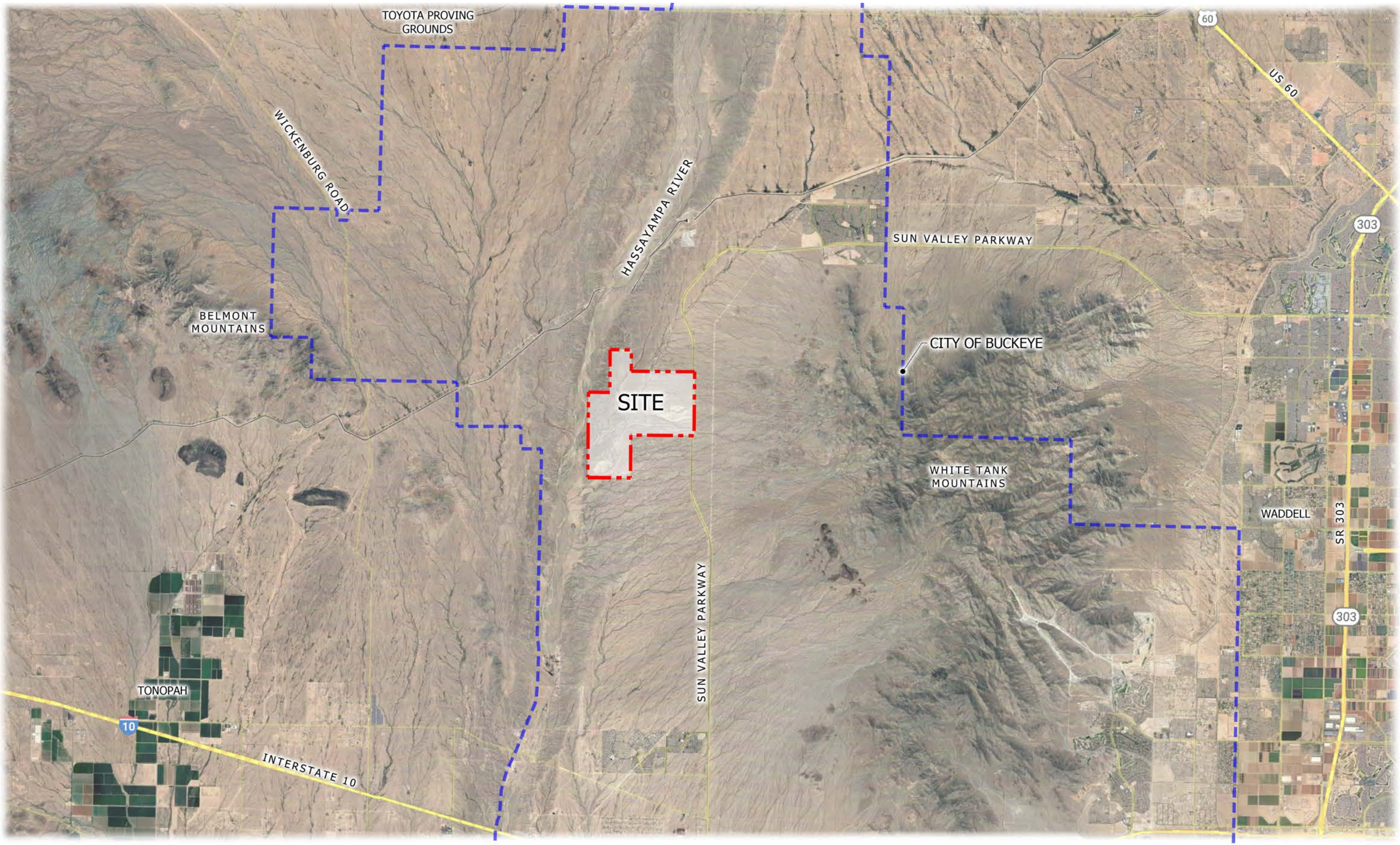
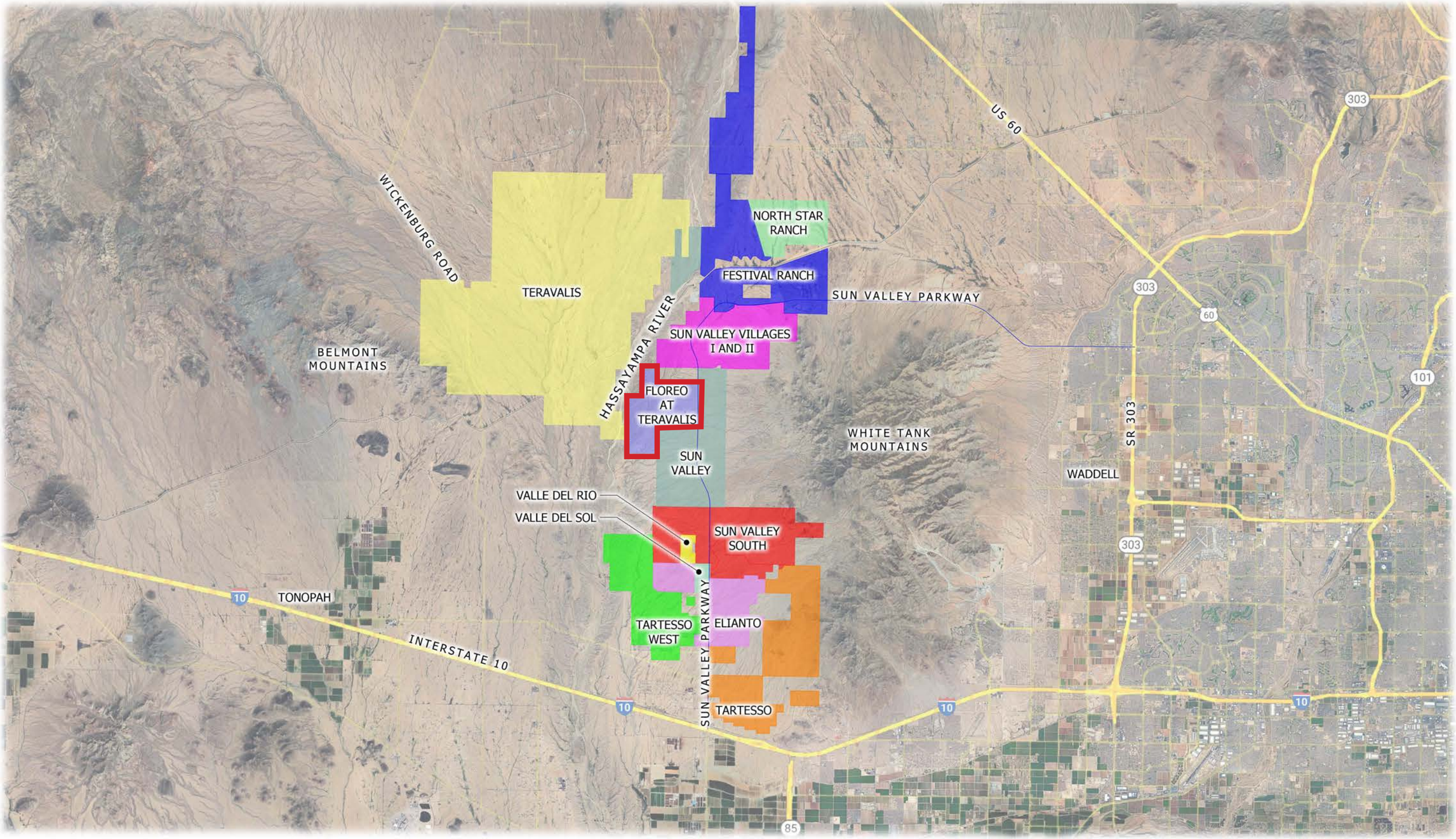


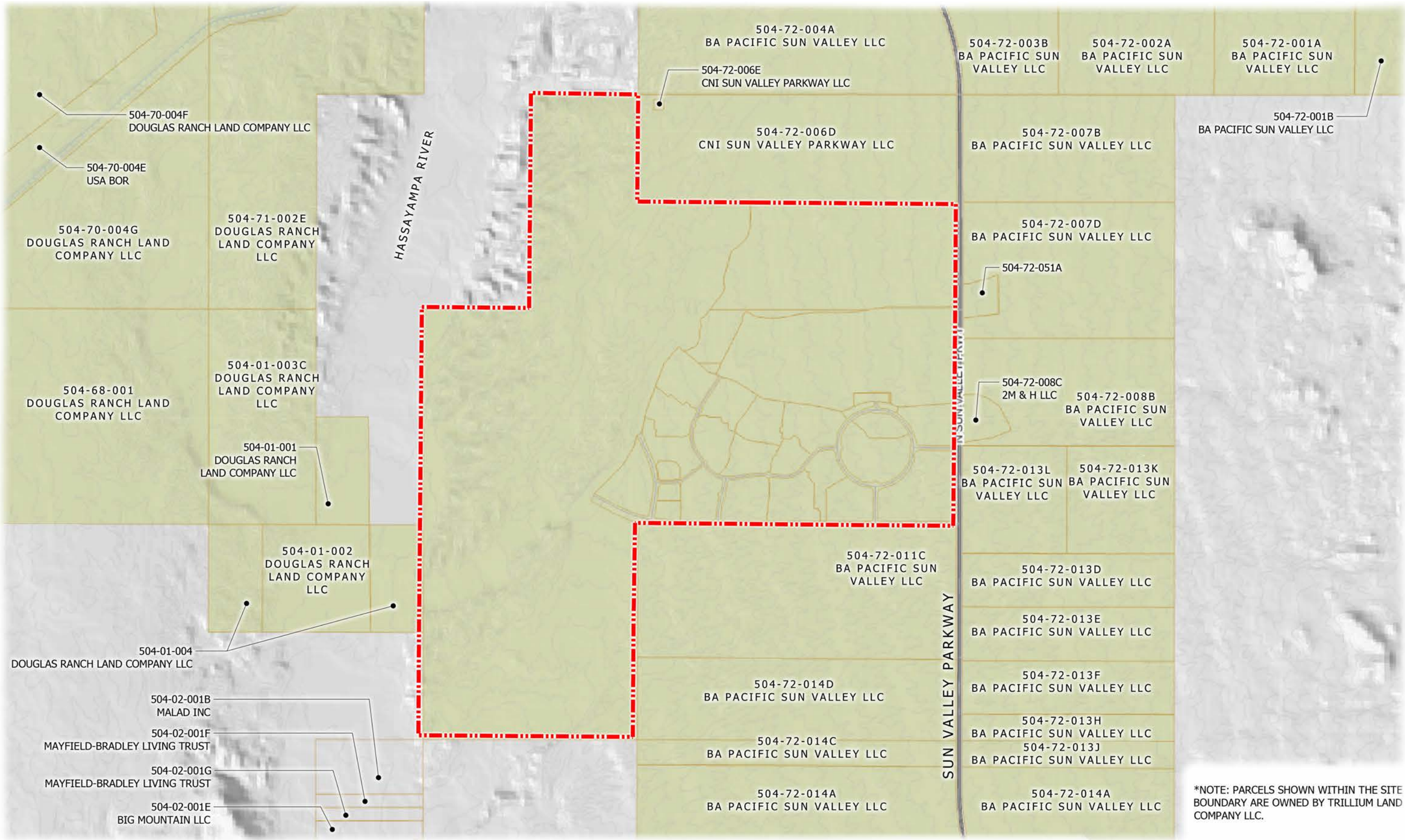

**Exhibit 2.1: Regional Vicinity Map**

FLOREO AT TERAVALIS - MAJOR CMP AMENDMENT - 5TH AMENDMENT




# Exhibit 2.2: Surrounding CMPs Map

FLOREO AT TERAVALIS - MAJOR CMP AMENDMENT - 5TH AMENDMENT




## Exhibit 2.2.1: Surrounding Properties Map

FLOREO AT TERAVALIS - MAJOR CMP AMENDMENT - 5TH AMENDMENT

### *2.2.2 Opportunities and Constraints*

The unique location, topography, and history of a location create many opportunities and constraints. See also **Exhibit 2.2.2: Opportunities and Constraints Map**. The following are some of Site's:

A. Large areas of previously undeveloped land
   1. Utilities such as water, wastewater, drainage, gas, internet, cable, etc. will be new installations. The planning and development of utilities will be a key component to the development of the Site.
   2. The western portion of the Site encompasses areas of desert habitat and intermittent slopes of greater than fifteen (15) percent, particularly near the Hassayampa River. Additional considerations will be necessary to allow development of these areas while still preserving the overall character.

B. Transmission power lines and a substation located in the south-central portion of the Site.

C. Views to the nearby White Tank Mountains and Belmont Mountains are an opportunity for open edge treatments along drainage corridors creating views of the mountains for residents.

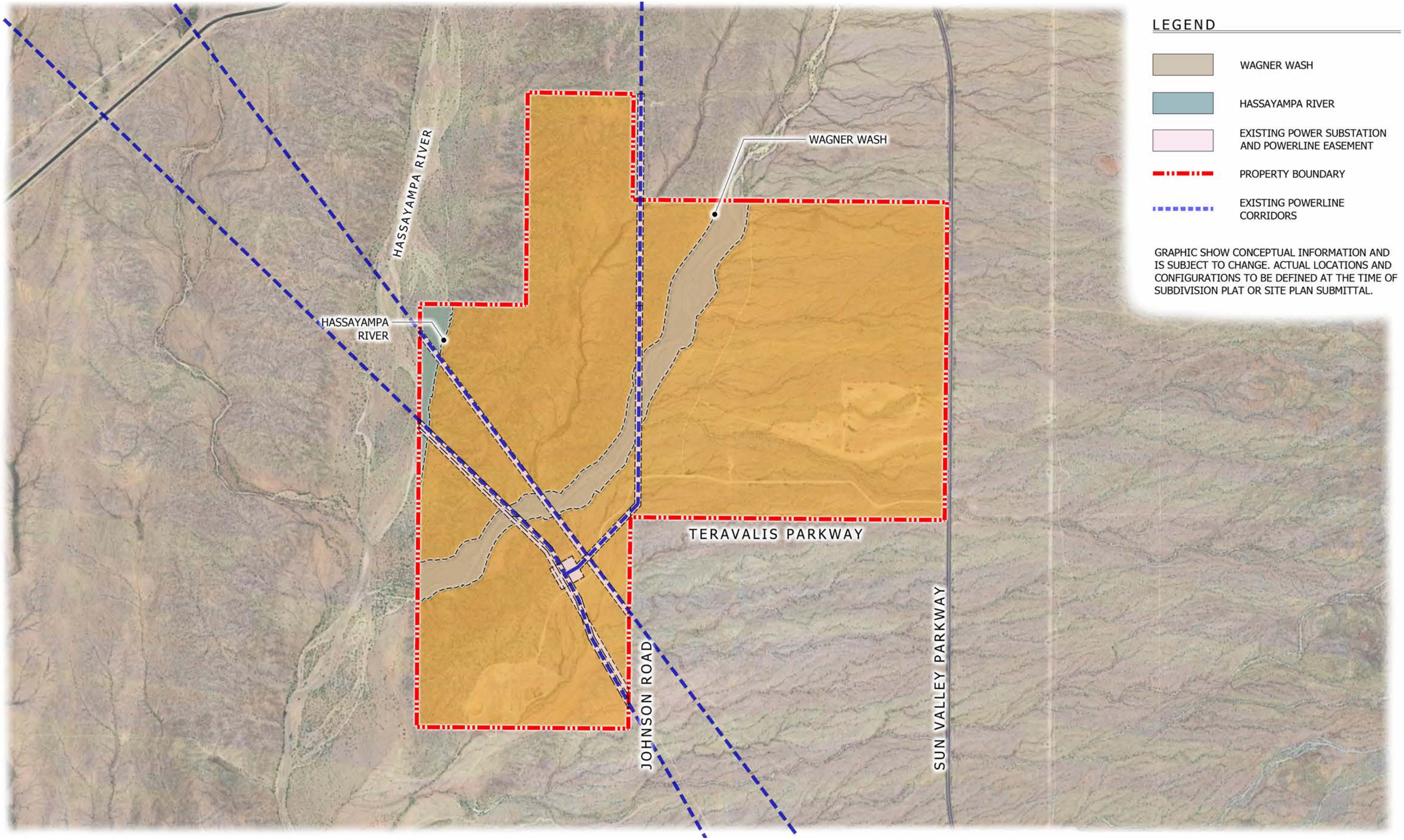
D. Wagner Wash is currently classified as a jurisdictional wash located from the northeast to the southwest where it joins the Hassayampa River, however, future evaluations may make this designation obsolete. Refer to **Section 2.2.5: Jurisdictional Water Delineation** for more information on jurisdictional washes.

### *2.2.3 Biological Conditions*

As part of the Trillium CMP approval, SWCA, Inc. Environmental Consultants was contracted to complete a Biological Evaluation for the Site in January 2003. A reliance letter was prepared in June 2016. The finding of this Biological Evaluation Report concluded that no endangered, threatened, proposed endangered, or proposed threatened plants or animals are known to occur regularly within the Project area. No additional endangered species surveys are recommended. A copy of the report can be found in **Appendix D: Biological Evaluation Reliance Letter**.

In November 2014, environmental consultants, Westland Resources Inc., preformed a survey of the Site to determine the occurrence of the Sonoran Desert Tortoise and to determine if the Site had potential habitat that might support the tortoise. Westland determined that the Site has low and very low-quality tortoise habitat. A second survey for presence of the Sonoran Desert Tortoise was performed in April 2015 and one tortoise was found in the far northwest corner of the Site near the banks of the Hassayampa River.

No pygmy owls were discovered as part of the 2003 SWCA survey. No additional endangered species surveys were recommended.




## Exhibit 2.2.2: Opportunities and Constraints Map

FLOREO AT TERAVALIS - MAJOR CMP AMENDMENT - 5TH AMENDMENT

### *2.2.4 Archaeological Survey*

SWCA, Inc. Environmental Consultants completed an archaeology survey in February 2003. A reliance letter was prepared in June 2016. A total of two thousand nine hundred thirty-six (2,936) acres were surveyed and approximately sixty-four (64) acres of this area falls within the Hassayampa River or Wagner Wash. Two (2) sites and forty-seven (47) isolated artifacts have been identified and recorded. These sites were thoroughly researched, both in office and field, by qualified archeologists from January 13-23, 2003.

The first site is located near the Wagner Wash. It is a twenty-five (25) by twenty-three (23) meter area on one thousand four hundred fourteen (1,414) feet above mean sea level (AMSL) elevation with creosote bush, palo verde, and triangle-leaf bursage vegetation. This 1930 Euro-American site consists of a small concentration of trash and appears to represent a single dumping episode. There are no features that likely represent a historic campsite. This site fails to meet any of the National Register of Historic Places (NRHP) eligibility criteria.

The second site is also located near the Wagner Wash. It is a fifty-six (56) by forty-one (41) meter area on one thousand three hundred fifty (1,350) feet AMSL with creosote bush, palo verde, and ironwood vegetation. This 1943 Euro- American site condition is fair to poor due to modern human and cattle disturbance, erosion, and architectural augmentation. It consists of a well, cement stock tank, and metal water tank surrounded by fences. The fence, metal water tank, and some wood pallets and tires, appear to be modern additions and repairs.

This site does not contain any new or significant information pertaining to Euro-American habitation in this region and lacks integrity due to modern alterations and additions. This site is not eligible for NRHP considerations.

In addition, SWCA also reviewed four previously documented archaeological surveys in the area. They found no additional sites. Four (4) historic roads located within a half (1/2) mile radius of this Project from the General Land Office (GLO) 1919 survey plat maps were observed during the survey. These roads do not meet any NRHP eligibility criteria, as they are not associated with any significant historical person or event and will not contribute any new or significant information.

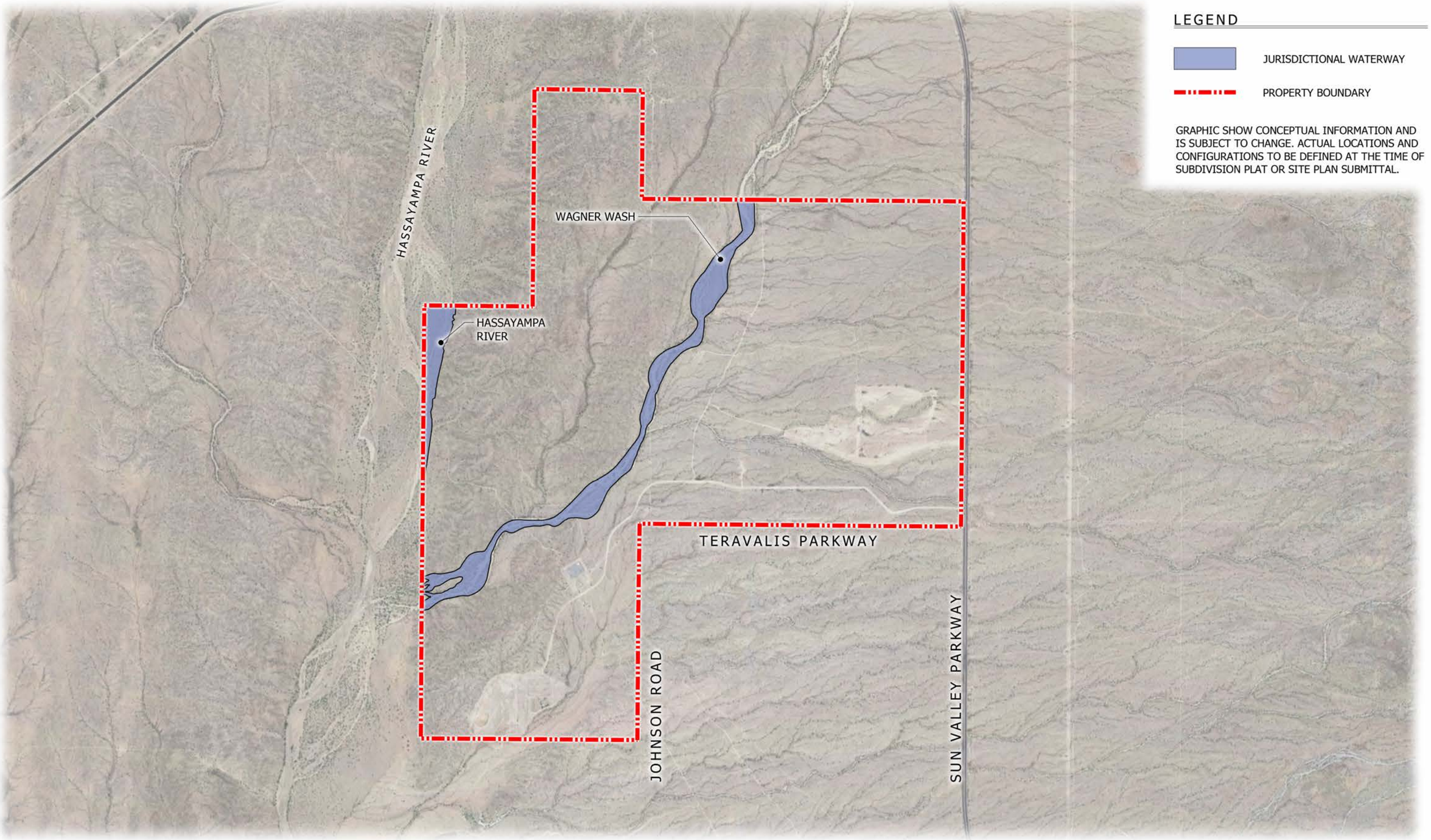
No further archaeological work is recommended for this Project area. A copy of the evaluation can be found in **Appendix E: Archaeological Survey Reliance Letter**.

### *2.2.5 Jurisdictional Water Delineation*

In October 2008, the U. S. Army Corps of Engineers determined that Wagner Wash is a jurisdictional wash within the CMP as shown on **Exhibit 2.2.5: Jurisdictional Waterways**. Based upon that determination, a nationwide permit to disturb portions of the wash to install roadway and utility crossings was submitted to and approved by the U. S. Army Corps of Engineers. The jurisdictional delineation and nationwide permit were extended by the U. S. Army Corps of Engineers through July 2017 and a recent letter extended the permit to September 2027. Development will comply with the approved nationwide permit. While Wagner Wash currently has the designation as a jurisdictional wash, future evaluations may make this designation obsolete in which case permits will not be required.

Wagner Wash, within the CMP, provides a mechanism for moving stormwater through the Site and an opportunity to add open space, trails, and preservation of natural desert views and habitat. The design concept for the CMP attempts to minimize potential impacts to Wagner Wash. Design standards for Wagner Wash are discussed further in **Section 3.13.4: Edge Condition Treatment for Open Space and Parks** and **Section 3.21: Hillside Standards**. Additional drainage corridors will move stormwater efficiently through the Site to Wagner Wash. These corridors are opportunities for green belts and open space corridors.

The standards in the CMP are designed to offer flexibility for incorporating a range of sustainable water management strategies. For more detailed information on the goals and standards related to low-impact development techniques, including the use of runoff as a resource, please refer to **Section 3.22: Stormwater Drainage and Retention Standards**.




## Exhibit 2.2.5: Jurisdictional Waterways

FLOREO AT TERAVALIS - MAJOR CMP AMENDMENT - 5TH AMENDMENT

# 3. Regulatory Framework

The Floreo at Teravalis CMP serves as the controlling regulatory framework for the site, as permitted by the City of Buckeye Development Code Section 8.6: Community Master Plans. **Chapter 3: Regulatory Framework** establishes the regulatory framework governing the development of Floreo and sets forth the processes for streamlined review and approval of development applications.

## 3.1 Purpose of Request

This Section contains the land use and regulatory development provisions necessary to implement the vision for the Floreo at Teravalis Community. To that end, these provisions constitute the primary tools for use by the City of Buckeye, Master Developer, and subordinate Developers to ensure that Floreo develops in conformance with the vision presented by this document as adopted by the Buckeye City Council.

The development regulations govern land use densities, intensities, and location criteria within the CMP. Furthermore, this Section includes development standards related to land use classifications, land use density and Intensity categories, development districts, property use, building setbacks, building height, lot coverage, infrastructure design standards, drainage design standards, parking and loading provisions, sign provisions, and landscape development standards. The Development Standards set forth in the CMP shall replace all zoning ordinance development standards and design guidelines as well as any future modifications or new development standards or design guidelines.

### *3.1.1 Structure of Planning and Review Process*

The CMP establishes a multi-level planning and review process:

A. The CMP level governs the entire Site and sets the overall vision, development standards, and land use allocations.

B. The Development Unit Plans (DUP) provide detailed planning for each Development Unit, which are prepared separately and are reviewed for consistency with the CMP.

C. Site Plans and Preliminary Plats implement detailed designs for individual parcels or phases within a Development Unit, and are reviewed administratively.

D. Final Plats provide final detail and configurations of parcels and are reviewed administratively and final approval given by City Council.

Refer to **Exhibit 3.1.1: Structure of Planning Flow Chart** for an overview of the sequence and hierarchy of submittals.

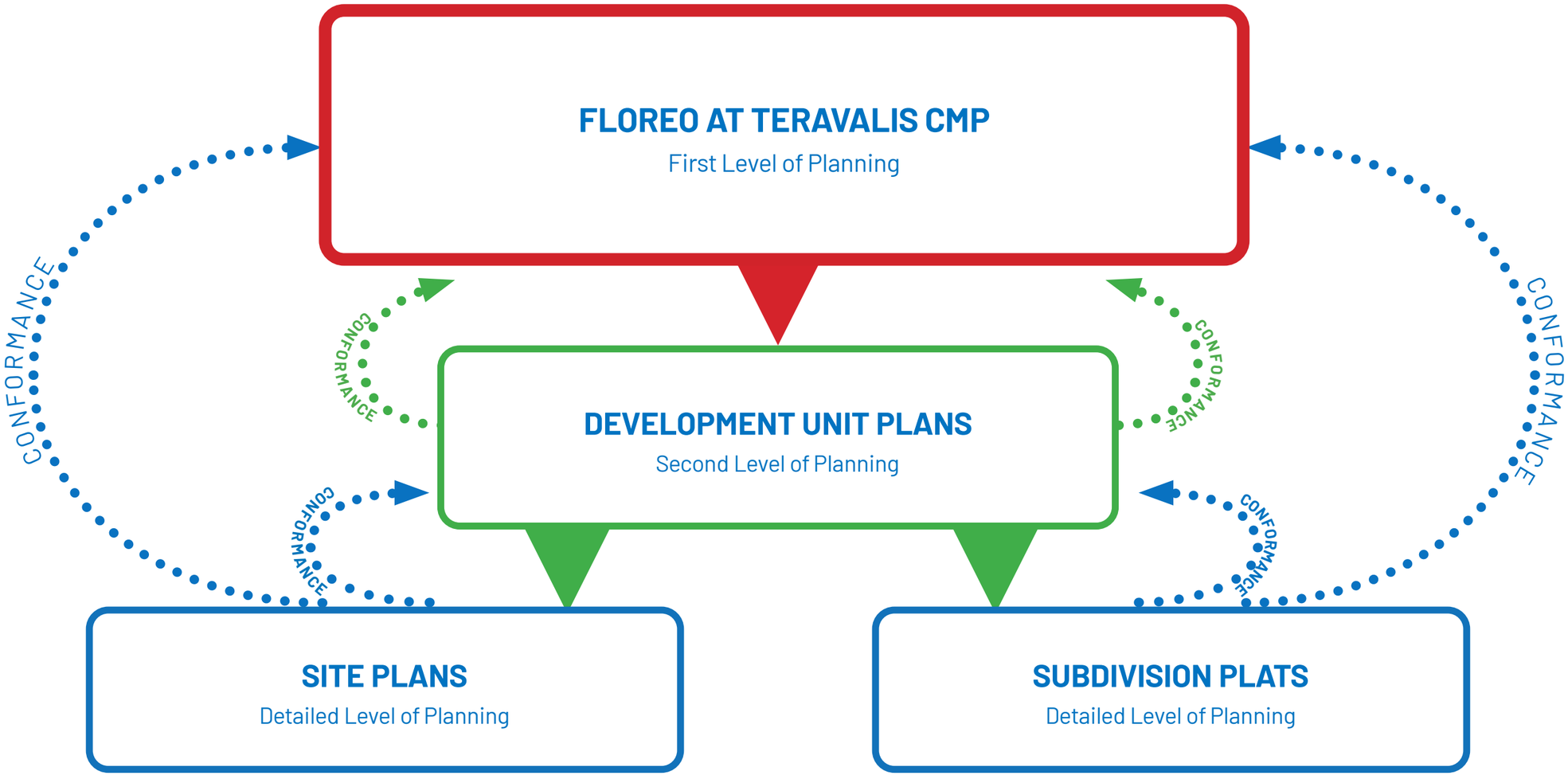



**Exhibit 3.1.1: Structure of Planning Flow Chart**

### *3.1.2 Administrative Approval Process (AAP)*

The Administrative Review Process (AAP) is the procedure through the City of Buckeye which the Planning Director or their individual designee reviews and makes determinations on submitted applications. These determinations may include approval, approval with conditions, or denial of the application when reviewed for conformance with the Floreo at Teravalis CMP. All submittals related to Development Unit Plans, Preliminary Plats, and Site Plans within the boundaries CMP undergo an AAP with the City. This review ensures that each submittal is in compliance with the CMP, as well as any other applicable regulations.

If the submittal to AAP is returned with comments, the application must revise and re-submit as needed.

### *3.1.3 Community Master Plan Components*

The CMP sets forth the overall vision for the development of the Site and establishes the regulatory framework to guide its growth. The following components define the CMP's purpose and ensure its implementation:

A. Land use budget and development standards
   1. The CMP establishes an overall land use budget, defines residential Dwelling Units ("Dwelling Units" or "DU") and non-residential gross floor area ("GFA"), permitted uses, and development standards.
   2. These standards provide baseline criteria for development while allowing flexibility for unique and creative approaches to achieve a high-quality community.
   3. For more information, refer to **Section 3.6: Land Use Budget** and **Section 3.7.5.1: Development Standards**.

B. Infrastructure Master Plans
   1. The CMP includes, by reference only, overall infrastructure master plans that provide for appropriate infrastructure to accommodate the proposed density and intensity of permitted land uses on the Property.

C. Regulatory framework
   1. The CMP ensures that the Site develops consistently with the vision described in this document.
   2. It allows development to evolve over time to respond to market conditions and surrounding community needs.

D. Standards and criteria
   1. The CMP includes specific regulations, standards, and criteria applicable to the Site's development, including:

a. Residential and non-residential development;
b. Open space, parks, and trails;
c. Streets and roadways;
d. Landscape;
e. Fences, walls, and screening;
f. Parking;
g. Signage;
h. Lighting;
i. Hillsides; and
j. Stormwater drainage and retention.

2. Any and all development activities which occur on the Site are governed by and must be in compliance with the standards.
3. The standards set forth in the CMP shall replace all zoning ordinance development standards and design guidelines as well as any future modifications or new development standards or design guidelines.

E. Flexibility and creativity

1. The Standards provided within the CMP are intended to be flexible to provide baseline development standards as well as alternative procedures to allow for the application of unique and creative approaches to the development of the Site with the goal of creating a high-quality environment that is responsive to changing and evolving conditions.

F. Integration and cohesion

1. The Standards are intended to provide for the integration of a wide variety of uses in relatively close proximity to each other and will guide development of the Site in a manner that achieves the overall vision for the Site. **Section 3.7.5.1: Development Standards**.

### *3.1.3.1 Conformance to the City of Buckeye Purposes of a Community Master Plan (CMP)*

Per Section 2.7.1: Community Master Plan (CMP) of the City of Buckeye's Development Code, the Floreo at Teravalis CMP accomplishes the following purposes of a CMP:

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

   Response: The Site permits and encourages innovative land development by incorporating holistic land use classifications, development districts and development types to allow Floreo the flexibility to evolve and change as the community grows. The Site is predominately a single-family community with supplementary multi-family, mixed-use, commercial, recreational, community, cultural, educational, religious, and employment uses. As the community grows, open space areas will connect and link to one another through a comprehensive pedestrian trail network. The creation of a seamless transition between differing land uses is a primary planning goal and provides for compatibility with adjacent planned land uses.

B. To permit 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;

   Response: Greater flexibility and responsiveness to the existing physical features within the Site is achieved by creating multiple large Development Units that are each assigned permitted residential dwelling units, non-residential gross floor area, and permitted development districts while incorporating physical features such as the Hassayampa River, Wagner Wash, and powerline easements. The development districts allow Floreo to evolve and adapt over time, including a full range of residential housing, commercial, recreational, community, cultural, educational, religious, and employment opportunities to accommodate consumer preferences, everchanging lifestyles, and market conditions.

C. To ensure that larger, planned developments function as integrated communities, with community amenities and benefits and with enhanced design not required or available in standard subdivision development;

   Response: Floreo permits a variety of uses within an integrated community through the regulatory framework and design standards for this three thousand thirty-nine (3,039) acre master planned community located within the growing northwest Buckeye planning area. Floreo envisions single-family, multi-family, mixed-use, commercial and employment uses in close proximity to key transportation corridors with contemporary single-family neighborhoods comprising the majority of the Community. Non-residential areas will be physically and visually integrated with residential portions of the Community and are planned to take advantage of the major transportation corridors; providing employment opportunities for local residents.

D. To encourage the provision and preservation of open space that can provide meaningful recreational opportunities or connect to and supplement adjacent open spaces to provide more valuable public amenities;

Response: Floreo encourages the provision and preservation of significant natural open space by incorporating them as part of the community open space experience. Paseos and trails interconnect neighborhoods with natural features, an unparalleled parks and recreation system, and open space areas to create a strong pedestrian network. This network supports various activities such as cycling, walking, and hiking, providing linkages to core community areas and promoting recreational uses that enhance the overall quality of life for residents.

E. To encourage integrated and unified design and function of the various uses comprising the CMP;

Response: The CMP encourages the integration of various uses within the community, with a focus on walkable neighborhoods that connect key community areas. It establishes a consistent level of quality and finish for all development across the site, ensuring that while individual neighborhoods may express unique character, they remain unified under shared design standards. These guidelines are outlined in the CMP, including **Section 3.11: General Design Standards**, which sets the overall framework for design quality. **Section 3.12: Architectural Design Standards** details architectural styles, features, and materials, while **Section 3.16: Landscape Standards** addresses plant selection and placement. **Section 3.17: Fence, Walls, and Screening Standards** defines heights, materials, and finishes, and additional design elements are covered in **Section 3.19: Signage Standards** and **Section 3.20: Lighting Standards**. The Master Developer will also implement supplemental Design Guidelines that may provide further guidance and requirements beyond those in the CMP. The Master Developer is responsible for conducting the initial review and approval of all design proposals before they are submitted to the City, ensuring compliance with both the CMP and the supplemental guidelines. This process maintains a cohesive and harmonious design throughout the community.

F. To encourage a more productive use of land consistent with the public objectives and standards of accessibility, safety, infrastructure, and land use compatibility;

Response: Floreo encourages a more productive use of land consistent with the public objectives by:

a. Incorporating a multilevel roadway network consisting of arterial, collector and local roads with internal roadway and pedestrian connections to adjacent neighborhoods and non-residential uses.

b. Constructing a potable water and wastewater system as part of the Site, which will then be owned and maintained by the City of Buckeye.

c. Where feasible, water needs for irrigation is offset by the implementation of low-impact development techniques that utilize stormwater runoff as a resource, refer to **Section 3.22: Stormwater Drainage and Retention Standards**.

d. Supplying reclaimed water, generated by the water reclamation facility and/or homeowner's association irrigation wells, to irrigate the landscape common areas, and parks within Floreo.

e. Constructing a new public safety facility for City's fire and police as part of the Project.

G. To foster a strong sense of community based on the distinctive character of the development and a shared physical and economic environment.

Response: Floreo will be a premier comprehensive master planned community that supports diverse housing and lifestyle opportunities. It features connected and cohesive parks and open space system, retail and employment centers, and cultural and educational amenities to serve residents. The CMP document establishes the level of quality and finish expected for all development within the Site. While individual communities within the Site are encouraged to express individual character, all are unified under the same high standards of quality and finish, creating a cohesive and unified community.

### *3.1.3.2 Conformance to Community Master Plan (CMP) Requirements*

Per the City requirements, a CMP shall include the following items. This section details the CMP's conformance to the requirements:

A. The boundaries of the proposed Community Master Plan overlay district.

Response: The boundaries of the Floreo CMP are shown on many exhibits throughout this document. The location of the Site in relation to Teravalis is shown on **Exhibit 1.1.C: Floreo at Teravalis Map**.

B. The existing topographic character of the land including floodplains, treed areas, and other natural features affecting development of the Site.

Response: The existing topographic character of the Site is included in the analysis found within the technical reports, but the major opportunities and constraints are described in **Section 2.2.2. Opportunities and Constraints** and illustrated on **Exhibit 2.2.2: Opportunities and Constraints Map** which include the locations of Wagner Wash and the Hassayampa River. Biological conditions and evaluations are included in **Appendix D: Biological Evaluation Reliance Letter** and summarized in **Section 2.2.3 Biological Conditions** .

C. Sufficient surrounding areas to demonstrate the relationship of the CMP overlay district to adjoining uses, both existing and proposed.

Response: The Site's relationship with adjoining uses can be found in several locations. **Exhibit 1.1.C: Floreo at Teravalis Map** illustrates the Site's physical relationship to the

larger Teravalis community. **Exhibit 2.1: Regional Vicinity Map** shows the Site is currently surrounded by undeveloped land while **Exhibit 2.2: Surrounding CMPs Map** identifies the surrounding CMPs that exist near or adjacent to the Site. **Exhibit 3.7.1: Existing Land Use Map** shows the surrounding land uses are designated as mainly Master Planned Communities ("MPC") some neighborhood, rural, and open space according to the City of Buckeye's General Plan Map. **Exhibit 3.7.1.2: Land Use Density and Intensity Plan**

D. An explanation of the character and concepts of the proposed CMP overlay district, including all proposed land uses. A list of uses to be allowed by right and a list of uses to be allowed only with a Conditional Use Permit shall also be provided.

Response: Proposed land uses for the Site are described in **Section 3.7.1.1 Land Use Classifications** and **Table 3.7.1.1: Land Use Classifications**. Land use density and intensity is further described in **Section 3.7.2 Permitted Land Use Classification and Development District Table** and the location of land use density and intensity is illustrated in **Exhibit 3.7.1.2: Land Use Density and Intensity Plan**. The list of permitted uses and uses that can be allowed with a Conditional Use Permit can be found in **Section 3.7.3: Permitted Uses**.

E. A delineation of one or more proposed development areas and the specification of the size of each development area and the identification of the land uses proposed therein, and the intensity of land uses proposed herein. The intensity of residential uses shall be expressed in number of dwelling units. The intensity of non-residential uses shall be expressed in gross floor area of buildings.

Response: Development Units 1-6 are identified on **Exhibit 3.1.2A: Development Unit Plan** and a detailed breakdown of acreage, allowable dwelling units and non-residential gross floor area can be found on **Table 3.6: Land Use Budget**.

F. A description of any proposed phasing program of the development for all structures, recreational and other common facilities, and open space improvements, including an estimated time schedule for commencement and completion dates of construction of each phase.

Response: Due to the size and scale of the Site, phasing will be determined through the findings of the Master Technical Reports and Infrastructure Master Plans as Development Unit Plans are prepared.

G. Location of existing and proposed buildings on the Site, including the proposed maximum building heights and minimum building setbacks.

Response: Maximum building heights and minimum building setbacks are described in **Section 3.7.5.1: Development Standards** which includes standards for both residential and non-residential development.

H. Estimated employment benefits to be provided by development in the CMP district. Such benefits shall be expressed in number of jobs per household derived from the ratio of residential to nonresidential uses.

Response: To allow for creativity in design and to provide the flexibility to respond to the impacts of topography, drainage, the findings of the technical reports, market conditions, and the needs of the local area, the CMP has established a maximum number of residential units (Dwelling Units or "DU"s) and a maximum amount of Gross Floor Area (GFA) for Floreo. **Section 3.6: Land Use Budget** establishes a flexible framework for Development Units to allocate residential units and gross floor area as approved by the Master Developer and the City. An economic study is currently in progress by the Master Developer.

I. The delineation and approximate location of proposed public and private streets and a statement of their functional classifications. The delineation and approximate location of proposed sidewalks, trails, and other access points. The entity or entities responsible for ownership and maintenance of the same.

Response: The CMP will conform to the City's Transportation Master Plan except in areas modified by the CMP or the Master Traffic Impact Analysis. **Section 3.10.1: Transportation Framework Plan** and **Exhibit 3.10.1: Transportation Framework Plan** delineate the approximate alignment of the parkway and arterial street network for the Site which include Johnson Road, Sun Valley Parkway, Teravalis Parkway. The streets are typically public streets, but any collector and local street may be developed as private streets where deemed appropriate by the Master Developer, for more information refer to **Table 3.15: Street Standards**. **Section 3.15: Street Standards** include alternative street sections that show the relationship of sidewalks to the street classifications. **Section 3.10.3: Path and Trail Framework Plan** and **Exhibit 3.10.3: Path and Trail Framework Plan** detail how Floreo's major paths and trail network are "designed to connect you to everything that matters", linking the community to geological features and amenity areas such as Wagner Wash, the Hassayampa River, park, recreation centers, commercial, employment centers, and other focal points of the community. As development moves forward, each Development Unit is required to refine the locations at the time of preliminary plat or site plan submittal. The final determination of the entity or entities responsible for ownership and maintenance shall be determined at the time of Site Plan and/or Preliminary Plat.

J. A description of proposed public and private open space areas, and any other common areas, and the entity or entities responsible for ownership and maintenance of the same.

Response: **Section 3.10.2: Open Space and Parks Framework Plan** and **Exhibit 3.10.2: Open Space and Parks Framework Plan** establish the overall hierarchy of parks, pathways, trail, and open spaces including Floreo Park Type A parks, Floreo Park Type B parks, and recreation centers. **Exhibit 3.10.2: Open Space and Parks Framework Plan** illustrates the conceptual location of these areas and as Development Units progress, they will include Open Space and Parks Plans to illustrate the network of open space and parks and how

they connect to the larger open space and parks system of Floreo. Requirements for open space, parks, and common areas are detailed in **Section 3.13: Open Space and Parks Standards**. The final determination of the entity or entities responsible for ownership and maintenance shall be determined at the time of Site Plan and/or Preliminary Plat.

K. Existing and proposed utilities and public services, including drainage facilities. In addition, engineering studies relating to water and sewer, master plans, soil reports, traffic engineering reports, archeological reports, and any other reports as determined by the Director or their Designee.

Response: As the area is undeveloped, utilities such as water, wastewater, drainage, gas, internet, cable, etc. will be new installations. **Section 3.8: Infrastructure Master Plans** summarize the findings of the technical reports that are submitted concurrently with this CMP. Findings of previous reports can be found in **Section 2.2.3: Biological Conditions**, **Section 2.2.4: Archeological Survey**, and **Section 2.2.5 Jurisdictional Water Delineation**.

L. A statement that development on the Site will meet applicable standards of the underlying zoning district and Development Code, or a statement specifying the standards of the underlying district and Development Code to which modifications are proposed and the justification for such modifications.

Response: The Development Standards set forth in the CMP shall replace all zoning ordinance development standards and design guidelines as well as any future modifications or new development standards or design guidelines. The CMP is intended to ensure flexibility, permitting baseline standards and alternative procedures to foster unique and creative development approaches. The CMP includes development standards related to land use classifications, land use density and intensity categories, development districts, property use building setbacks, building height, lot coverage, infrastructure design standards, drainage design standards, parking a loading provisions, sign provisions, and landscape development standards. The CMP emphasizes the integration of a variety of uses to achieve the comprehensive vision for the Site. Modifications of Code to the requirements detailed in this document are justified on the basis of enhancing Floreo's ability to adapt to evolving conditions and market demands, ensuring the integration of various land uses, and achieving a high-quality living environment. The CMP's development regulations, including the modifications, aim to ensure that Floreo develops consistently with the vision presented, providing for a balanced mix of residential, commercial, cultural, educational, and recreational spaces, all while incorporating significant environmental and open space considerations.

M. A statement specifying the public benefit(s) to be contained in or associated with the proposed CMP district.

Response: The CMP emphasizes public benefits through its design and planning strategies, aligning with the City of Buckeye's General Plan goals. The standards promote integration of the natural beauty, unique geological features, and myriad of wildlife that exist within and around the Site. It promotes energy efficient strategies such as solar-ready buildings and LED outdoor lighting. Dark Sky strategies are incorporated to help minimize light pollution. Green building practices and conservation efforts reflect a commitment to quality design in the built environment. Floreo aims to support healthy lifestyles for residents and visitors through comprehensively sustainable development and the enhanced network of paths and trails that link diverse recreational facilities and amenity areas together.

N. If the CMP is intended to establish protected development rights under state statutes, a statement identifying the CMP as a "Protected Development Right Plan" and setting forth the duration of such rights, consistent with state law.

Response: The City of Buckeye's CMP process is the legally binding zoning framework that sets forth criteria and standards for the Site in perpetuity. It involves creating a formal document that not only outlines these guidelines but also City Councils approval as part of the submittal process. This procedure ensures the CMP's establishment as a permanent guide for development, effectively integrating it within the City's legal and planning structure. Amendments to the CMP shall follow the process outlined in **Section 3.2: Amendments**.

O. Any development agreement to be executed in connection with the CMP.

Response: A Development Agreement has been developed as part of the materials submitted to the City for Floreo. Please refer to the Development Agreement for more information.

### *3.1.4 Development Units and Development Unit Plans*

The Floreo CMP divides the land into six (6) Development Units, each generally aligned with major roadways, drainage areas, or land use transitions. These boundaries are illustrated in **Exhibit 3.1.4: Development Unit Plan**. For each Development Unit, the maximum allowable Dwelling Units ("DU") and Gross Floor Area ("GFA") are defined in **Section 3.6: Land Use Budget** and supported by the Infrastructure Master Plans. All uses within each of the Development Units shall meet or exceed the standards and requirements of the CMP.

Each Development Unit will require a Development Unit Plan (DUP), which provides detailed planning through master plans and demonstrates conformance with the overall CMP. The DUP refines the CMP vision for a specific area, ensuring conformance with the overall regulatory framework. Key requirements for Development Unit Plans:

A. Purpose and scope

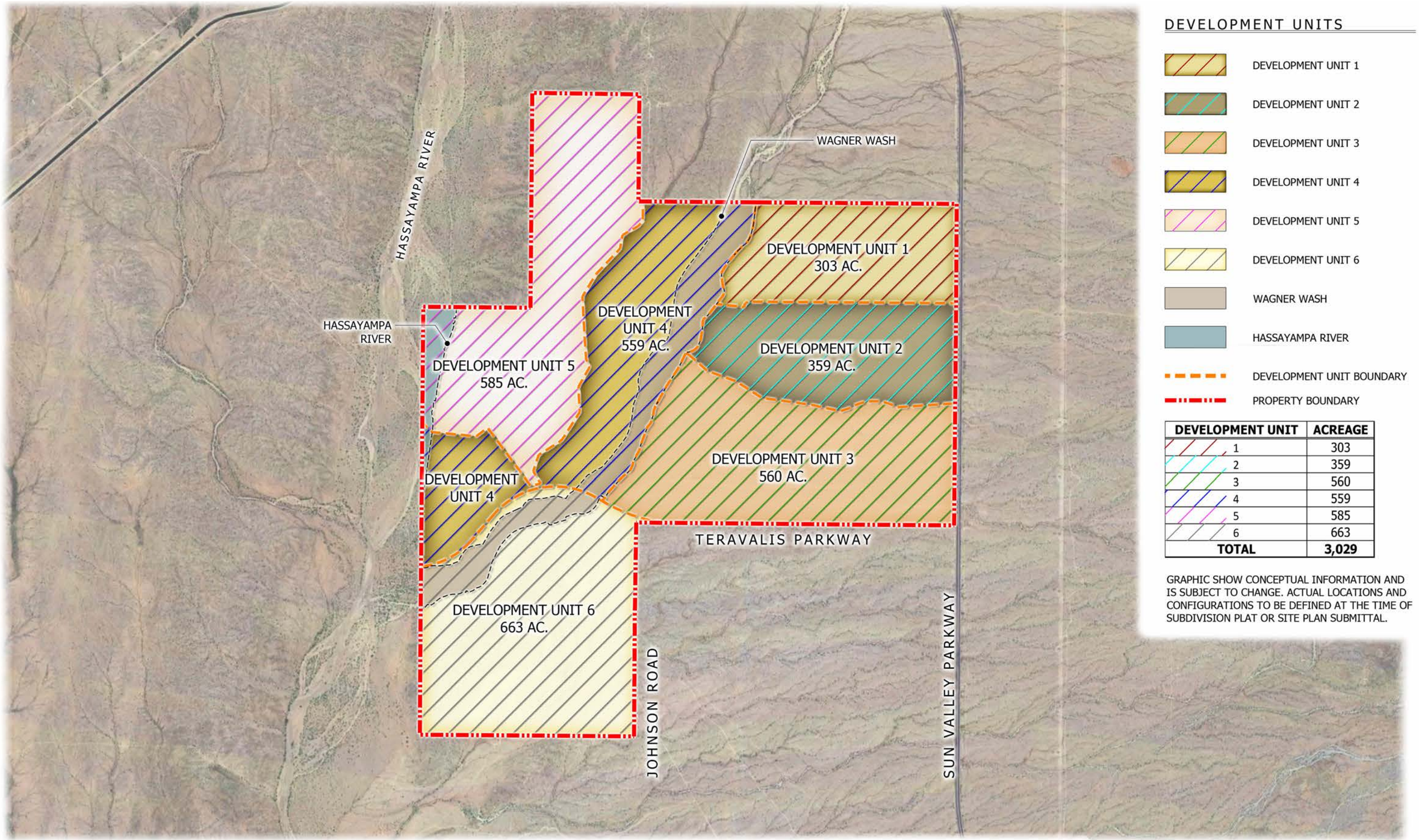
1. Define specific land uses, densities, infrastructure plans, and design elements for a specific Development Unit.
2. Allow for phased improvements, enabling flexibility in development timing. Development Units are permitted to provide non-sequential phased improvements providing flexibility in defining where development will occur.
    a. A Development Unit may propose development in any location within the boundaries of the Development Unit so long as it leads to a logical plan where improvements proposed allow for residential or non-residential development.
    b. Certain parcels within a Development Unit may be reserved for future development based on marketability and site feasibility.
    c. The completion of construction for one residential or non-residential development is not required before commencing construction on another within the same Development Unit.

B. Compliance with the CMP and Technical Reports

1. DUPs must align with CMP standards and include the required technical reports detailed in **Section 3.1.3.2: Master Technical Reports**.
2. DUPs must ensure that cumulative land uses and densities within a Development Unit are updated and provided to the Master Developer in a revised **Appendix C: Land Use Budget Tracking**.

C. Concurrent submittals

1. DUPs may be submitted concurrently with Site Plans or Preliminary Plats. Refer to **Exhibit 3.1.2.B: Development Unit Plan, Site Plan, and Subdivision Plat Submittal Flow Chart** for an overview of the submittal process.
2. Refer to **Section 3.1.3.1: Components of the Development Unit Plan (DUP)** for more detailed information elements required in a DUP.




| DEVELOPMENT UNIT | ACREAGE |
|---|---|
| 1 | 303 |
| 2 | 359 |
| 3 | 560 |
| 4 | 559 |
| 5 | 585 |
| 6 | 663 |
| TOTAL | 3,029 |

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

## Exhibit 3.1.4: Development Unit Plan

FLOREO AT TERAVALIS - MAJOR CMP AMENDMENT - 5TH AMENDMENT

### *3.1.4.1 Components of the Development Unit Plan (DUP):*

The DUP serves as a master plan for a Development Unit and must include the following elements:

A. Narrative

1. Describes the vision, character, and intent of the Development Unit, aligning with the broader goals of the CMP.

B. Development Unit Master Plan

1. Provides a master plan-level overview of the Development Unit, illustrating key elements such as parcels, roadways, and parks.
2. The Development Unit boundaries shown on **Exhibit 3.1.2.A: Development Unit Plan** are conceptual. As the Site develops, the Development Unit boundaries are permitted to be modified at the time of a Development Unit Plan submittal so long as the included **Appendix C: Land Use Budget Tracking** reflects the change in acreage.
   a. Site Plans, Preliminary Plats, and Final Plats may amend the boundary of the Development Unit Plan so long as it:
      i. Processes an amendment to the Development Unit Plan to reflect the boundary change, so long as the change in the Development Unit boundary does not affect the overall CMP boundary. Changes to the overall CMP boundary require a Major Amendment to the CMP as described in **Section 3.2: Amendments**.
      ii. Provide an updated **Appendix C: Land Use Budget Tracking** to reflect the changes.

C. Opportunities and Constraints Plan

1. Identifies existing conditions and unique features or challenges within the Development Unit.

D. Transportation Master Plan

E. Open Space Master Plan

F. Path and Trails Master Plan

1. Provide a master plan level of detail for paths and trails for the entire Development Unit with the following information:
   a. Identity conceptual locations for each proposed trail classification;
   b. Identity proposed trail classifications; and
   c. Identify trail crossings locations.

G. Landscape Master Plan

H. Lighting Master Plan

I. Signage Master Plan

J. Fence and Wall Character

K. Provide an updated **Appendix C: Land Use Budget Tracking** to the Master Developer. Upon approval of the DUP, the **Appendix C: Land Use Budget Tracking** will be updated in the CMP through an AAP.

1. This includes any Density and Intensity Transfer Requests. Refer to **Section 3.6.1: Land Use Budget Density and Intensity Requests** for more information on the process.
2. Identifies the conceptual acreage, Dwelling Unit count, and/or GFA for each parcel and use.
   a. The aggregate of all Final Plats and/or Site Plans within a Development Unit may not exceed the maximum Dwelling Units and/or GFA established for that Development Unit as shown on the most current amended version of **Appendix C: Land Use Budget Tracking**.
   b. Until the final build-out of a Development Unit, the applications for cumulative Final Plats and/or Site Plan submittals within that Development Unit shall not utilize all the available Dwelling Units or GFA for that Development Unit thereby leaving potentially undevelopable portions of the Site.

### *3.1.4.2 Master Technical Reports with Development Unit Plans*

Master Technical Reports are submitted as separate document and must conform to the standards and requirements of the CMP. The reports required include:

A. Traffic Impact Analysis (TIA);
   1. Applicability: A Traffic Impact Analysis (TIA) shall be submitted with each Development Unit Plan to evaluate how the transportation infrastructure will support new development alongside existing and future uses within the area.
   2. TIA Parameters: A scoping meeting between the applicant, the Planning Director or their designee, and the City Traffic Engineer or their designee shall be required before starting the TIA to define its parameters. This may be conducted during the pre-application meeting.
   3. Additional Studies: If access points or site plans are undefined at the time of the TIA, additional studies may be required when these details are determined
   4. Mitigation Measures: The applicant must propose traffic mitigation measures in the TIA to address anticipated impacts, such as access management plans, street improvements, and the placement of pedestrian, bicycle, or transit facilities. These mitigation measures must be approved by the Planning Director or their designee and the City Traffic Engineer or their designee.

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.

G. Refer to the information and requirements detailed in **Section 3.8: Infrastructure Master Plans** and **Section 3.10: Framework Plans**.

### *3.1.4.3 Development Unit Plan Submittals and Amendments*

H. Refer to **Exhibit 3.1.4.3: Development Unit Plan, Site Plan, and Subdivision Plat Submittal Flow Chart** for an illustrative overview of the submittal process.

A. Submittal Process – Initial review by ARC

1. DUPs and their corresponding Master Technical Reports must be submitted to ARC for initial review.
2. ARC reviews the DUP and the Master Technical Reports for conformance with the CMP and the Floreo at Teravalis Design Guidelines.
3. ARC may approve, approve with conditions, or deny the Development Unit Plan application.
   a. If denied or approved with conditions, revisions and re-submittal to demonstrate all conditions have been met is required.

B. Submittal Process – review and approval by the City of Buckeye

1. Once ARC approval is received, DUPs are submitted for Administrative Approval Process (AAP) where the DUP and corresponding Master Technical Reports are reviewed.
2. The Planning Director or their Designee will issue approval, approval with conditions, or denial of the Development Unit Plan and corresponding Master Technical Reports based on their conformance with the CMP.

C. A DUP may be submitted and processed concurrently with a Site Plan, and/or Preliminary Plat. Refer to **Section 3.1.5: Site Plans, Preliminary Plats, and Final Plats** for more information on Site Plan and Subdivision Plat submittal requirements.

### *3.1.4.4 Updating a Development Unit Plan*

1. A DUP and its corresponding Master Technical Reports may be updated as needed by the Master Developer. These updates must maintain conformance with CMP or correspond to major or minor amendments to the CMP. An update to the DUP is reviewed and approved through AAP.

## DEVELOPMENT UNIT PLAN SUBMITTAL PROCESS

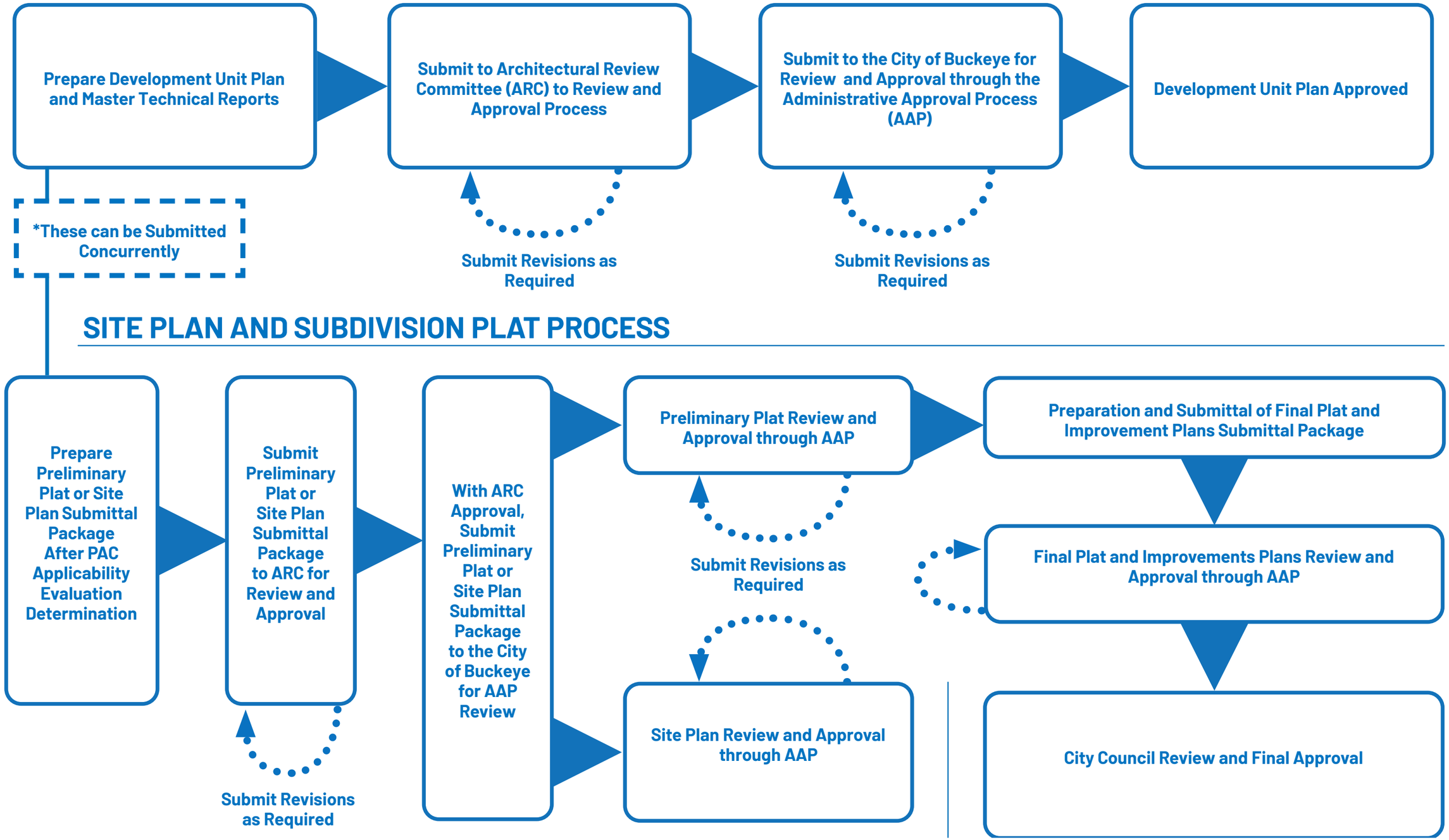



**Exhibit 3.1.4.3: Development Unit Plan, Site Plan, and Subdivision Plat Submittal Flow Chart Continued**

### *3.1.5 Site Plans, Preliminary Plats, and Final Plats*

The third level of detailed planning and development review occurs with Site Plans, Preliminary Plats, and Final Plats. This stage focuses on site-specific details and permitted land uses for individual parcels. All submittal materials are required to undergo initial review and approval by ARC prior to submittal to the City. Article 8: Review and Approval Procedures of Code shall be superseded by the following sections.

#### *3.1.5.1 Submittal Process for Site Plans, Preliminary Plats, and Final Plats.*

The submittal process for Site Plans, Preliminary Plats, and Final Plats ensures compliance with the CMP, DUP, and applicable City codes:

A. Conceptual plans for PAC Evaluation

1. Applicants prepare a conceptual Site Plan or Preliminary Plat and submit them for initial review and approval by ARC.
2. Following ARC approval, applicants submit materials for PAC Evaluation.
   a. The Planning Director or their individual designee shall review the submittal materials and issue written determination indicating if a PAC review is required based on **Section 3.1.5.3.1: PAC Evaluation**.
   b. If PAC is determined to be needed, applicant shall follow the requirements of **Section 3.1.5.3.2: PAC Process and Meeting**.

B. Preparation of Site Plan and/or Preliminary Plat

1. Applicant prepares the Site Plan and/ or Preliminary Plat submittal materials. Refer to **Section 3.1.5.4: Application Submittal Requirements**.

C. Initial review by ARC

1. All submittals undergo ARC review for alignment with CMP standards and the Master Developer issued relevant Design Guidelines.
2. ARC approval letters must accompany City submittal.

D. Submit for AAP review.

1. Applicants submit the completed Site Plan and/or Preliminary Plan application materials for review and administrative approval. Refer to **Section 3.1.2: Administrative Approval Process (AAP)** for more information.
2. The Planning Director or this individual designee review the materials for compliance with the CMP and applicable codes. The application may be referred to relevant City departments or individuals for additional comments, if necessary.
3. Builder Design Review Plans may also be submitted concurrently with Site Plan and/or Preliminary Plat application materials. Refer to **Section 3.1.5.2: Builder Design Review Plans** for more information.
4. If revisions are needed, the application is returned to the applicant with comments. Applicants must address the revisions and resubmit the updated materials for review.

5. The Planning Director or their individual designee may approve, approve with conditions, or deny the application. Approved Site Plans proceed to preparation of construction documents. Approved Preliminary Plats proceed to Final Plat preparation.

E. Submit Final Plats for AAP review.

1. Applicants prepare and submit Final Plat materials for AAP review.
2. Review ensures consistency with the CMP, DUP, and approved Preliminary Plat.

F. City Council review of Final Plats

1. Following administrative approval, Final Plats are submitted to City Council for final approval. Refer to **Section 3.1.5.5: Submittal to City Council**.

G. Appeals and modifications

1. Appeal of administrative decisions
   a. Applicants may appeal the decisions to the City Manager within twenty (20) calendar days of notice of the decision.
   b. The City Manager reviews appeals and may reverse, modify, or confirm the Planning Director's decision. The City Manager's review is limited to determining whether to:
      i. Reverse the decision and approve the application;
      ii. Modify the stipulations or conditions of approval imposed by the Planning Director or designee; or
      iii. Confirm the decision made by the Planning Director or designee.
      iv. The City Manager shall meet to consider the appeal within thirty (30) calendar days of receiving the notice of appeal.
2. City Council review of appeals
   a. If the City Manager denies the appeal, applicants may appeal the City Manager's decision to City Council per **Section 3.1.5.5: Submittal to City Council**.

### *3.1.5.2 Builder Design Review Process*

Builder Design Review Plans ensure compliance with the CMP and applicable DUP. This process applies to both residential and non-residential developments, with the processes for each illustrated in **Exhibit 3.1.5.2A: Residential Builder Plan Review Process** and **Exhibit 3.1.5.2B: Non-Residential Builder Plan Review Process**.

A. Integration into Development Review

1. Builder Design Review Plans shall be submitted concurrently with the Site Plan, Preliminary Plat, or Final Plat processes, where feasible.
2. These plans undergo initial review and approval process by ARC for consistency with the CMP, DUP, and within the Master Developer issued relevant Design Guidelines, or other material prior to submission to the City.

B. Submittal Requirements

a. Building elevations,
b. Materials and finishes,
c. Site-specific details,
d. Any other required documentation within the Master Developer issued relevant Design Guidelines, or other material that aligns with the CMP and approved DUP.

C. ARC Review

1. Builders must submit Design Review materials to the ARC via the designated contact email: **TeravalisARC@howardhughes.com**.
2. ARC reviews submitted materials for conformance with applicable Design Guidelines, the CMP, the approved DUP, and Site Plans and/or Subdivision Plats.
3. If ARC issues comments, the Builder must revise and resubmit materials for further review.
4. ARC will issue one of the following determinations – approval, approval with conditions, or denial (requiring revisions to demonstrate compliance before proceeding).

D. Submission to the City

1. An ARC approval letter is required for all submissions to the City. Applications without approval letters will not be accepted.
2. Builders must submit construction documents to the City for Building Code compliance review, following the established City process.
3. The City reviews Builder Design Review Plans and building construction documents for compliance with the CMP and applicable Building Codes.

4. Any alignment issues identified by the City will be referred back to ARC for resolution. Builders must address all City and ARC comments before resubmitting.

5. Final plot plans must also be submitted to the City for approval if not included in the initial submittal.

# RESIDENTIAL BUILDER PLAN REVIEW PROCESS

**1. REVIEW STANDARDS AND GUIDELINES**

- Builder reviews the Floreo at Teravalis Residential Design Guidelines.

**2. DEVELOP SUBMITTAL MATERIALS**

- Prepare Design Review submittal materials demonstrating conformance with the Floreo at Teravalis Residential Design Guidelines following the submittal checklist.

**3. SUBMIT TO ARC FOR REVIEW**

- Submit the Design Review materials to the Teravalis Architectural Review Committee (ARC) for review at TeravalisARC@howardhughes.com

**4. ARC REVIEW**

- ARC reviews the Design Review materials for conformance with the Floreo at Teravalis Residential Design Guidelines.
- If ARC has comments, the Builder must revise and resubmit.

**5. ARC DECISION**

- ARC issues a letter of approval, approval with conditions, or denial.
- If approved with conditions, a re-submit to ARC showing conditions have been satisfied is required.
- If denied, the Builder must revise and resubmit.

**6. SUBMIT TO CITY OF BUCKEYE**

- The ARC approval letter must be included with the submittal to the City. Applications will not be accepted without this letter.
- City to review for conformance to the Floreo at Teravalis CMP.
- Submit the building construction documents following the City's process.

**7. CITY OF BUCKEYE REVIEW**

- The City reviews the building construction documents for conformance with Building Code.
- If the City has comments, the Builder must revise and resubmit.

**8. CITY OF BUCKEYE DECISION**

- The City issues an approval or denial of the building construction documents materials.
- If denied, the Builder must revise and resubmit.

**9. SUBMIT FINAL PLOT PLANS TO THE CITY OF BUCKEYE**

- If not included and approved with the initial submittal, Builder submits final plot plan(s) for City approval.

**10. BUILDING PERMIT**

- Once final approval on building construction documents and final plot plan(s) is received from the City, the City of Buckeye will issue building permits.

**Exhibit 3.1.5.2A: Residential Builder Plan Review Process**

# NON-RESIDENTIAL BUILDER PLAN REVIEW PROCESS

**1. REVIEW STANDARDS AND GUIDELINES**

- Builder reviews the Floreo at Teravalis Non-Residential Design Guidelines.

**2. DEVELOP SUBMITTAL MATERIALS**

- Prepare Design Review submittal materials demonstrating conformance with the Floreo at Teravalis Non-Residential Design Guidelines following the submittal checklist.

**3. SUBMIT TO ARC FOR REVIEW**

- Submit the Design Review materials to the Teravalis Architectural Review Committee (ARC) for review at TeravalisARC@howardhughes.com

**4. ARC REVIEW**

- ARC reviews the Design Review materials for conformance with the Floreo at Teravalis Non-Residential Design Guidelines.
- If ARC has comments, the Builder must revise and resubmit.

**5. ARC DECISION**

- ARC issues a letter of approval, approval with conditions, or denial.
- If approved with conditions, a re-submit to ARC showing conditions have been satisfied is required.
- If denied, the Builder must revise and resubmit.

**6. SUBMIT TO CITY OF BUCKEYE**

- The ARC approval letter must be included with the submittal to the City. Applications will not be accepted without this letter.
- City to review for conformance to the Floreo at Teravalis CMP.
- Submit the building construction documents following the City's process.

**7. CITY OF BUCKEYE REVIEW**

- The City reviews the building construction documents for conformance with Building Code.
- If the City has comments, the Builder must revise and resubmit.

**8. CITY OF BUCKEYE DECISION**

- The City issues an approval or denial of the building construction documents materials.
- If denied, the Builder must revise and resubmit.

**9. BUILDING PERMIT**

- Once final approval on building construction documents is received from the City, the City of Buckeye will issue building permits.

**Exhibit 3.1.5.2B: Non-Residential Builder Plan Review Process**

### *3.1.5.3 Preliminary Application Conference (PAC)*

The Preliminary Application Conference (PAC) serves as an informal review process designed to provide applicants with initial feedback on proposed developments. While the PAC is not typically required for submittals under the CMP, a PAC Evaluation by the Planning Director or their individual designee may determine that a PAC is necessary based on the complexity or nature of the proposed development.

#### *3.1.5.3.1 PAC Evaluation*

A Preliminary Application Conference (PAC) may be required for Preliminary Plats, Site Plans, or Conditional Use Permits if the Planning Director or their designee determines that one is needed. Refer to **Exhibit 3.1.5.1.1: PAC Evaluation Flow Chart** for an overview of the evaluation process.

#### *3.1.5.3.2 PAC Process and Meeting*

If a PAC is determined to be necessary, applicants must submit materials, including a description of the character, location, and magnitude of the proposed development, to the ARC for review and approval before submission to the City .

A. Submit a written request for PAC along with required fees.

B. With the request for a PAC, the applicant shall provide to the Planning Director or their individual designee a description of the character, location, and magnitude of the proposed development and any other available supporting materials, such as maps, drawings, or models.

C. It is the applicant's responsibility to provide sufficiently detailed plans and descriptions for ARC and City staff to offer informed recommendations.

D. The ARC reviewed PAC materials should be submitted to the City at least ten (10) business days before the scheduled conference.

E. Upon receipt of the ARC-reviewed materials and the completed request, the Planning Director or their individual designee shall schedule the PAC.

F. At the conference, the applicant, the Planning Director or their individual designee, and any other participants deemed appropriate by the Planning Director, will discuss the proposed development.

    1. Based upon the information provided by the applicant and the provisions of the CMP, the discussion should include the proposed development, the relevant requirements and standards, and any conditions that may be necessary to meet the intent of the CMP.

G. Comments From PAC

    1. City officials present at the PAC shall submit their comments to the Planning Director or their individual designee, who will compile and forward all feedback to the applicant within ten (10) business days of the conference.

H. Informal Evaluation, Not Binding

1. The informal evaluation by the Planning Director or their individual designee and staff during the PAC is not binding on either the applicant or the City. It is intended as guidance for the applicant in preparing their formal application and to identify potential issues that may arise during formal review.

I. Application Required Within Six (6) Months

1. Following the completion of a PAC, the associated application must be submitted within six (6) months, or sooner if required by the Planning Director or their individual designee due to changing conditions.
2. If an application is not submitted within such time frame, a new PAC may be required by the Planning Director or their individual designee before an application can be filed.

## SITE PLAN AND PRELIMINARY PLAT - PAC EVALUATION PROCESS

**1. Prepare a Conceptual Site Plan and Brief Narrative of Intent**

**2. Submittal to the City of Buckeye for a Pre-Application Conference (PAC) Applicability Evaluation Determination through Administrative Approval Process (AAP)**

- The submittal materials will be reviewed through the AAP, and a written determination will be issued indicating whether a PAC review is required.

**Yes, PAC Required**

**3. Prepare PAC Submittal Materials**

**4. Submit PAC Materials for Review and Approval by the Teravalis Architectural Review Committee (ARC)**

- Revise and resubmit the materials to ARC if any comments.

**5. Submit PAC Materials for AAP Review and Comments**

**No, PAC Not Required**

**3. Proceed to Preparation of Preliminary Plat or Site Plan Submittal Materials**

# Exhibit 3.1.5.3.1: PAC Evaluation Flow Chart

### *3.1.5.4 Application Submittal Requirements for Site Plans, Preliminary Plats, and Final Plats*

The development application process for Preliminary Plats, Final Plats, Site Plans, and Conditional Use Permits under this CMP follows specific guidelines to ensure compliance with the regulatory framework. All submittal materials must first undergo review and approval by ARC before submission to the City, ensuring alignment with the CMP standards. For more information on the submittal process, refer to **Section 3.1.4.1: Submittal Process for Site Plans, Preliminary Plats, and Final Plats**.

A. Form of Application

1. Applications required for Site Plans, Preliminary Plats, and Final Plats under this CMP shall be submitted in a form and in such number as required by the Planning Director or their individual designee for review as part of AAP following approval from ARC.
2. Site Plan and Subdivision Plat submittals are required to include a Traffic Impact Statement (TIS) that demonstrates conformance with the TIA of the DUP.
   a. The TIS must confirm that the proposed development's traffic generation and infrastructure demands remain within the projections of the approved TIA for the Development Unit.
   b. If the proposed development exceeds the traffic projections set forth in the approved TIA, the applicant may be required to submit a new or revised TIA, as determined by the Planning Director or their designee.

B. Consolidated Development Applications and Review

1. Multiple development applications for the same development proposal may be consolidated for submittal and review, if authorized by the Planning Director or their individual designee and the application packets.
2. ARC approval must be obtained for all applications prior to consolidation.

C. Authority to File Applications

1. Unless otherwise specified in this CMP, applications for review and approval may be initiated by:
   a. The owner of the property that is the subject of the application;
   b. The owner's authorized agent; or
   c. Any review or decision-making body.
2. When an authorized agent files an application on behalf of a property owner, the agent shall provide the Development Services Department with written documentation that the owner of the property has authorized the filing of the application.
3. When a review or decision-making body initiates action under this CMP, it does so without prejudice toward the outcome.

D. Waivers

1. The Planning Director or their individual designee may waive certain submittal requirements in order to reduce the burden on the applicant and to tailor the requirements to the information necessary to review a particular application.
2. The Planning Director or their individual designee may waive such requirements where they find that the projected size, complexity, anticipated impacts, or other factors associated with the proposed development clearly, in their opinion, support such waiver.

E. Additional Information

1. Additional application-specific information, beyond that specified in the application packet, may be requested, but not required by any decision-making body to evaluate whether an application complies with the requirements of the CMP.

#### 3.1.5.4.1 Determination of Application Completeness

A. After ARC has reviewed and approved the application, the materials may be submitted to the Planning Director, or their individual designee shall determine whether the application is complete and ready for City review.

B. If the application is determined to be complete, the application shall then be processed according to the procedures set forth in this CMP.

1. An application will be considered complete if it 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.
   a. ARC approval is also required pitot to the City determining completeness.
2. The determination of completeness shall not be based upon the perceived merits of the application.

C. If an application is determined to be incomplete, the Planning Director or their individual Designee shall provide notice to the applicant along with an explanation of the application's deficiencies. No further processing of an incomplete application shall occur until the deficiencies are corrected and resubmitted, including confirmation that ARC approval has been obtained.

D. If any false or misleading information is submitted or supplied by an applicant on an application, that application will be deemed void and a new application must be submitted together with payment of applicable development review fees.

### *3.1.5.5 Submittal to City Council*

When a request is to be considered by City Council, applicants shall take the following steps:

A. Hold a Neighborhood Meeting - Major Amendment only

1. A neighborhood meeting must be held prior to the City Council hearing for a Major CMP Amendment. The purpose is to inform surrounding residents and landowners of the proposed development's details. See Section **3.1.4.4.1: Neighborhood Meeting**.

B. Prepare and Submit a Citizen Participation Report

1. The applicant must submit a report documenting the neighborhood meeting and public participation efforts before the City Council hearing notice is issued. See **Section 3.1.4.4.2: Citizen Participation Report**.

C. Provide Notice of City Council Hearing

1. The applicant must ensure proper notification is provided to the public via mailed, published, and posted notices at least fifteen (15) days prior to the hearing. Mailed notice requires an Affidavit of Mailing to certify compliance. See **Section 3.1.4.4.3: Notice of City Council Hearing**.

D. City Council Review and Decision

1. The City Council will review the application, staff reports, and public input.
2. The City Council must find that the application meets the applicable CMP requirements and approval criteria for it to be approved. See **Section 3.1.4.4.5: Approval Criteria**.
3. The City Council may then approve, approve with conditions, or deny the application. See **Section 3.1.4.4.4: Decision and Findings**.
4. If the City Council approves the application with conditions, the applicant must comply with these conditions, which will be proportional to the impacts of the proposed development. See **Section 3.1.4.4.6: Conditions of Approval**.

### 3.1.5.5.1 Notice of City Council Hearing

When a City Council hearing is required for a Major CMP Amendment, the applicant must provide notice as follows:

A. Required Notifications

1. Notification of a City Council hearing is only required for a Major CMP amendment.

B. Notices of a City Council hearing shall provide the following:

1. The date, time, and location of the public hearing.
2. A description of the property involved in the application, including the street address, legal description, or a general description with the nearest cross streets.
3. A summary of the nature, scope, and purpose of the proposed action.
4. A statement that interested parties may appear at the hearing and provide input on the matter.
5. Information on where additional details regarding the proposal may be obtained.
6. If the application involves property located in a high-noise or accident-potential zone, as defined by state law, the notice must include a general statement indicating the property's location in such an area.

C. Mailed Notice

1. The applicant must provide the Planning Director or their designee with a current list of applicable property owners and organizations.
2. Notices must be mailed via first-class mail at least fifteen (15) days before the scheduled hearing. The day of posting is not counted, but the day of the hearing is counted.
3. Written notice must be provided by the applicant to all persons listed in the County Assessor's records as property owners of parcels within five hundred (500) feet of the outer boundary of the property subject to the application.
4. The applicant must submit an Affidavit of Mailing to the Development Services Department, certifying that all required notices were mailed on time.

D. Published Notice.

1. The applicant must publish notice in a newspaper of general circulation at least fifteen (15) days, but no more than forty-five (45) days, before the hearing date. In calculating this period, the day of posting is not counted, but the day of the hearing is included.
2. The applicant must obtain an affidavit of publication from the newspaper and submit it to the Development Services Department.
3. The City may provide additional notice in compliance with A.R.S. §9-462.04 by one of the following methods, at the discretion of the Planning Director or their designee:
   a. Notice shall be sent by first class mail to each real property, as shown on the last assessment, whose real property is directly governed by the changes, or;
   b. Notices shall be included as inserts within utility bills or other mass mailings that periodically include notices or other informational or advertising materials, or;
   c. The City shall publish such changes prior to the first hearing on such changes in a newspaper of general circulation in the City. The changes shall be published in a "display ad" covering not less than one-eighth of a full page.

E. Posted Notice

1. If posted notice is required, the applicant must place at least two signs on the property that is the subject of the application. The signs must be posted at least fifteen (15) days prior to the public hearing and must remain in place until no later than ten (10) days after the hearing.
2. The signs must be prominently visible from a major arterial street if the property abuts such a street, or from a collector street if the property abuts a collector street. If the property does not abut an arterial or collector street, the signs must be visible from the most heavily traveled street or public way.
3. The applicant is responsible for maintaining the signs in good condition throughout the required posting period.

F. Constructive Notice

1. Minor defects in any notice shall not invalidate the notice or the proceedings if a bona fide attempt was made to comply with the notice requirements. Minor defects include errors in legal descriptions, typographical errors, or grammatical errors that do not prevent communication of the notice to affected parties.
2. If any questions arise regarding the adequacy of the notice during the hearing, the decision-making body must make a formal finding as to whether substantial compliance with the notice requirements has been met.
3. When the records of the City show the publication, mailing, and posting of notices in accordance with this section, it is presumed that notice was properly provided.

#### 3.1.5.5.2 City Council Decision and Findings

After considering the application, staff report, comments from other reviewers (if applicable), and evidence from the public hearing (if applicable), the City Council shall either approve, approve with conditions, or deny the application based on its compliance with the applicable approval criteria, refer to **Section 3.1.4.4.5: Approval Criteria**. The Planning Director or their designee will provide the applicant with written notification of the decision. All decisions will include the following:

A. A statement indicating approval, approval with conditions, or denial of the application; and

B. A statement explaining the basis for the decision.

#### 3.1.5.5.3 City Council Approval Criteria

For the City Council to approve a development application, it must find that the application has met the applicable requirements of this CMP and satisfies all of the approval criteria required for the specific type of application, as outlined in subsequent sections of this CMP.

#### 3.1.5.5.4 City Council Conditions of Approval

The City Council may impose conditions on the approval of an application as necessary to reduce or minimize potential adverse impacts on surrounding properties, or to ensure the proposed development aligns with the purpose and intent of this CMP. Any conditions attached to an approval must be:

A. Directly related to the impacts of the proposed use or development; and

B. Roughly proportional in both nature and extent to the anticipated impacts of the proposed development.

Conditions of approval may not be less restrictive than the requirements of this CMP, except for variances.

### *3.1.5.6 Neighborhood Meeting*

A neighborhood meeting is only required for a Major Amendment. Refer to **Section 3.2: Amendments** and **Section 3.1.4.4: Submittal to City Council**. The purpose of the meeting is to inform residents and landowners in the surrounding area about the proposed development, including land use, zoning, density, and intensity, as established in this CMP.

A. Notice of Neighborhood Meeting

1. The neighborhood meeting may take place after the initial submission of the application.
2. The applicant is encouraged to mail notices of the meeting using the same method required for public hearings, as described in **Section 3.1.4.4.3: Notice of City Council Hearing**. If the Planning Director, their designee, or the CMP requires the meeting, such mailed notice is mandatory.
3. The applicant must notify the City of Buckeye Development Services Department of the meeting's date, time, and location in writing at least fourteen (14) days before the meeting, if the meeting is required.
4. Before the application submission can proceed, the applicant must provide an affidavit certifying that the required notices were sent, per **Section 3.1.4.4.3: Notice of City Council Hearings**.

B. Neighborhood Meeting Coordination

1. The applicant is responsible for organizing, scheduling, and facilitating the meeting. If needed, they must retain an independent facilitator to lead the discussion.
2. Attendance by the City of Buckeye Development Services Department staff is not mandatory and will be determined by the Planning Director or their designee on a case-by-case basis.

C. Summary of Neighborhood Meeting

1. The applicant shall prepare and deliver a written summary of the neighborhood meeting to the Development Services Department within thirty (30) days of the date of the meeting.
2. The following information shall be included in the meeting summary, at a minimum:
   a. date, time, and location of the meeting;
   b. a copy of the meeting sign-in sheet; and
   c. a summary description of how the applicant proposes to address or respond to the issues, concerns, and objections identified during the meeting.

### 3.1.5.6.1 Citizen Participation Report

The applicant must submit a Citizen Participation Report detailing the outcome of the neighborhood meeting to the Planning Department. This report must be submitted before the City Council hearing notice is issued and will be included in the staff report to City Council.

A. Required Content of Citizen Participation Report:

1. A list of affected parties, including:
   a. Residents, adjacent property owners, and any other interested parties who have requested notification under ARS §9-462.02;
      i. Property owners within the public notice area required by **Section 3.1.4.4.3 Notice of City Council Hearing**.
      ii. The head of any homeowner's association or registered neighborhood within the public notice area;
      iii. Other interested parties who have requested that they be placed on the interested parties' notification list maintained by the Planning Department.
   b. Adjacent political jurisdictions and public agencies that have oversight over the subject property.
2. Details of techniques the applicant used to involve the public, including:
   a. Dates and locations of the neighborhood meeting where citizens were invited to discuss the applicant's proposal;
   b. Content, dated mailed, and numbers of mailings including letters, meeting notices, newsletters, and other publications;
   c. Where residents, property owners, and interested parties receiving notices, newsletters or other written material are located; and
   d. The number of people that participated in the process.
3. Failure of any person or entity to receive notice shall not constitute grounds for any court to invalidate the actions of the municipality for which the notice was given.
4. A summary of concerns, issues and problems expressed during the process, including:
   a. The substance of the concerns, issues, and problems
   b. How the applicant has addressed or intends to address concerns, issues and problems expressed during the process; and
   c. Concerns, issues, and problems the applicant is unwilling or unable to address and why.

### *3.1.5.7 Approval Lapse*

#### 3.1.5.7.1 Preliminary Plat Lapse

A. Approval of a Preliminary Plat plan shall be effective for two (2) years, unless otherwise stated in such approval.

B. f a Preliminary Plat identifies phases, the approval period is also two (2) years, but for each phase where a Final Plat is recorded, the effective period is extended an additional two (2) years from the recording date of that phase's Final Plat.

C. The validity of a Preliminary Plat may be extended administratively by an additional twelve (12) months if, in the opinion of the Planning Director or their designee, satisfactory progress has been made toward completion of the next phase's Final Plat. Additional written extension requests may be granted by the Planning Director or their designee.

   1. The Planning Director or their designee may impose or modify conditions as part of an extension request.

D. If the applicant does not request a time extension or obtain building permits before the Preliminary Plat expires, the unbuilt portion of the Preliminary Plat will become null and void.

E. The City shall notify the applicant at least one hundred twenty (120) days before the Preliminary Plat approval expires.

#### 3.1.5.7.2 Site Plan Lapse

A. A Site Plan is effective for two (2) years from the date of approval, unless otherwise specified.

   1. The Planning Director or their designee may grant a one-time extension of up to twelve (12) months upon receiving a written request from the applicant before the Site Plan expires.

B. Extension requests that do not conform to the above may be reviewed and granted by the Planning Commission.

   1. The Planning Commission will hold a public meeting and may add, modify, or remove conditions as part of the extension request.

C. If the applicant does not request an extension or obtain building permits before the Site Plan expires, any unbuilt portion of the Site Plan will become null and void. The applicant must submit a new application for review and approval of a revised Site Plan.

### *3.1.6 Conditional Use Permit Submittal Process*

The Conditional Use Permit (CUP) process ensures that proposed uses requiring additional evaluation align with the CMP, General Plan, and applicable codes. This process includes review and determination through the AAP by the Planning Director or their individual designee. The CUP is valid only upon issuance by the Development Services Department and subject to all stipulated conditions.

### *3.1.6.1 Administrative Review and Determination*

A. CUP applications shall be submitted and processed through the Administrative Approval Process (AAP). Refer to **Section 3.1.2: Administrative Approval Process (AAP)** for details on the AAP procedures.

   1. The Planning Director or their designee will review the CUP application for compliance with the CMP, General Plan, and applicable state and federal regulations.
   2. Issue one of the following determinations – approval, approval with conditions, or denial.
   3. The CUP is issued only after final approval by the Planning Director or their designee, including documentation of approved plans and any stipulated conditions or modifications.

B. A CUP may only be approved if the Planning Director or their designee determines that the following criteria have been met:

   1. The proposed use is consistent with the General Plan, CMP, and applicable state and federal regulations.
   2. The proposed use aligns with the purpose and intent of the CMP and applicable use-specific standards.
   3. The proposed use is compatible with adjacent uses in terms of:
      a. Scale.
      b. Site design.
      c. Operating characteristics, including but not limited to hours of operation, traffic generation, lighting, noise, odor, dust, and other external impacts.
   4. Any significant adverse impacts anticipated to result from the proposed use have been mitigated or offset to the maximum extent practicable.
   5. Adequate facilities and services, including sewage and waste disposal, utilities, police and fire protection, and roads, are available to serve the property without compromising service levels for existing development.
   6. Sufficient assurances of continuing maintenance for the use have been provided.
   7. Significant adverse impacts on the natural environment have been mitigated to the maximum extent practicable.

### *3.1.6.2 Permit Validity and Lapse*

A. Permit Lapse and Review

   1. If an applicant fails to comply with the conditions of the CUP or if the use is not operational within two (2) years of approval, the Planning Director or their designee may initiate a review of the permit.

2. The review will follow the same procedures as the original approval process and may result in revocation or amendment of the CUP.
3. If the use ceases operation for more than one (1) year, the CUP will be deemed void, and a new application will be required.

B. Extensions

1. The Planning Director or their designee may grant a one-time extension of up to twelve (12) months if requested in writing by the applicant before the expiration of the CUP.
2. Requests for additional extensions or significant amendments must be submitted as a new application and follow the full CUP process.

### *3.1.7 Temporary Use Permit Submittal Process*

Article 8.10: Temporary Use Permits of Code shall be superseded by the following:

A. No PAC is required.

B. No neighborhood meeting is required.

C. No public hearings are required.

#### *3.1.7.1 Development Application Submittal for Temporary Use Permits*

A. Form of Application

1. Applications required under this Article shall be submitted in a form and in such number as required by the Director or their Designee.

B. Consolidated Development Applications and Review

1. Multiple development applications for the same development proposal may be consolidated for submittal and review, if authorized by the Planning Director or their individual Designee and the application packets.

C. Authority to File Applications

1. Unless otherwise specified in this Section, applications for review and approval may be initiated by:
   a. The owner of the property that is the subject of the application;
   b. The owner's authorized agent; or
   c. Any review or decision-making body.
2. When an authorized agent files an application on behalf of a property owner, the agent shall provide the Development Services Department with written documentation that the owner of the property has authorized the filing of the application.
3. When a review or decision-making body initiates action under this Section, it does so without prejudice toward the outcome.

D. Waivers

1. The Planning Director or their individual Designee may waive certain submittal requirements in order to reduce the burden on the applicant and to tailor the requirements to the information necessary to review a particular application. The Planning Director or their individual Designee may waive such requirements where he or she finds that the projected size, complexity, anticipated impacts, or other factors associated with the proposed development clearly, in his or her opinion, support such waiver.

E. Additional Information

1. Additional application-specific information, beyond that specified in the application packet, may be requested, but not required by any decision-making body to evaluate whether an application complies with the requirements of this Section.

*3.1.7.1.1 Determination of Application Completeness for Temporary Use Permits*

A. After receipt of the development application, the Planning Director or their individual Designee shall determine whether the application is complete and ready for review.

B. If the application is determined to be complete, the application shall then be processed according to the procedures set forth in this CMP. An application will be considered complete if it 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. A pre-application conference shall have been held if one is required by this CMP. The determination of completeness shall not be based upon the perceived merits of the application.

C. If an application is determined to be incomplete, the Planning Director or their individual Designee shall provide notice to the applicant along with an explanation of the application's deficiencies. No further processing of an incomplete application shall occur until the deficiencies are corrected in a resubmittal.

D. If any false or misleading information is submitted or supplied by an applicant on an application, that application will be deemed void and a new application must be submitted together with payment of applicable development review fees.

*3.1.7.1.2 Application Review and Approval of Temporary Use Permits*

After determining that a development application is complete, the Planning Director or their individual Designee distribute the application to other reviewers as he or she deems necessary. Based on the results of those reviews, the Planning Director or their individual Designee shall take final action on the application and approve, approve with conditions, or deny the application based on the applicable approval criteria.

#### *3.1.7.1.3 Minor Amendment Appeals, Modifications and Administrative Changes of Temporary Use Permits*

A. A decision of the Planning Director or their individual Designee to deny a Temporary Use Permit request or approve a Temporary Use Permit request with stipulations or conditions of approval may be appealed to the City Manager by the applicant within twenty (20) calendar days of receiving notice of the decision.

B. When reviewing an appeal of the Planning Director or their designee's decision, the City Manager acts in an administrative capacity. The City Manager's review is limited to determining whether to:

   1. Reverse the decision of the Planning Director or their designee and approve the Temporary Use Permit request;
   2. Modify the stipulations or conditions of approval set by the Planning Director or their designee; or
   3. Confirm the decision made by the Planning Director or their designee.

C. The City Manager will meet to consider the appeal within thirty (30) calendar days of receiving the notice of appeal..

D. If the City Manager denies the appeal, the Master Developer may file a request for the City Council to review and consider the Temporary Use Permit request.

#### 3.1.7.1.4 Temporary Use Permit Lapse

A. A Temporary Use Permit shall be valid only for the time period stated on the permit unless otherwise authorized in this Development Code.

B. A new Temporary Use Permit shall be required for each time period.

C. Temporary Use Permit applications may include periodic, seasonal, or annual time periods.

## 3.2 Amendments

Amendments to this CMP may be necessary from time to time and may only be requested by the Master Developer. The criteria stated below shall determine whether a proposed amendment constitutes a Major Amendment or Minor Amendment, as each is defined below, to the CMP as interpreted by the Planning Director or their individual Designee.

### *3.2.1 Major Amendments*

An amendment to this CMP will be deemed a "Major Amendment" only if it involves any or all of the following:

A. A change in the overall CMP boundary, other than those modifications required due to errors or adjustments for engineering reasons.

B. A change to the permitted uses in the CMP.

C. An increase in the total number of approved Dwelling Units or GFA of the overall CMP. See **Table 3.6 Land use Budget**.

D. Any Density or Intensity Transfer request between Development Units that exceeds the maximum permitted Dwelling Units or GFA as described in the current Land Use Budget Table. See **Section 3.6.1.1: Land Use Budget Density and Intensity Transfer Request**.

E. An increase or decrease of more than thirty (30) percent of the gross area of a Development Unit from that approved in the CMP.

### *3.2.2 Minor Amendments:*

Proposed amendments to the CMP that do not meet the criteria for a Major Amendment shall be classified as Minor Amendments. These amendments must be submitted through the Administrative Approval Process (AAP) for review and approval. The Planning Director or their designee will verify that the amendment is consistent with the CMP's purposes and intent. The AAP may impose stipulations or conditions to ensure the Minor Amendment aligns with the CMP's goals.

A density and/or intensity transfer of thirty (30) percent or less from any one Development Unit that is supported by the Master Technical Reports is not considered an amendment. Such transfers are processed as an update to the Land Use Budget Tracking Table and can be reviewed and approved administratively through the AAP. This allows flexibility while ensuring that the transfer does not negatively impact infrastructure, utilities, or services. Any transfer request exceeding thirty (30) percent requires a Major Amendment to the CMP.

Only the Master Developer may submit Land Use Budget Density and Intensity Transfer Requests to the City. The Master Developer is responsible for maintaining and updating the Land Use Budget Table and submitting the latest version to the City for accuracy. For more details on the density and intensity transfer process, refer to **Section 3.6: Land Use Budget**.

A. Minor Land Use Budget Transfer requests

1. If the proposed density and/or intensity transfer is thirty (30) percent or below the allocated density for the Development Unit, as identified in the CMP's Land Use Budget, and if the transfer is supported by the existing Master Technical Reports, this transfer is not considered a Minor Amendment. The transfer is an administrative update to the Land Use Budget Tracking Table and may be reviewed and approved through the AAP.
2. If the proposed transfer is not supported by the existing Master Technical Reports, this is classified as a Minor Amendment. In such cases, the applicant must submit updated Master Technical Reports relevant to the density and intensity transfer to demonstrate conformance with the CMP's infrastructure, traffic, utility, and other service requirements.
3. For a detailed overview of the process for determining whether the transfer constitutes a Minor Amendment, refer to **Exhibit 3.6.1: Density and Intensity Allocation – Process Determination Flow Chart**.
4. A Minor Land Use Budget Transfer request shall only apply to transfers that require an amendment to a Master Technical Report, and shall include :
   a. A brief description of the request.
   b. A revised Land Use Budget Tracking Table showing the requested transfer of Dwelling Units or GFA.
   c. A Density and Intensity Transfer Request Form.
      i. Refer to **Exhibit 3.6.1.1.E: Example Density and Intensity Transfer Request Form** for an example of a completed Density and Intensity Transfer Request Form.
   d. Updated Master Technical Reports

B. Minor Amendment Approval Process

1. The Planning Director or their individual designee will review and act on Minor Amendment requests through the AAP within twenty-one (21) calendar days after the applicant submits a complete Minor Amendment request.
2. The Planning Director or their designee shall approve, approve with conditions, or deny the Minor Amendment and forward the decision to the applicant.

C. Minor Amendment Appeals, Modifications and Administrative Changes

1. If the Planning Director or their individual designee denies a Minor Amendment request or approves it with conditions, the applicant may appeal the decision to the City Manager within twenty (20) calendar days of receiving notice of the decision.
2. The City Manager shall review the appeal in an administrative capacity and will be limited to determining whether to:
   a. Reverse the decision of the Planning Director or their individual designee and approve the Minor Amendment;

b. Modify the stipulations or conditions of approval imposed by the Planning Director or their individual designee; or

c. Confirm the decision made by the Planning Director or their individual designee.

3. The City Manager shall meet to consider the appeal within thirty (30) calendar days of receiving the notice of appeal.

4. If the City Manager denies the appeal, the applicant may either:

a. Submit a request for a Major Amendment to the CMP; or

b. Contest the City Manager's decision in a court of competent jurisdiction regarding whether the Minor Amendment is consistent with the CMP.

D. Infrastructure Master Plans

1. Modifications to the Infrastructure Master Plans shall be considered Minor Amendments unless the updates are required due to a Major Amendment, as described in this Section.

## 3.3 Interpretations

The Planning Director or their individual Designee shall administratively review and approve clarifications and interpretations not otherwise addressed in the CMP.

## 3.4 Development Agreement

The Development Agreement for the Site will be adopted in accordance with ARS 9-500.5.

## 3.5 Homeowners' Association and Covenants, Conditions, and Restrictions (CC&R's)

The Site's Covenants, Conditions, and Restrictions will set forth rules and regulations governing homeowner's rights and requirements. A Master Homeowners' Association for the Site will be organized to ensure long-term compliance with the Covenants, Conditions, and Restrictions. Multiple Sub-Associations (designed to provide for individual parcel level maintenance or standards) may also be created.

### *3.5.1 Maintenance of Streets and Common Areas*

The Homeowners' Association(s) will assess monthly fees for the maintenance of landscaped common areas, landscaping in the right-of-way including medians, parks, and other Community facilities.

## 3.6 Land Use Budget

The Land Use Budget table shows the total permitted allocations of density and intensity of Floreo though Dwelling Units and Gross Floor Area ("GFA") between Development Units one (1) through six (6). Such allocation is subject to designation at the time of site plan and/or preliminary plat approval. The Site is permitted to allocate a maximum of eight thousand five hundred (8,500) Dwelling Units and seven million two hundred sixty thousand (7,260,000) square feet of GFA, as shown on **Exhibit 3.1.2.A: Development Unit Plan** and **Table 3.6: Land Use Budget**, which establishes criteria for development within each Development Unit, and is dependent on several conditions such as impacts of topography and drainage as well as the vehicular and pedestrian circulation. Development Units must meet the minimum open space area established by the Land Use Budget.

A. **Appendix C-Table 1: Land Use Budget Tracking** tracks the development of the Site as it relates to the total Dwelling Units and GFA allocated to each Development Unit. A Parcel Developer requesting Dwelling Unit or GFA allocation to a Parcel and Development Unit shall obtain the most recently amended **Appendix C-Table 1: Land Use Budget Tracking** from the Master Developer. Refer to **Table 3.6.B: Example Land Use Budget Tracking** for an example of a completed Land Use Budget Tracking Table.

B. Parcel Developers shall meet the following requirements for the Land Use Budget Tracking Table:

   1. Changes to the Dwelling Unit or GFA allocation of a Development Unit shall be documented by modifying the Land Use Budget Tacking Table to reflect the existing, proposed, and remaining allocations of Dwelling Units, GFA, and open space area for each Development Unit.

   2. Subdivision plats (preliminary and final) or site plan submittals, when calculated in aggregate within a Development Unit, are permitted to develop with a final Dwelling Unit or GFA count below the Development Unit total permitted for the Dwelling Unit or GFA allocation, but are only permitted to exceed the Development Unit total permitted Dwelling Unit or GFA allocation through Density and Intensity Transfer. Refer to **Section 3.6.1.1: Land Use Budget Density and Intensity Transfer Request** for Density and Intensity Transfer requirements.

   3. Until all areas within a Development Unit have been developed, the cumulative applications for site plan and/or final plat of a Development Unit shall not utilize all of the available Dwelling Unit allocation and thereby leave potentially undevelopable portions of a Development Unit.

   4. All Parcels shall be numbered by Village, Development Unit, then Parcel. Example: Parcel 10 within Village 1 Development Unit 2 shall be numbered "Parcel 1.2.10". This sequencing shall be shown on the Land Use Budget Tracking Table and all Preliminary Application Conference ("PAC"), Site Plan, Preliminary Plat or Final Plat submittals.

5. Developer shall provide the City with a current version of the Land Use Budget Tracking Table at the time of PAC, Site Plan, Preliminary Plat or Final Plat submittal. Subsequent submittals shall meet the following:
   a. Any changes to the requested Dwelling Unit, GFA allocations, and open space area must be provided to the Master Developer prior to each subsequent submittal.
   b. Any changes to the requested Dwelling Unit, GFA allocations, and open space area must be provided to the City at the time of subsequent submittal.
   c. The City shall only review the Land Use Budget Tracking Table for compliance with these standards.
6. The Parcel Developer that complies with the CMP and is approved by the Master Developer and City of Buckeye's Development Services Department, shall submit a final **Appendix C-Table 1: Land Use Budget Tracking** to the Master Developer and City for final cataloging. **Appendix C-Table 1: Land Use Budget Tracking** will be cataloged and continually updated with the Master Developer and City as an addendum to this CMP.
   a. Updates to the **Appendix C-Table 1: Land Use Budget Tracking** shall not be considered an amendment to this CMP document.
   b. This table must be approved prior to a Certificate of Occupancy being issued.

## Table 3.6: Land Use Budget

| Development Unit | Development Districts | Gross Area (Acres) [1] | Overall Village Open Space | Residential Dwelling Units | | Non-Residential Gross Floor Area | |
|---|---|---|---|---|---|---|---|
| | | | | Permitted Dwelling Units [2] | Max Dwelling Units Permitted to Density Transfer Out of Development Unit (30%) [3] | Permitted GFA (SF) [2] | Max GFA Permitted to Intensity Transfer Out of Development Unit (30%) [3] |
| 1 | TV-I1, TV-I2, TV-C1, TV-C2, TV-MU1, TV-MU2, TV-MU3, TV-R1, TV-R2, TV-R3, TV-R4, TV-R5, TV-R6 & TV-R7 | 303 | 18% | 491 | 147 | 4,070,000 | 1,221,000 |
| 2 | TV-C1, TV-C2, TV-MU1, TV-MU2, TV-MU3, TV-R1, TV-R2, TV-R3, TV-R4, TV-R5, TV-R6 & TV-R7 | 359 | | 1,606 | 482 | 510,000 | 153,000 |
| 3 | TV-C1, TV-C2, TV-MU1, TV-MU2, TV-MU3, TV-R1, TV-R2, TV-R3, TV-R4, TV-R5, TV-R6 & TV-R7 | 560 | | 1,586 | 476 | 1,800,000 | 540,000 |
| 4 | TV-R1, TV-R2, TV-R3, TV-R4, TV-R5, TV-R6 & TV-R7 | 559 | | 1,162 | 349 | 220,000 | 66,000 |
| 5 | TV-R1, TV-R2, TV-R3, TV-R4, TV-R5, TV-R6 & TV-R7 | 585 | | 1,961 | 588 | 220,000 | 66,000 |
| 6 | TV-C1, TV-C2, TV-MU1, TV-I2, TV-R1, TV-R2, TV-R3, TV-R4, TV-R5, TV-R6 & TV-R7 | 663 | | 1,694 | 508 | 440,000 | 132,000 |
| **Total (Development Units)** | | **3,029** | **545.22** | **8,500** | | **7,260,000** | |

(1) Acreage is approximate.

(2) Permitted Dwelling Units and permitted GFA are based on the Development Unit as defined in **Exhibit 3.1.2.A: Development Unit Plan**. As the project develops, the Development Unit may be divided into numerous individual Parcels.

(3) Dwelling Units and GFA Transfer shall meet the requirements as show in **Section 3.6.1.1: Land Use Budget Density and Intensity Transfer Request**.

## Table 3.6.B: Example Land Use Budget Tracking

**Development Unit 1**

| Parcels | Allocated Open Space Area (Acres) | Allocated Park Area (Acres) | Allocated Dwelling Units | Allocated Density Transfer Dwelling Units | Total Allocated Dwelling Units | Permitted Dwelling Units | Total Permitted Dwelling Units After Density Transfer | Max Permitted Dwelling Units W/ Density Transfer | Allocated GFA (SF) | Allocated Intensity Transfer GFA (SF) | Allocated Total GFA (SF) | Permitted GFA (SF) | Total Permitted GFA After Intensity Transfer | Permitted GFA W/ Density Transfer (SF) |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| ***Development Unit 1 Existing Allocation*** | | | | | | | | | | | | | | |
| 1.1.1 | | | | | | | | | | | | | | |
| 1.1.2 | | | | | | | | | | | | | | |
| Dev Unit 1 Existing Allocation Sub-Total | | | | | | | | | | | | | | |
| ***Development Unit 1 Proposed Allocation*** | | | | | | | | | | | | | | |
| 1.1.3 | | | | | 0 | | | | | | 0 SF | | | |
| Density Transfer to Dev Unit 3 (Intensity Reduction Due to Density Transfer) | | | | -48 | -48 | | | | | -150,960 SF | -150,960 SF | | | |
| Dev Unit 1 Proposed Allocation Sub-Total | | | | -48 | -48 | | | | | -150,960 SF | -150,960 SF | | | |
| Dev Unit 1 Existing & Proposed Allocation | | | | -48 | -48 | 491 | 443 | 638 | | -150,960 SF | -150,960 SF | 4,070,000 SF | 3,919,040 SF | 5,291,000 SF |

**Development Unit 2**

| Parcels | Allocated Open Space Area (Acres) | Allocated Park Area (Acres) | Allocated Dwelling Units | Allocated Density Transfer Dwelling Units | Total Allocated Dwelling Units | Permitted Dwelling Units | Total Permitted Dwelling Units After Density Transfer | Max Permitted Dwelling Units W/ Density Transfer | Allocated GFA (SF) | Allocated Intensity Transfer GFA (SF) | Allocated Total GFA (SF) | Permitted GFA (SF) | Total Permitted GFA After Intensity Transfer | Permitted GFA W/ Density Transfer (SF) |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| ***Development Unit 2 Existing Allocation*** | | | | | | | | | | | | | | |
| 1.2.1 | | | 132 | | 132 | | | | | | 0 SF | | | |
| 1.2.2 | | | 132 | | 132 | | | | | | 0 SF | | | |
| Dev Unit 2 Existing Allocation Sub-Total | | | 264 | 0 | 264 | | | | 0 SF | 0 SF | 0 SF | | | |
| ***Development Unit 2 Proposed Allocation*** | | | | | | | | | | | | | | |
| 1.2.3 | | | 120 | | 120 | | | | | | 0 SF | | | |
| 1.2.4 | | | | | 0 | | | | 130,600 SF | | 130,600 SF | | | |
| Dev Unit 2 Proposed Allocation Sub-Total | | | 120 | 0 | 120 | | | | 130,600 SF | 0 SF | 130,600 SF | | | |
| Dev Unit 2 Existing & Proposed Allocation | | | 384 | 0 | 384 | 1,606 | 1,606 | 2,088 | 130,600 SF | 0 SF | 130,600 SF | 510,000 SF | 510,000 SF | 663,000 SF |

**Development Unit 3**

| Parcels | Allocated Open Space Area (Acres) | Allocated Park Area (Acres) | Allocated Dwelling Units | Allocated Density Transfer Dwelling Units | Total Allocated Dwelling Units | Permitted Dwelling Units | Total Permitted Dwelling Units After Density Transfer | Max Permitted Dwelling Units W/ Density Transfer | Allocated GFA (SF) | Allocated Intensity Transfer GFA (SF) | Allocated Total GFA (SF) | Permitted GFA (SF) | Total Permitted GFA After Intensity Transfer | Permitted GFA W/ Density Transfer (SF) |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| ***Development Unit 3 Existing Allocation*** | | | | | | | | | | | | | | |
| 1.3.1 | | | | | 0 | | | | 108,900 SF | | 108,900 SF | | | |
| 1.3.2 | | | 360 | | 360 | | | | | | 0 SF | | | |
| 1.3.3 | | | 240 | | 240 | | | | | | 0 SF | | | |
| 1.3.4 | | | 122 | | 122 | | | | | | 0 SF | | | |
| 1.3.5 | | | 360 | | 360 | | | | | | 0 SF | | | |
| 1.3.6 | | | 240 | | 240 | | | | | | 0 SF | | | |
| 1.3.7 | | | 122 | | 122 | | | | | | 0 SF | | | |
| Dev Unit 3 Existing Allocation Sub-Total | | | 1,444 | 0 | 1,444 | | | | 108,900 SF | 0 SF | 108,900 SF | | | |
| ***Development Unit 3 Proposed Allocation*** | | | | | | | | | | | | | | |
| 1.3.7 | | | 192 | 48 | 240 | | | | | | 0 SF | | | |
| Dev Unit 3 Proposed Allocation Sub-Total | | | 192 | 48 | 240 | | | | 0 SF | 0 SF | 0 SF | | | |
| Dev Unit 3 Existing & Proposed Allocation | | | 1,636 | 48 | 1,684 | 1,586 | 1,634 | 2,062 | 108,900 SF | 0 SF | 108,900 SF | 1,800,000 SF | 1,800,000 SF | 2,340,000 SF |

## Table 3.6.B: Example Land Use Budget Tracking Continued

| | Parcels | Allocated Open Space Area (Acres) | Allocated Park Area (Acres) | Allocated Dwelling Units | Allocated Density Transfer Dwelling Units | Total Allocated Dwelling Units | Permitted Dwelling Units | Total Permitted Dwelling Units After Density Transfer | Max Permitted Dwelling Units W/ Density Transfer | Allocated GFA (SF) | Allocated Intensity Transfer GFA (SF) | Allocated Total GFA (SF) | Permitted GFA (SF) | Total Permitted GFA After Intensity Transfer | Permitted GFA W/ Density Transfer (SF) |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Development Unit 4 | ***Development Unit 4 Existing Allocation*** | | | | | | | | | | | | | | |
| | 1.4.1 | | | 125 | | 125 | | | | | | 0 SF | | | |
| | Dev Unit 4 Existing Allocation Sub-Total | | | 125 | 0 | 125 | | | | 0 SF | 0 SF | 0 SF | | | |
| | ***Development Unit 4 Proposed Allocation*** | | | | | | | | | | | | | | |
| | 1.4.2 | | | 360 | | 360 | | | | | | 0 SF | | | |
| | Dev Unit 4 Proposed Allocation Sub-Total | | | 360 | 0 | 360 | | | | 0 SF | 0 SF | 0 SF | | | |
| | Dev Unit 4 Existing & Proposed Allocation | | | 485 | 0 | 485 | 1,162 | 1,162 | 1,511 | 0 SF | 0 SF | 0 SF | 220,000 SF | 220,000 SF | 286,000 SF |
| Development Unit 5 | ***Development Unit 5 Existing Allocation*** | | | | | | | | | | | | | | |
| | 1.5.1 | | | 96 | | 96 | | | | | | 0 SF | | | |
| | Dev Unit 5 Existing Allocation Sub-Total | | | 96 | 0 | 96 | | | | 0 SF | 0 SF | 0 SF | | | |
| | ***Development Unit 5 Proposed Allocation*** | | | | | | | | | | | | | | |
| | 1.5.2 | | | 264 | | 264 | | | | | | 0 SF | | | |
| | Dev Unit 5 Proposed Allocation Sub-Total | | | 264 | 0 | 264 | | | | 0 SF | 0 SF | 0 SF | | | |
| | Dev Unit 5 Existing & Proposed Allocation | | | 360 | 0 | 360 | 1,961 | 1,961 | 2,549 | 0 SF | 0 SF | 0 SF | 220,000 SF | 220,000 SF | 286,000 SF |
| Development Unit 6 | ***Development Unit 6 Existing Allocation*** | | | | | | | | | | | | | | |
| | 1.6.1 | | | 111 | | 111 | | | | | | 0 SF | | | |
| | Dev Unit 6 Existing Allocation Sub-Total | | | 111 | 0 | 111 | | | | 0 SF | 0 SF | 0 SF | | | |
| | ***Development Unit 6 Proposed Allocation*** | | | | | | | | | | | | | | |
| | 1.6.2 | | | 240 | | 240 | | | | | | 0 SF | | | |
| | Dev Unit 6 Proposed Allocation Sub-Total | | | 240 | 0 | 240 | | | | 0 SF | 0 SF | 0 SF | | | |
| | Dev Unit 6 Existing & Proposed Allocation | | | 351 | 0 | 351 | 1,694 | 1,694 | 2,202 | 0 SF | 0 SF | 0 SF | 440,000 SF | 440,000 SF | 572,000 SF |

## Table 3.6.B: Example Land Use Budget Tracking Continued

**Total**

*Total Existing Allocation*

| Development Unit | Allocated Open Space Area (Acres) | Allocated Park Area (Acres) | Allocated Dwelling Units | Allocated Density Transfer Dwelling Units | Total Allocated Dwelling Units | Permitted Dwelling Units | Total Permitted Dwelling Units After Density Transfer | Max Permitted Dwelling Units W/ Density Transfer | Allocated GFA (SF) | Allocated Intensity Transfer GFA (SF) | Allocated Total GFA (SF) | Permitted GFA (SF) | Total Permitted GFA After Intensity Transfer | Permitted GFA W/ Density Transfer (SF) |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Development Unit 1 | | | | 0 | 0 | 491 | 443 | 638 | 0 SF | 0 SF | 0 SF | 4,070,000 SF | 3,919,040 SF | 5,291,000 SF |
| Development Unit 2 | | | 264 | 0 | 264 | 1,606 | 1,606 | 2,088 | 0 SF | 0 SF | 0 SF | 510,000 SF | 510,000 SF | 663,000 SF |
| Development Unit 3 | | | 1,444 | 0 | 1,444 | 1,586 | 1,634 | 2,062 | 108,900 SF | 0 SF | 108,900 SF | 1,800,000 SF | 1,800,000 SF | 2,340,000 SF |
| Development Unit 4 | | | 125 | 0 | 125 | 1,162 | 1,162 | 1,511 | 0 SF | 0 SF | 0 SF | 220,000 SF | 220,000 SF | 286,000 SF |
| Development Unit 5 | | | 96 | 0 | 96 | 1,961 | 1,961 | 2,549 | 0 SF | 0 SF | 0 SF | 220,000 SF | 220,000 SF | 286,000 SF |
| Development Unit 6 | | | 111 | 0 | 111 | 1,694 | 1,694 | 2,202 | 0 SF | 0 SF | 0 SF | 440,000 SF | 440,000 SF | 572,000 SF |
| Total Existing Allocation Sub-Total | | | 2,040 | 0 | 2,040 | | | | 108,900 SF | 0 SF | 108,900 SF | | | |
| Total Existing Allocation Remaining | | | | | 6,460 | | | | | | 7,151,100 SF | | | |

*Total Proposed Allocation*

| Development Unit | Allocated Open Space Area (Acres) | Allocated Park Area (Acres) | Allocated Dwelling Units | Allocated Density Transfer Dwelling Units | Total Allocated Dwelling Units | Permitted Dwelling Units | Total Permitted Dwelling Units After Density Transfer | Max Permitted Dwelling Units W/ Density Transfer | Allocated GFA (SF) | Allocated Intensity Transfer GFA (SF) | Allocated Total GFA (SF) | Permitted GFA (SF) | Total Permitted GFA After Intensity Transfer | Permitted GFA W/ Density Transfer (SF) |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Development Unit 1 | | | | -48 | -48 | 491 | 443 | 638 | 0 SF | -150,960 SF | -150,960 SF | 4,070,000 SF | 3,919,040 SF | 5,291,000 SF |
| Development Unit 2 | | | 120 | 0 | 120 | 1,606 | 1,606 | 2,088 | 130,600 SF | 0 SF | 130,600 SF | 510,000 SF | 510,000 SF | 663,000 SF |
| Development Unit 3 | | | 192 | 48 | 240 | 1,586 | 1,634 | 2,062 | 0 SF | 0 SF | 0 SF | 1,800,000 SF | 1,800,000 SF | 2,340,000 SF |
| Development Unit 4 | | | 360 | 0 | 360 | 1,162 | 1,162 | 1,511 | 0 SF | 0 SF | 0 SF | 220,000 SF | 220,000 SF | 286,000 SF |
| Development Unit 5 | | | 264 | 0 | 264 | 1,961 | 1,961 | 2,549 | 0 SF | 0 SF | 0 SF | 220,000 SF | 220,000 SF | 286,000 SF |
| Development Unit 6 | | | 240 | 0 | 240 | 1,694 | 1,694 | 2,202 | 0 SF | 0 SF | 0 SF | 440,000 SF | 440,000 SF | 572,000 SF |
| Total Proposed Allocation Sub-Total | | | 1,176 | 0 | 1,176 | | | | 130,600 SF | -150,960 SF | -20,360 SF | | | |

*Total Existing & Proposed Allocation*

| Development Unit | Allocated Open Space Area (Acres) | Allocated Park Area (Acres) | Allocated Dwelling Units | Allocated Density Transfer Dwelling Units | Total Units | Permitted Dwelling Units | Total Permitted Dwelling Units After Density Transfer | Max Permitted Dwelling Units W/ Density Transfer | Allocated GFA (SF) | Allocated Intensity Transfer GFA (SF) | Total GFA (SF) | Permitted GFA (SF) | Total Permitted GFA After Intensity Transfer | Permitted GFA W/ Density Transfer (SF) |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Development Unit 1 | | | 0 | -48 | -48 | 491 | 443 | 638 | 0 SF | -150,960 SF | -150,960 SF | 4,070,000 SF | 3,919,040 SF | 5,291,000 SF |
| Development Unit 2 | | | 384 | 0 | 384 | 1,606 | 1,606 | 2,088 | 130,600 SF | 0 SF | 130,600 SF | 510,000 SF | 510,000 SF | 663,000 SF |
| Development Unit 3 | | | 1,636 | 48 | 1,684 | 1,586 | 1,634 | 2,062 | 108,900 SF | 0 SF | 108,900 SF | 1,800,000 SF | 1,800,000 SF | 2,340,000 SF |
| Development Unit 4 | | | 485 | 0 | 485 | 1,162 | 1,162 | 1,511 | 0 SF | 0 SF | 0 SF | 220,000 SF | 220,000 SF | 286,000 SF |
| Development Unit 5 | | | 360 | 0 | 360 | 1,961 | 1,961 | 2,549 | 0 SF | 0 SF | 0 SF | 220,000 SF | 220,000 SF | 286,000 SF |
| Development Unit 6 | | | 351 | 0 | 351 | 1,694 | 1,694 | 2,202 | 0 SF | 0 SF | 0 SF | 440,000 SF | 440,000 SF | 572,000 SF |
| Total Existing & Proposed Allocation | | | 3,216 | 0 | 3,216 [1] | 8,500 [1] | 8,500 [1] | | 239,500 SF | -150,960 SF | 88,540 SF [1] | 7,260,000 SF [1] | 7,109,040 SF [1] | |
| Remaining Allocation [4] | | | | | 5,284 | | | | | | 7,171,460 SF | | | |

1. Total existing and proposed allocation not to exceed total permitted units or total permitted GFA.
2. The total permitted units after density transfer for each Development Unit shall not exceed the max permitted units w/ density transfer for that Development Unit.
3. The total permitted GFA after density transfer for each Development Unit shall not exceed the max permitted GFA w/ density transfer for that Development Unit.
4. Remaining allocation after existing and proposed allocation subtracted from approved development unit totals.

### *3.6.1 Land Use Budget Density and Intensity Requests*

A. Density and intensity requests such as a Density or Intensity Transfer shall meet the following:

1. Only the Master Developer is permitted to process a density or intensity request with the City.
2. Review **Exhibit 3.6.1: Density and Intensity Allocation – Process Determination Flow Chart** for more information.
3. Developer shall provide the City with a current version of the density or intensity request at the time of PAC, Site Plan, Preliminary Plat or Final Plat submittal. Subsequent submittals shall meet the following:
   a. Any changes to the density or intensity request must be provided to the Master Developer prior to each subsequent submittal.
   b. Any changes to the density or intensity request must be provided to the City at the time of subsequent submittal.
   c. The City shall only review the density or intensity request for compliance with these standards.
4. The density and intensity request process may be processed concurrently with the (PAC, Site Plan, Preliminary Plat or Final Plat) submittal process.
5. The Director or their Designee may administratively act on the density and intensity request and attach related administrative approval thereto.
6. The Parcel Developer that complies with the CMP and is approved by the Master Developer and City of Buckeye's Development Services Department, shall submit a final density and intensity request form to the Master Developer and City for final cataloging.
7. If the density and intensity request meets the criteria as stated within the CMP, the Director or their Designee may administratively act on the amendment to the Land Use Budget Tracking Table and attach related administrative approval thereto.

# DENSITY AND INTENSITY ALLOCATION - PROCESS DETERMINATION

**1. Preparation for Density and Intensity Allocation**

- The Master Developer oversees all allocations of dwelling units and gross floor area (GFA) within the CMP. Allocation for each Development Unit is continuously tracked and updated by the Master Developer to ensure accuracy.
- If a Density and Intensity Transfer is proposed to transfer dwelling units and/or GFA between Development Units, the change must be documented using the Density and Intensity Transfer Request form in the CMP.
- The completed form is included as part of the Architecture Review Committee (ARC) review submittal.

**2. ARC Reviews Submittal**

- ARC reviews the submittal, including the Density and Intensity Transfer Request, to ensure conformance with the CMP and evaluates the proposed Density and Intensity Transfer within the Development Unit.

**4. Does the Density and Intensity Transfer request represent 30% or less of the initial total allocation in the CMP Land Use Budget for that Development Unit?**

**Yes, it is 30% or less**

**No, it is more than 30%**

**5. Requires a Major Amendment to the CMP**

**5. Is the proposed allocation supported by the findings of the Development Unit's Master Technical Reports?**

**No**

**6. Requires a Minor Amendment to the CMP with updated applicable Master Technical Reports to support the Density and Intensity Transfer.**

**Yes**

**4. Parcel Allocation and Update Land Use Budget Tracking**

- If approved by ARC, an updated Appendix C: Land Use Budget Tracking will be submitted by the Master Developer to the City through the Administrative Approval Process (APP).

**Exhibit 3.6.1: Density and Intensity Allocation - Process Determination Flow Chart**

### *3.6.1.1 Land Use Budget Density and Intensity Transfer Request*

To allow for creativity in design and to provide the flexibility to respond to market conditions for a project of this size, scope and complexity, the Master Developer may transfer unallocated Dwelling Units or GFA from one (1) or more Development Units to another Development Unit or Development Units through the process of Density and Intensity Transfer. The total permitted Dwelling Units and GFA allocation for each Development Unit, as shown on **Table 3.6: Land Use Budget**, establishes criteria for development within each Development Unit. However, each Development Unit may be developed with a final Dwelling Unit or GFA count below or above the permitted Development Unit Dwelling Units or GFA allocation. In additional to **Section 3.6.1.1: Land Use Budget Density and Intensity Transfer Request** shall meet the following:

A. The maximum cumulative total Dwelling Units or GFA that a Development Unit is permitted to transfer out of a single Development Unit shall not exceed thirty (30) percent of the permitted Dwelling Units or GFA for that Development Unit, as show on **Table 3.6: Land Use Budget**. The maximum cumulative total number of Dwelling Units or GFA permitted to transfer into a single Development Unit from multiple Development Units shall only be limited by the number of available Dwelling Units or GFA. Each of the following conditions must be met to qualify for density transfer:
   1. The proposed Dwelling Units or GFA for the Development Unit will not exceed the maximum Dwelling Units or GFA permitted to transfer out of the Development Unit.
   2. Development Unit or Development Units must contain unallocated Dwelling Units or GFA available to transfer.

B. Changes to the allocation of Dwelling Units or GFA of a Development Unit through the transfer of Dwelling Units or GFA must be documented by modifying the available allocation of Dwelling Units or GFA shown on the Land Use Budget Tracking Table to reflect the increase and decrease of Dwelling Units or GFA in the affected Development Units.

C. The maximum Dwelling Units or GFA permitted to transfer out of a Development Unit, as shown on **Table 3.6: Land Use Budget,** is not permitted to increase due to the approval of a Density and Intensity Transfer request.

D. A Land Use Budget Density and Intensity Transfer request shall include:
   1. A brief description of the request.
   2. A revised Land Use Budget Tracking Table showing the requested transfer of Dwelling Units or GFA.
   3. A Density and Intensity Transfer Request Form.
      a. Refer to **Exhibit 3.6.1.1.A: Example Density and Intensity Transfer Request Form** for an example of a completed Density and Intensity Transfer Request Form.
   4. A revised Land Use Budget Tracking Table.

E. A Land Use Budget Density and Intensity Transfer shall be deemed either major or minor pursuant to the criteria specified in **Section 3.2 Amendments**.

| Exhibit 3.6.1.1.A: Example Density and Intensity Transfer Request Form | | |
|---|---|---|
| | | |
| **Project Information** | | |
| Project Name: Floreo | | Request Date: June 1, 2023 |
| Density Transfer Into: Development Unit 1 | | Parcel: 10 |
| Density Transfer From: Development Unit 2 | | |
| | | |
| **Applicant Information** | | |
| Applicant: ABLA | | Phone: 480-503-0077 |
| Contact: Alex Fish | | Email: alex.fish@ablastudio.com |
| Address: 310 E Rio Salado Parkway | | City: Tempe |
| State: Arizona | | Zip Code: 85281 |
| | | |
| **Development Unit 1** | | |
| **Transfer In** | | |
| **Existing Gross Acreage** | 303.00 Ac | |
| **Description** | **Units** | **Non-Residential Gross Floor Area** |
| **Allowable Units/Gross Floor Area** | 1,294 DU | 4,061,132 SF |
| **Max Available W/ Density Transfer** | 388 DU | 1,218,340 SF |
| **Max Allowable W/ Density Transfer** | 1,682 DU | 5,279,472 SF |
| **Existing Allocation** | 1,000 DU | 4,000,000 SF |
| **Unallocated** | 294 DU | 61,132 SF |
| **Proposed** | 594 DU | 100,000 SF |
| **Requested Transfer** | 300 DU | 38,868 SF |
| **Proposed Allocation** | 1,594 DU | 4,100,000 SF |
| **Unallocated Maximum Transfer** | 88 DU | 1,179,472 SF |
| | | |
| **Development Unit 2** | | |
| **Transfer Out** | | |
| **Existing Gross Acreage** | 359.00 Ac | |
| **Description** | **Units** | **Non-Residential Gross Floor Area** |
| **Allowable Units/Gross Floor Area** | 1,636 DU | 505,296 SF |
| **Max Available W/ Density Transfer** | 491 DU | 151,589 SF |
| **Max Allowable W/ Density Transfer** | 2,127 DU | 656,885 SF |
| **Unallocated** | 1,000 DU | 10,000 SF |
| **Proposed** | 636 DU | 495,296 SF |
| **Requested Transfer** | 300 DU | 38,868 SF |
| **Proposed Allocation** | 1,336 DU | 466,428 SF |
| **Unallocated Maximum Transfer** | 191 DU | 112,721 SF |

## 3.7 Land Use and Zoning

### *3.7.1 Land Use*

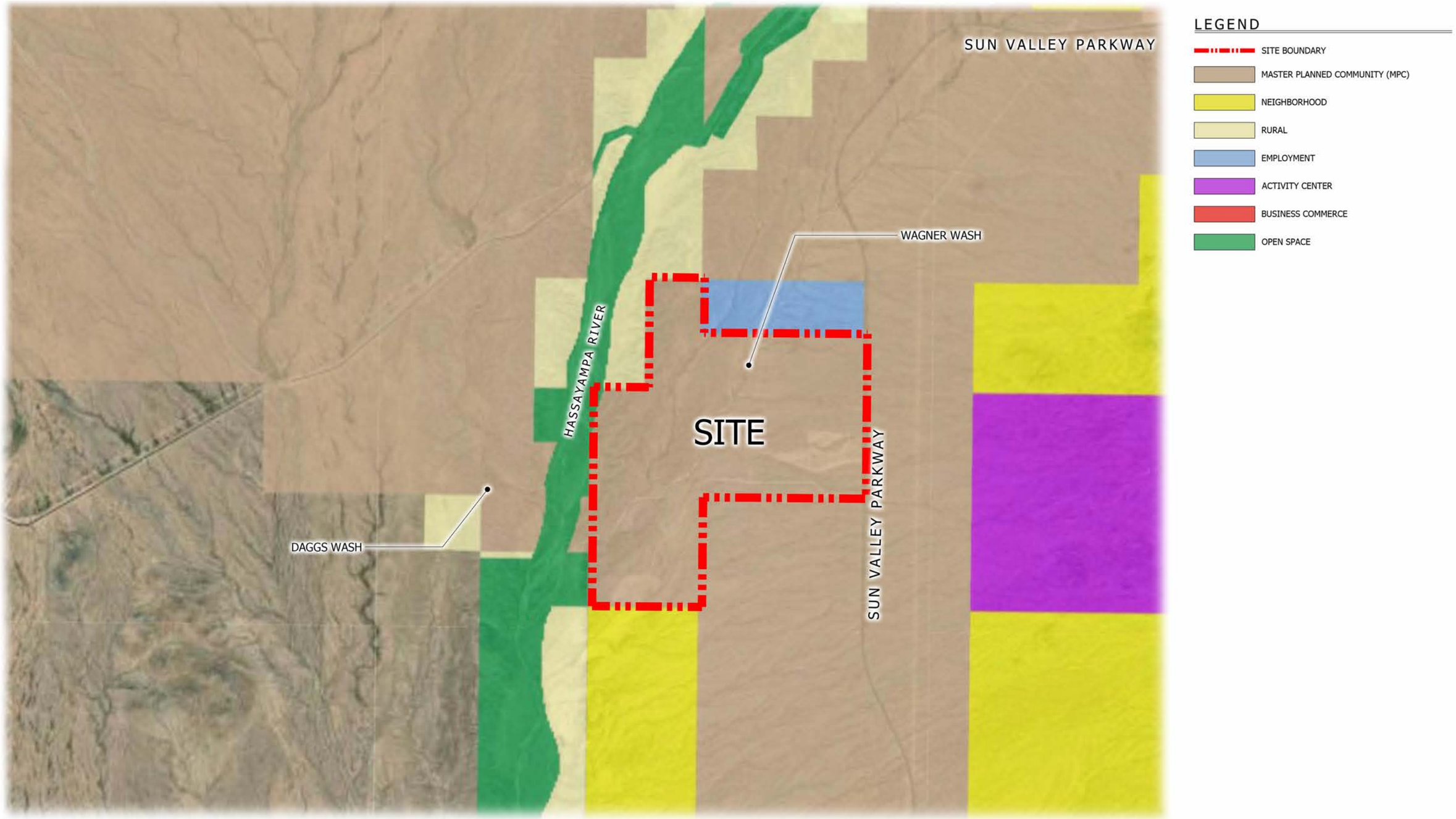
The overall land use designation for the Site is Master Planned Community (MPC) as shown on **Exhibit 3.7.1: Existing Land Use Map**.

#### 3.7.1.1 Land Use Classifications

This CMP has established specific land use classifications for the community, which supplement and supersede the base MPC land use described in the Buckeye General Plan. These classifications are defined on **Table 3.7.1.1: Land Use Classifications**. These Land Use Classifications will be specified and formalized with the approval of each site plan or preliminary plat as proposed by the Master Developer or Parcel Developer, recommended by City staff, and granted by the City of Buckeye City Council in an approved final plat.

**Table 3.7.1.1: Land Use Classifications**

| Land Use Classifications | Land Use Description |
|---|---|
| TV-LD | Teravalis Low Density Residential |
| TV-MD | Teravalis Medium Density Residential |
| TV-HD | Teravalis High Density Residential |
| TV-MUL | Teravalis Mixed-Use Low |
| TV-MUM | Teravalis Mixed-Use Medium |
| TV-MUH | Teravalis Mixed-Use High |
| TV-NC | Teravalis Neighborhood Commercial |
| TV-GC | Teravalis General Commercial |
| TV-LI | Teravalis Light Industrial |
| TV-I | Teravalis Industrial |
| TV-P/QP | Public / Quasi-Public |
| TV-OS/P | Open Space / Park |

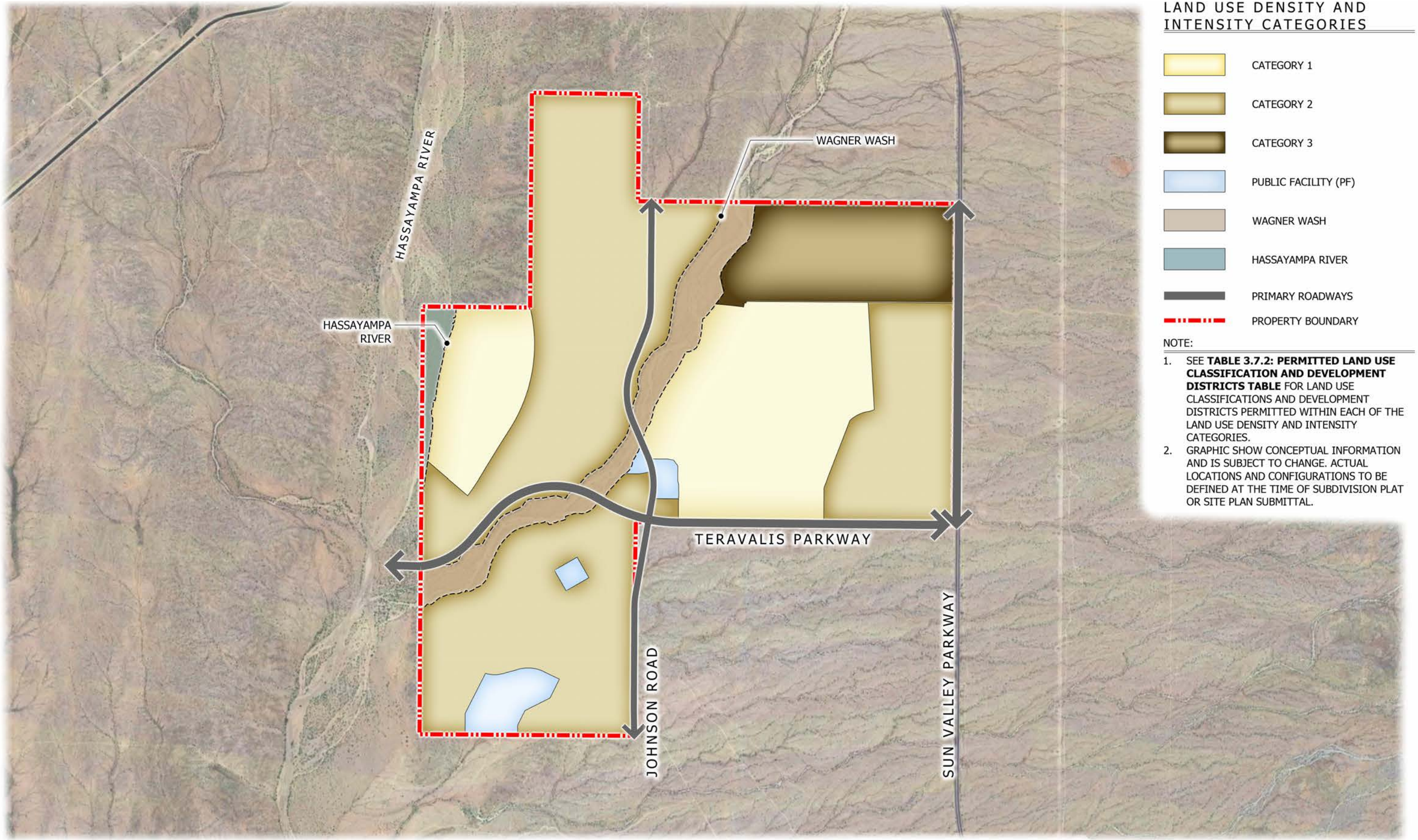



## Exhibit 3.7.1: Existing Land Use Map

FLOREO AT TERAVALIS - MAJOR CMP AMENDMENT - 5TH AMENDMENT

### 3.7.1.2 Land Use Density and Intensity Plan

**Exhibit 3.7.1.2: Land Use Density and Intensity Plan** identifies locations where Land Use Density and Intensity categories are permitted to occur, with **Table 3.7.2: Permitted Land Use Classifications and Development Districts** identifying each of the development districts permitted within each of the Land Use Density and Intensity categories.




## LAND USE DENSITY AND INTENSITY CATEGORIES

- CATEGORY 1
- CATEGORY 2
- CATEGORY 3
- PUBLIC FACILITY (PF)
- WAGNER WASH
- HASSAYAMPA RIVER
- PRIMARY ROADWAYS
- PROPERTY BOUNDARY

NOTE:

1. SEE **TABLE 3.7.2: PERMITTED LAND USE CLASSIFICATION AND DEVELOPMENT DISTRICTS TABLE** FOR LAND USE CLASSIFICATIONS AND DEVELOPMENT DISTRICTS PERMITTED WITHIN EACH OF THE LAND USE DENSITY AND INTENSITY CATEGORIES.
2. GRAPHIC SHOW CONCEPTUAL INFORMATION AND IS SUBJECT TO CHANGE. ACTUAL LOCATIONS AND CONFIGURATIONS TO BE DEFINED AT THE TIME OF SUBDIVISION PLAT OR SITE PLAN SUBMITTAL.

# Exhibit 3.7.1.2: Land Use Density and Intensity Plan

FLOREO AT TERAVALIS - MAJOR CMP AMENDMENT - 5TH AMENDMENT

### *3.7.2 Permitted Land Use Classifications and Development Districts Table*

Under each of the land use classifications, any of the permitted development districts may be utilized during the preliminary, final plat or site plan process to address open space goals. The development districts are intended to provide and promote the use of lot sizes and non-residential uses, as necessary and appropriate, to transfer residential density and non-residential intensity among development Parcels during the implementation of the Land Use Density and Intensity Plan. To that end, **Table 3.7.2: Permitted Land Use Classifications and Development Districts** establishes criteria for relationships between the density and intensity categories, land use classifications and development districts. More information on Development Districts is located in **Section 3.7.5: Development Districts**.

## Table 3.7.2: Permitted Land Use Classifications and Development Districts

| **Land Use Classifications** | | | | | | | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | TV-LD | | | TV-MD | | TV-HD | | | TV-MUL | TV-MUM | TV-MUH | TV-NC | TV-GC | TV-LI | TV-I |
| **Land Use Density and Intensity Categories** | | | | | | | | | | | | | | | |
| Permitted Within Category 1 | P | P | P | P | P | P | P | P | | | | | | | |
| Permitted Within Category 2 | P | P | P | P | P | P | P | P | P | P | P | P | P | P-DU6 | |
| Permitted Within Category 3 | P | P | P | P | P | P | P | P | P | P | P | P | P | P | P |
| **Development Districts** | | | | | | | | | | | | | | | |
| | TV-R15 | TV-R7 | TV-R6 | TV-R5 | TV-R4 | TV-R3 | TV-R2 | TV-R1 | TV-MU3 | TV-MU2 | TV-MU1 | TV-C2 | TV-C1 | TV-I2 | TV-I1 |
| **Dwelling Unit Density Range / Max Gross Floor Area Ratio** | 0-3 DU/AC | 0-4 DU/AC | 2-6 DU/AC | 4-8 DU/AC | 6-16 DU/AC | 8-16 DU/AC | 14-31 DU/AC | 26+ DU/AC | 8-16 DU/AC FAR 1.0 | 14-31 DU/AC FAR 3.0 | 28+ DU/AC FAR 5.0 | FAR 0.35 | FAR 0.5 | FAR 0.35 | FAR 0.5 |
| **Development Types** | | | | | | | | | | | | | | | |
| 15,000 SF and Larger (Detached) | P | P | P | P | P | | | | | | | | | | |
| 10,000-14,999 (Detached) | P | P | P | P | P | P | P | P | | | | | | | |
| 6,000-9,999 SF (Detached) | P | P | P | P | P | P | P | P | | | | | | | |
| 3,000-5,999 SF (Detached) | | | P | P | P | P | P | P | | | | | | | |
| 2,500-6,999 (Attached | | | P | P | P | P | P | P | | | | | | | |
| Cluster | | | | P | P | P | P | P | | | | | | | |
| Hammerhead | | | | P | P | P | P | P | | | | | | | |
| Up to 2,999 SF (Detached) | | | | P | P | P | P | P | | | | | | | |
| Up to 2,999 SF (Attached | | | | P | P | P | P | P | | | | | | | |
| 43,560 SF Front Load | | | | | P | P | P | P | | | | | | | |
| 43,560 SF Rear Load | | | | | P | P | P | P | | | | | | | |
| Horizontal Multi-Family | | | | | P | P | P | P | P | P | P | | | | |
| Vertical Multi-Family | | | | | P | P | P | P | P | P | P | | | | |
| Mixed Use Low | | | | | P | P | P | P | P | P | P | | | | |
| Mixed Use Medium | | | | | P | P | P | P | P | P | P | | | | |
| Mixed Use High | | | | | P | P | P | P | P | P | P | | | | |
| Neighborhood Commercial | | | | | | | | | P | P | P | P | P | | |
| General Commercial | | | | | | | | | P | P | P | P | P | | |
| Office | | | | | | | | | P | P | P | P | P | P | P |
| Light Industrial | | | | | | | | | | | P | | | P | P |
| Industrial | | | | | | | | | | | | | | P | P |

P = Permitted

P-DU6 = Permitted within Development Unit 6 only.

### *3.7.3 Permitted Uses*

This section provides an overview of the permitted land uses within each development district, as determined by the applicable zoning classifications. For convenience, a duplicate of **Table 3.7.5: Development Districts** has been included to summarize the permitted uses across various districts. However, for complete details and specific regulations governing these districts, reference to **Section 3.7.5: Development Districts** is recommended to ensure all applicable uses and conditions are fully understood.

| Table 3.7.5: Development Districts | |
|---|---|
| **Development District** | **Development District Description** |
| **TV-R15** | Teravalis Residential Between 0 to 3 DU/AC |
| TV-R7 | Teravalis Residential Between 0 to 4 DU/AC |
| TV-R6 | Teravalis Residential Between 6 to 16 DU/AC |
| TV-R5 | Teravalis Residential Between 4 to 8 DU/AC |
| TV-R4 | Teravalis Residential Between 6 to 16 DU/AC |
| TV-R3 | Teravalis Residential Horizontal Multi-Family Between 8 to 16 DU/AC |
| TV-R2 | Teravalis Residential Multi-Family Between 14 to 31 DU/AC |
| TV-R1 | Teravalis Residential Vertical Multi-Family Between 26 DU/AC and Above. |
| TV-MU3 | Teravalis Mixed-Use District<br>Accommodate Commercial, Employment, Office and Residential Uses Between 8 to 16 DU/AC. |
| TV-MU2 | Teravalis Mixed-Use District<br>Accommodate Commercial, Employment, Office and Residential Uses Between 14 and 31 DU/AC. |
| TV-MU1 | Teravalis Mixed-Use District<br>Accommodate Commercial, Office, Employment, Light Industrial and Residential Uses of 28 DU/AC and Above. |
| TV-C2 | Teravalis Neighborhood Commercial<br>Provide for neighborhood-level goods, services or office within a Development Unit (typically intended to serve a local market area within a one-mile radius and contain less than 100,000 sq. ft. of GFA) |
| TV-C1 | Teravalis General Commercial<br>Provide for community level goods, services or office as necessary to serve the entire Teravalis Planned Community (typically intended to serve an intermediate market within a three-mile radius and contain less than 500,000 sq. ft. of GFA) |
| TV-I2 | Teravalis Light Industrial<br>Provide for office, light industrial and warehousing uses which are consumer-oriented with and may have a store front. |
| TV-I1 | Teravalis Industrial<br>Provide for office, industrial and warehousing uses. |

### *3.7.3.1 Residential Permitted Uses*

The uses permitted within each residential development district shall be per **Table 3.7.3.1: Residential Permitted Uses**. More information on Development Districts is located in **Section 3.7.5: Development Districts**.

**Table 3.7.3.1: Residential Permitted Uses**

| Use Category | Use Type | Development Categories | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|
| | | Low Density Residential | | | Medium Density Residential | | High Density Residential | | |
| | | TV-R15 | TV-R7 | TV-R6 | TV-R5 | TV-R4 | TV-R3 | TV-R2 | TV-R1 |
| **Residential Uses** | | | | | | | | | |
| **Household Living** | Accessory structure | P | P | P | P | P | P | P | P |
| | Alternate (non-solar) energy technologies [1] | C | C | C | C | C | C | C | C |
| | Detached garage | P | P | P | P | P | P | P | P |
| | Dwelling, Duplex | NP | NP | P | P | P | P | P | P |
| | Dwelling, manufactured 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 | P |
| | Dwelling, single-family for rent | NP | NP | NP | NP | P | P | P | P |
| | Dwelling, zero lot line | NP | NP | NP | P | P | P | P | P |
| | Manufactured Home Subdivision | NP | NP | NP | NP | NP | NP | NP | NP |
| | Mobile 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 | P | P | P | P | P | P | P | P |
| **Group Living (Refer to Section 10.3.1 for buffering distances if applicable)** | Assisted living, commercial | NP | NP | NP | NP | NP | NP | NP | NP |
| | Assisted living, residential | C | C | C | C | C | C | C | C |
| | Boarding house/guest room | NP | NP | NP | NP | NP | C | C | C |
| | Group home | C | C | C | NP | NP | NP | NP | NP |
| | Group recovery home | C | C | C | NP | NP | NP | NP | NP |
| | Nursing home | C | C | C | NP | NP | NP | NP | NP |
| | Shelter care facility | C | C | C | NP | NP | NP | NP | NP |
| | Shelter care facility, homeless | NP | NP | NP | NP | NP | NP | NP | NP |

| Table 3.7.3.1: Residential Permitted Uses Continued | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|
| Use Category | Use Type | Development Categories | | | | | | | |
| | | Low Density Residential | | | Medium Density Residential | | High Density Residential | | |
| | | TV-R15 | TV-R7 | TV-R6 | TV-R5 | TV-R4 | TV-R3 | TV-R2 | TV-R1 |
| **Public/Institutional Uses** | | | | | | | | | |
| **Community Service** | Assembly hall, public | C | C | C | C | C | C | C | C |
| | Community recreation center | P | P | P | P | P | P | P | P |
| | Day care, residential | C | C | C | C | C | C | C | C |
| | Homeowners association meeting facilities | P | P | P | P | P | P | P | P |
| | Library, public | P | P | P | P | P | P | P | P |
| | Private or public high school | P | P | P | P | P | P | P | P |
| | Private or public elementary or middle school | P | P | P | P | P | P | P | P |
| | Public safety facility | C | C | C | C | C | C | C | C |
| | Religious assembly - churches, synagogues, temples, chapels, or similar places of worship related facilities | P | P | P | P | P | P | P | P |
| | Social service facility | NP | NP | NP | NP | NP | NP | C | C |
| **Health Care Facility** | Medical office or clinic | NP | NP | NP | NP | NP | NP | C | C |
| **Parks and Open Space** | Arboretum or botanical garden | C | C | P | P | P | P | P | P |
| | Community playfields and parks | P | P | P | P | P | P | P | P |
| | Private Recreational Facility | P | P | P | P | P | P | P | P |
| | Parks and nature preserves, not-for-profit | P | P | P | P | P | P | P | P |
| **Telecommunications Facility** | Tower (including any facility with a tower) | C | C | C | C | C | C | C | C |
| | Tower Collocation (no height increase) | C | C | C | C | C | C | C | C |
| **Utility** | Utility facility, minor | P | P | P | P | P | P | P | P |
| **Commercial Uses** | | | | | | | | | |
| **Assembly** | Assembly hall, private | NP | NP | NP | NP | NP | NP | C | C |
| | Fraternal or social club, nonprofit | C | C | C | C | C | C | C | C |
| | Country club, private membership | P | P | P | P | P | P | P | P |
| **Recreation and Entertainment, Outdoor** | Golf course, unlighted | P | P | P | P | P | P | P | P |
| | Golf course/ driving range, lighted | C | C | C | C | C | C | C | C |
| **Recreation and Entertainment, Indoor** | Art gallery or museum, private | C | C | C | C | C | C | C | C |
| | Fitness and recreational sports center | C | C | C | C | C | C | C | C |
| **Visitor Accommodation** | Bed and breakfast | C | C | C | C | C | C | C | C |
| | Short term rental | C | C | C | C | C | C | C | C |

| Table 3.7.3.1: Residential Permitted Uses Continued | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|
| Use Category | Use Type | Development Categories | | | | | | | |
| | | Low Density Residential | | | Medium Density Residential | | High Density Residential | | |
| | | TV-R15 | TV-R7 | TV-R6 | TV-R5 | TV-R4 | TV-R3 | TV-R2 | TV-R1 |
| Temporary Uses | | | | | | | | | |
| | Antennas, temporary | P | P | P | P | P | P | P | P |
| | Expansion or replacement facilities, temporary | P | P | P | P | P | P | P | P |
| | Roadside stand | 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 |
| | Other temporary uses | P | P | P | P | P | P | P | P |

NOTE: The Above Residential Uses Permitted Shall Replace the City of Buckeye, Arizona development Code 3.1-1: Table of Allowed Uses within Floreo.

1. Alternative Energy uses, specifically Small Modular Reactors (SMRs), require development standards to be defined and reviewed as part of the CUP process.

P - Permitted Use

C - Conditional Use

NP - Not Permitted

### *3.7.3.2 Mixed-Use and Non-Residential Permitted Uses*

The uses permitted within each non-residential and mixed-use development district shall be per **Table 3.7.3.2: Mixed-Use and Non-Residential Permitted Uses**. More information on Development Districts is located in **Section 3.7.5: Development Districts**.

**Table 3.7.3.2: Mixed-Use and Non-Residential Permitted Uses**

| Use Category | Use Type | Development Categories | | | | | | |
|---|---|---|---|---|---|---|---|---|
| | | Mixed Use Low | Mixed Use Medium | Mixed Use High | Neighborhood Commercial | General Commercial | Light Industrial | Industrial |
| | | TV-MU3 | TV-MU2 | TV-MU1 | TV-C2 | TV-C1 | TV-I2 | TV-I1 |
| **Residential Uses** | | | | | | | | |
| **Household Living** | Dwelling, Duplex | P | P | P | NP | | NP | |
| | Dwelling, multi-family | P | P | P | | | | |
| | Dwelling, single-family for rent | P | P | P | | | | |
| | Dwelling, single-family detached | NP | NP | NP | | | | |
| | Dwelling, single-family attached | NP | NP | NP | | | | |
| | Dwelling, manufactured home | NP | NP | NP | | | | |
| | Dwelling, zero lot line | NP | NP | NP | | | | |
| | Detached garage | P | P | P | | | | |
| | Accessory structure | P | P | P | | | | |
| | Private Equestrian Activities | NP | NP | NP | | | | |
| | Roof mounted solar panels 1 | P | P | P | P | P | P | P |
| | Alternate (non-solar) energy technologies [2] | C | C | C | C | C | C | C |
| | Manufactured Home Subdivision | NP | NP | NP | NP | | NP | |
| | Mobile home park | NP | NP | NP | | | | |
| | Model unit | P | P | P | | | | |
| **Group Living (Refer to Section 10.3.1 for buffering distances if applicable)** | Assisted living, commercial | C | C | C | P | P | NP | |
| | Assisted living, residential | C | C | C | NP | NP | | |
| | Boarding house/guest room | NP | NP | NP | NP | NP | | |
| | Group home | C | C | C | C | C | | |
| | Group recovery home | C | C | C | C | C | | |
| | Nursing home | C | C | C | P | P | | |
| | Shelter care facility | C | C | C | NP | NP | | |
| | Shelter care facility, homeless | NP | NP | NP | P | P | | |

## Table 3.7.3.2: Mixed-Use and Non-Residential Permitted Uses Continued

| Use Category | Use Type | Development Categories | | | | | | |
|---|---|---|---|---|---|---|---|---|
| | | Mixed Use Low | Mixed Use Medium | Mixed Use High | Neighborhood Commercial | General Commercial | Light Industrial | Industrial |
| | | TV-MU3 | TV-MU2 | TV-MU1 | TV-C2 | TV-C1 | TV-I2 | TV-I1 |
| **Public/Institutional Uses** | | | | | | | | |
| **Community Service** | Assembly hall, public | C | C | C | P | P | NP | NP |
| | Cemetery | NP | NP | NP | NP | C | P | P |
| | Community recreation center | P | P | P | P | P | NP | NP |
| | Crematorium or funeral parlor | NP | NP | NP | NP | C | C | C |
| | Government administration and civic buildings | NP | NP | NP | P | P | NP | NP |
| | Government maintenance and operations yards/ buildings | NP | NP | NP | NP | NP | NP | NP |
| | Public safety facility | NP | C | P | P | P | P | P |
| | Religious assembly - churches, synagogues, temples, chapels, or similar places of worship related facilities | P | P | P | P | P | NP | NP |
| | Social service facility | C | C | C | P | P | NP | NP |
| **Cultural Facility** | Art gallery or museum, public | NP | P | P | P | P | NP | NP |
| | Cultural institutions | P | P | P | P | P | NP | NP |
| | Library, public | P | P | P | P | P | NP | NP |
| **Child Care Facility** | Day care, commercial | P | P | P | P | P | NP | NP |
| | Day care, residential | C | C | C | NP | NP | NP | NP |
| **Education** | College or university | P | P | P | P | P | NP | NP |
| | Private or public elementary or middle school | P | P | P | P | P | NP | NP |
| | Private or public high school | P | P | P | P | P | NP | NP |
| | Public/ private schools, educational institutions, business, technical, or vocational excluding colleges/ universities | P | P | P | P | P | P | P |
| **Health Care Facility** | Ambulance service facility | NP | NP | C | C | C | P | P |
| | Commercial long-term care facility or memory care facility | NP | P | P | P | P | NP | NP |
| | Emergency medical care facility | P | P | P | P | P | NP | NP |
| | Hospital | NP | C | P | NP | P | C | C |
| | Medical, dental, or health office or clinic | C | P | P | P | P | NP | NP |
| **Medical Marijuana Dispensary** | Medical Marijuana - Arizona Revised Statutes 36-2801 et. seq. | NP | NP | NP | NP | NP | NP | NP |
| **Medical Marijuana Dispensary Offsite Cultivation Location** | Medical Marijuana - Arizona Revised Statutes 36-2801 et. seq. | NP | NP | NP | NP | NP | NP | NP |
| **Parks and Open Space** | Arboretum or botanical garden | P | P | P | P | P | NP | NP |
| | Campground | NP | NP | NP | NP | NP | NP | NP |
| | Community playfields and parks | P | P | P | P | P | NP | NP |
| | Private Recreational Facility | P | P | P | NP | NP | NP | NP |
| | Parks and nature preserves, not-for-profit | P | P | P | P | P | NP | NP |

| Table 3.7.3.2: Mixed-Use and Non-Residential Permitted Uses Continued | | | | | | | | |
|---|---|---|---|---|---|---|---|---|
| **Use Category** | **Use Type** | **Development Categories** | | | | | | |
| | | **Mixed Use Low** | **Mixed Use Medium** | **Mixed Use High** | **Neighborhood Commercial** | **General Commercial** | **Light Industrial** | **Industrial** |
| | | TV-MU3 | TV-MU2 | TV-MU1 | TV-C2 | TV-C1 | TV-I2 | TV-I1 |
| **Telecommunications Facility** | Tower (including any facility with a tower) | NP | C | C | C | C | P | P |
| | Tower Collocation (no height increase) | 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 | C | C | P | P |
| | Transmitting station (no tower) | NP | NP | NP | P | P | P | P |
| **Transportation Facility** | Airport | NP | NP | NP | NP | NP | NP | NP |
| | Bus Terminal | NP | NP | NP | NP | NP | NP | NP |
| | Heliport | NP | NP | NP | NP | NP | NP | NP |
| **Utility** | Solar generation station | NP | NP | NP | NP | P | P | P |
| | Utility facility, major | NP | NP | NP | P | P | P | P |
| | Utility facility, minor | P | P | P | P | P | P | P |
| **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 |
| **Animal Sales and Services** | Animal hospital | NP | C | C | P | P | C | NP |
| | Animal pet shop, retail | P | P | P | P | P | NP | NP |
| | Animal training school | NP | NP | NP | P | P | NP | NP |
| | Kennel, indoor only | NP | C | C | P | P | NP | NP |
| | Kennel indoor/outdoor | NP | NP | NP | P | P | NP | NP |
| | Veterinary offices and clinics, excluding animal boarding | C | C | C | P | P | C | NP |
| | Veterinary hospital | P | P | P | P | P | NP | NP |
| **Assembly** | Assembly hall, private | NP | C | C | P | P | NP | NP |
| | Auditorium, private | NP | C | C | P | P | NP | NP |
| | Fraternal or social club, nonprofit | NP | C | C | P | P | NP | NP |
| | Country club, private membership | NP | NP | NP | NP | NP | NP | NP |
| **Financial Service** | Automatic teller machine (ATM) | P | P | P | P | P | NP | NP |
| | Banks and financial institution, with drive-thru | P | P | P | P | P | NP | NP |
| | Banks and financial institution, without drive-thru | P | P | P | P | P | NP | NP |
| | Check cashing | NP | C | C | C | C | NP | NP |

| Table 3.7.3.2: Mixed-Use and Non-Residential Permitted Uses Continued | | | | | | | | |
|---|---|---|---|---|---|---|---|---|
| **Use Category** | **Use Type** | **Development Categories** | | | | | | |
| | | **Mixed Use Low** | **Mixed Use Medium** | **Mixed Use High** | **Neighborhood Commercial** | **General Commercial** | **Light Industrial** | **Industrial** |
| | | TV-MU3 | TV-MU2 | TV-MU1 | TV-C2 | TV-C1 | TV-I2 | TV-I1 |
| **Food and Beverage Service** | Food sales, wholesale | NP | NP | NP | P | P | NP | NP |
| | Bar, lounge, tavern, restaurants, or establishment that sells alcohol beverages for consumption on premise | P | P | P | P | P | C | C |
| | Catering service | P | P | P | P | P | NP | NP |
| | Drive-in restaurant | NP | NP | NP | P | P | NP | NP |
| | Farmers market | C | C | C | P | P | NP | NP |
| | Food truck court | C | C | C | C | P | P | P |
| | Nightclub | NP | NP | NP | P | P | NP | NP |
| | Outdoor dining areas | P | P | P | P | P | NP | NP |
| | Restaurant, fast-food without drive-thru | P | P | P | P | P | NP | NP |
| | Restaurant, fast food with drive-thru | P | P | P | P | P | NP | NP |
| | Restaurants and cafeterias | P | P | P | P | P | P | P |
| **Office** | Business, professional, or administrative offices | P | P | P | P | P | P | P |
| | Data Center | NP | NP | NP | C | C | P | P |
| | Research Laboratory | NP | NP | NP | P | P | P | P |
| **Recreation and Entertainment, Outdoor** | Dancing, theatrical, or music studio | P | P | P | P | P | NP | NP |
| | General outdoor recreation, commercial | C | C | C | P | P | NP | NP |
| | Golf course, unlighted | NP | NP | NP | P | P | NP | NP |
| | Golf course/ driving range, lighted | NP | NP | NP | P | P | NP | NP |
| | Health and exercise center | P | P | P | P | P | NP | NP |
| | Live entertainment | P | P | P | P | P | P | P |
| | Major entertainment facility, outdoor | NP | NP | NP | P | P | C | P |
| | Race track (auto, dog, and horse) | NP | NP | NP | NP | NP | NP | NP |
| | Recreation and social clubs | P | P | P | P | P | NP | NP |
| | Resorts | P | P | P | P | P | NP | NP |
| | RV campground | NP | NP | NP | NP | NP | NP | NP |
| | RV park | NP | NP | NP | NP | NP | NP | NP |
| | Seasonal art festival | P | P | P | P | P | NP | NP |
| | Shooting range, outdoor | NP | NP | NP | NP | NP | NP | NP |
| | Sports arena | NP | NP | NP | P | P | P | P |
| | Tennis, racquet clubs, miniature golf and similar uses | NP | NP | P | P | P | NP | NP |
| | Wedding and reception center, outdoor | P | P | P | P | P | NP | NP |
| | Zoo | NP | NP | NP | NP | C | C | NP |

| Table 3.7.3.2: Mixed-Use and Non-Residential Permitted Uses Continued | | | | | | | | |
|---|---|---|---|---|---|---|---|---|
| **Use Category** | **Use Type** | **Development Categories** | | | | | | |
| | | **Mixed Use Low** | **Mixed Use Medium** | **Mixed Use High** | **Neighborhood Commercial** | **General Commercial** | **Light Industrial** | **Industrial** |
| | | TV-MU3 | TV-MU2 | TV-MU1 | TV-C2 | TV-C1 | TV-I2 | TV-I1 |
| **Recreation and Entertainment, Indoor** | Art gallery or museum, private | P | P | P | P | P | NP | NP |
| | Convention centers and exhibition halls | P | P | P | P | P | P | P |
| | Dancing, theatrical, or music studio | P | P | P | P | P | NP | NP |
| | Fitness and recreational sports center | P | C | P | P | P | NP | NP |
| | General indoor recreation, commercial | C | C | P | P | P | P | NP |
| | 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 |
| | Recreation and social clubs | P | P | P | P | P | NP | NP |
| | Resorts | P | P | P | P | P | NP | NP |
| | Major entertainment facility, indoor | C | C | P | P | P | P | P |
| | Movie theater | NP | C | C | P | P | NP | NP |
| | Theatre, indoor | P | P | P | P | P | NP | NP |
| | Wedding and reception center, indoor | P | P | P | P | P | NP | NP |
| **Personal Services** | Animal shelter | P | P | P | P | NP | NP | NP |
| | Appliance repair | NP | NP | NP | P | P | P | P |
| | Boarding and training kennels | P | P | P | P | P | NP | NP |
| | Dry cleaning and laundry service | P | P | P | P | P | P | NP |
| | Employment agencies, not including day labor hiring centers | P | P | P | P | P | P | P |
| | General personal services | P | P | P | P | P | P | P |
| | Instructional services or trade school | C | C | C | P | P | P | P |
| | Locksmith | P | P | P | P | P | P | P |
| | Messenger delivery service | P | P | P | P | P | P | P |
| | Massage establishment | P | P | P | P | P | NP | NP |
| | Pest control service | C | C | C | C | P | P | P |
| | Pet grooming shop | P | P | P | P | P | NP | NP |
| | 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 | NP | NP |
| | Ticket and travel agency | P | P | P | P | P | NP | NP |
| | Watch and clock repair shop | P | P | P | P | P | P | P |

| Table 3.7.3.2: Mixed-Use and Non-Residential Permitted Uses Continued | | | | | | | | |
|---|---|---|---|---|---|---|---|---|
| **Use Category** | **Use Type** | **Development Categories** | | | | | | |
| | | **Mixed Use Low** | **Mixed Use Medium** | **Mixed Use High** | **Neighborhood Commercial** | **General Commercial** | **Light Industrial** | **Industrial** |
| | | TV-MU3 | TV-MU2 | TV-MU1 | TV-C2 | TV-C1 | TV-I2 | TV-I1 |
| **Retail (Sales)** | Appliance, furniture, and household equipment sales and rentals | P | P | P | P | P | P | P |
| | Antiques, crafts, and collectible sales | P | P | P | P | P | P | P |
| | Alcoholic beverages, retail sale | C | C | C | P | P | NP | NP |
| | Bait and tackle shops | P | P | P | P | P | P | P |
| | Book, stationary, and greeting card store | P | P | P | P | P | NP | NP |
| | Cabinet and carpentry shop | P | P | P | P | P | P | P |
| | Candy and ice cream store | P | P | P | P | P | NP | NP |
| | Carpet and floor covering store | P | P | P | P | P | P | P |
| | Convenience store with gas sales | P | P | P | P | P | NP | NP |
| | Copy center | P | P | P | P | P | P | P |
| | Custom dressmaking, furrier, millinery, or tailor shop | p | P | P | P | P | NP | NP |
| | Equipment sales, rental, and storage yard | P | P | P | P | P | P | P |
| | Feed store | NP | NP | NP | P | P | P | NP |
| | Florist | P | P | P | P | P | P | P |
| | General retail | P | P | P | P | P | C | NP |
| | Gift, novelty, and souvenir shop | P | P | P | P | P | NP | NP |
| | Hardware store with outdoor storage | P | P | P | P | P | P | P |
| | Hobby, stamp, and coin shop | P | P | P | P | P | NP | NP |
| | Home improvement store | P | P | P | P | P | P | P |
| | Large retail | NP | C | C | P | P | C | NP |

| Table 3.7.3.2: Mixed-Use and Non-Residential Permitted Uses Continued | | | | | | | | |
|---|---|---|---|---|---|---|---|---|
| **Use Category** | **Use Type** | **Development Categories** | | | | | | |
| | | **Mixed Use Low** | **Mixed Use Medium** | **Mixed Use High** | **Neighborhood Commercial** | **General Commercial** | **Light Industrial** | **Industrial** |
| | | TV-MU3 | TV-MU2 | TV-MU1 | TV-C2 | TV-C1 | TV-I2 | TV-I1 |
| **Retail (Sales) Continued** | Micro-Brewery/ Distillery | C | C | C | P | P | NP | NP |
| | Monument sales and engraving shop | P | P | P | P | P | P | P |
| | Newsstand | P | P | P | P | P | NP | NP |
| | Nursery and plant sales, wholesale | NP | NP | NP | NP | C | P | P |
| | Office supply and machine sales and service | P | P | P | P | P | NP | NP |
| | Open-air market or flea market | NP | NP | NP | NP | NP | NP | NP |
| | Pet shop | P | P | P | P | P | NP | NP |
| | Plant sales, retail | P | P | P | P | P | P | NP |
| | Plant nursery, retail | P | P | P | P | P | P | NP |
| | Plant nursery, wholesale | P | P | P | P | P | P | P |
| | 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 | NP | NP |
| | Retail sales of merchandise, indoors | P | P | P | P | P | NP | NP |
| | Sexually oriented business | NP | NP | NP | NP | NP | NP | NP |
| | Shoe sales and service | P | P | P | P | P | NP | NP |
| | Tobacco oriented retailer | C | C | C | P | P | P | NP |
| | Upholstery shop | P | P | P | P | P | P | P |
| | Water and ice store | P | P | P | P | P | NP | NP |
| | Auto auction | NP | NP | NP | P | P | P | P |

| Table 3.7.3.2: Mixed-Use and Non-Residential Permitted Uses Continued | | | | | | | | |
|---|---|---|---|---|---|---|---|---|
| **Use Category** | **Use Type** | **Development Categories** | | | | | | |
| | | **Mixed Use Low** | **Mixed Use Medium** | **Mixed Use High** | **Neighborhood Commercial** | **General Commercial** | **Light Industrial** | **Industrial** |
| | | TV-MU3 | TV-MU2 | TV-MU1 | TV-C2 | TV-C1 | TV-I2 | TV-I1 |
| **Vehicles and Equipment** | Auto parts and accessory store | P | P | P | P | P | P | P |
| | Auto sound system installation, Auto glass tinting and repair, and similar uses | P | P | P | P | P | P | P |
| | Auto body repair and painting facilities | NP | NP | NP | NP | NP | P | P |
| | Boat, RV storage | NP | NP | NP | P | P | P | NP |
| | Boat, RV sales and rental | NP | NP | NP | P | P | P | NP |
| | Boat, RV repair | NP | NP | NP | NP | NP | P | P |
| | Car wash | NP | NP | NP | P | P | P | NP |
| | Emissions testing facility | NP | NP | NP | NP | NP | P | P |
| | Gasoline sales | NP | P | P | NP | P | P | C |
| | Park and ride facility | P | P | P | P | P | NP | NP |
| | Parking structure | C | P | P | P | P | P | P |
| | School bus parking and maintenance | NP | NP | NP | NP | NP | P | P |
| | Semi-truck service and repair | NP | NP | NP | NP | NP | P | P |
| | Tire sales, repair and mounting | P | P | P | P | P | P | P |
| | Truck stop | NP | NP | NP | NP | NP | NP | NP |
| | Truck repair and overhaul | NP | NP | NP | NP | NP | NP | NP |
| | Vehicle sales and rental | NP | NP | NP | P | P | P | NP |
| | Vehicle service and repair, major | NP | NP | NP | NP | P | P | NP |
| | Vehicle service and repair, minor | NP | C | C | P | P | P | NP |
| | Vehicle storage | NP | NP | NP | C | P | C | NP |
| **Visitor Accommodation** | Bed and breakfast | C | C | C | NP | NP | NP | NP |
| | Hotel or motel | C | C | C | P | P | NP | NP |
| | Resort | NP | NP | NP | NP | P | NP | NP |
| | Short term rental | C | C | C | NP | NP | NP | NP |
| **Industrial Uses** | | | | | | | | |
| **Industrial Service** | Building materials sales, indoor retail | NP | NP | NP | NP | NP | P | P |
| | Building material sales, outdoor or wholesale | NP | NP | NP | NP | NP | P | P |
| | Drilling company, no outside storage | NP | NP | NP | NP | NP | NP | NP |
| | Drilling company, with outside storage | NP | NP | NP | NP | NP | NP | NP |
| | Resource extraction | NP | NP | NP | NP | NP | NP | NP |
| | General industrial service | NP | NP | NP | NP | NP | NP | NP |
| **General Industrial** | Call center or data center | P | P | P | P | P | P | P |
| | Motion picture studio, television pictures, commercial still photography | P | P | P | P | P | P | P |

## Table 3.7.3.2: Mixed-Use and Non-Residential Permitted Uses Continued

| Use Category | Use Type | Development Categories | | | | | | |
|---|---|---|---|---|---|---|---|---|
| | | Mixed Use Low | Mixed Use Medium | Mixed Use High | Neighborhood Commercial | General Commercial | Light Industrial | Industrial |
| | | TV-MU3 | TV-MU2 | TV-MU1 | TV-C2 | TV-C1 | TV-I2 | TV-I1 |
| **Manufacturing and Production** | Assembly, light | NP | NP | NP | NP | NP | NP | P |
| | Machine shops | NP | NP | NP | NP | NP | P | P |
| | Manufacturing, heavy | NP | NP | NP | NP | NP | NP | NP |
| | Manufacturing, light | NP | NP | NP | NP | NP | NP | P |
| | Maker space up to a maximum of 30,000 square feet | NP | NP | NP | NP | NP | NP | NP |
| | Printing and publishing facilities | P | P | P | P | P | P | P |
| **Warehouse and Freight Movement** | Mini-storage, indoor | NP | NP | NP | C | P | P | P |
| | Mini-storage, outdoor | NP | NP | NP | C | P | P | P |
| | Motor freight terminal | NP | NP | NP | NP | NP | NP | NP |
| | Moving truck, trailer, and equipment rental | P | P | P | P | P | P | P |
| | Moving company storage and transfer facility | P | P | P | P | P | P | P |
| | Office warehouse | NP | NP | NP | NP | NP | P | P |
| | Parcel delivery service | P | P | P | P | P | P | P |
| | Remote mail service | P | P | P | P | P | P | P |
| | Research laboratories | NP | NP | NP | NP | NP | P | P |
| | Storage yard | NP | NP | NP | NP | NP | NP | NP |
| | Warehouse | NP | NP | NP | NP | NP | P | P |
| | Wholesale establishment | NP | NP | NP | NP | NP | NP | P |
| **Waste and Salvage** | Auto wrecking and salvage yard | NP | NP | NP | NP | NP | NP | NP |
| | Recycling center, outdoor | NP | NP | NP | NP | NP | NP | NP |
| | Recycling center indoor | NP | NP | NP | NP | NP | P | P |
| | Landfill | NP | NP | NP | NP | NP | NP | NP |
| **Temporary Uses** | | | | | | | | |
| Temporary Uses | Antennas, temporary | P | P | P | P | P | P | P |
| | Construction trailer | P | P | P | P | P | P | P |
| | Expansion or replacement facilities, temporary | P | P | P | P | P | P | NP |
| | Food trucks; mobile food vendor | P | P | P | P | P | C | NP |
| | Office space/ equipment storage, temporary | P | P | P | P | P | P | P |
| | Retail sales, temporary | P | P | P | P | P | P | NP |
| | Roadside stand | NP | NP | NP | NP | NP | NP | NP |
| | Sales office, temporary | NP | NP | NP | NP | NP | NP | NP |
| | Yard sale, temporary | P | P | P | NP | NP | NP | NP |
| | Other temporary uses | P | P | P | P | P | P | P |

NOTE: The Above Non-Residential Uses Permitted Shall Replace the City of Buckeye, Arizona development Code 3.1-1: Table of Allowed Uses Within Teravalis.

1. Applies to all use categories.

2. Alternative Energy uses, specifically Small Modular Reactors (SMRs), require development standards to be defined and reviewed as part of the CUP process.

P - Permitted Use

C - Conditional Use

NP - Not Permitted

### *3.7.3.3 Classification of New and Unlisted Uses*

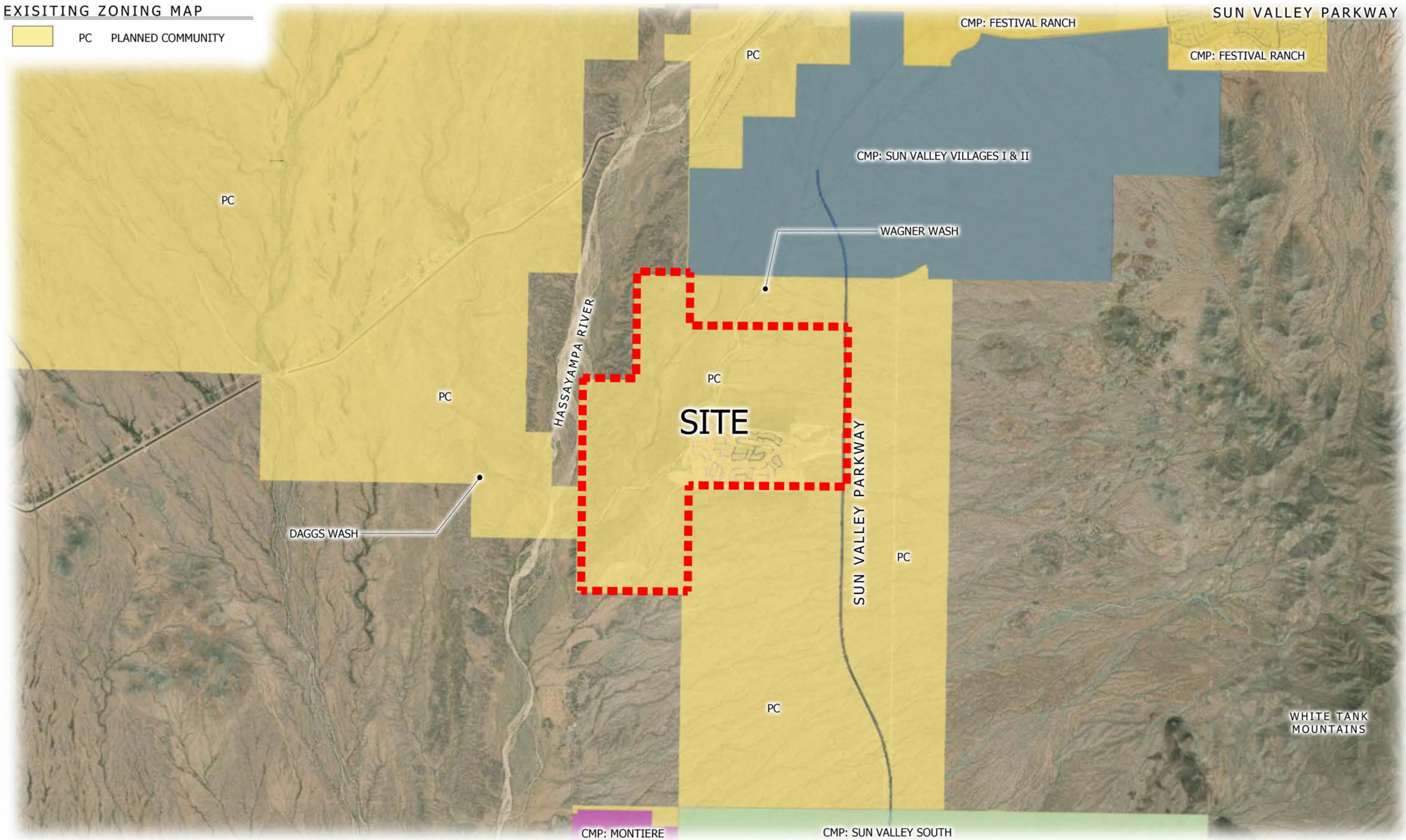
When application is made for a use category or use type that is not specifically listed in **Table 3.7.3.1 Residential Permitted Uses** or **Table 3.7.3.2 Mixed-Use and Non-Residential Permitted Uses**, but meets the intent of an existing permitted use, the following procedure shall be followed:

A. The Planning Director or their Designee shall provide an interpretation as to the use category and/or use type into which such use should be placed. In making such interpretation, the Planning Director or their Designee shall consider its potential impacts, including but not limited to: the nature of the use and whether it involves dwelling activity; sales; processing; type of product, storage and amount, and nature thereof; enclosed or open storage; anticipated employment; transportation requirements; the amount of noise, odor, fumes, dust, toxic material, and vibration likely to be generated; and the general requirements for public utilities such as water and sanitary sewer.

B. Appeal of the Planning Director or their Designee's decision may be made to the Planning Commission following procedures under **Section 3.1.4.3.2 Application Review and Approval**.

## *3.7.4 Existing Zoning*

The existing zoning designation for the Site is Planned Community (PC) as shown on **Exhibit 3.7.4: Existing Zoning Map**, with no changes proposed.




## Exhibit 3.7.4: Existing Zoning Map

FLOREO AT TERAVALIS - MAJOR CMP AMENDMENT - 5TH AMENDMENT

### *3.7.5 Development Districts*

This CMP has established specific Development Districts for the community, which supplement and supersede the base zoning described in the Buckeye Development Code. These districts are defined on **Table 3.7.5: Development Districts**. These Development Districts will be specified and formalized with the approval of each site plan or preliminary plat as proposed by the Master Developer or Developer, recommended by City staff, and granted by the City of Buckeye City Council in an approved final plat.

**Table 3.7.5: Development Districts**

| Development District | Development District Description |
|---|---|
| **TV-R15** | Teravalis Residential Between 0 to 3 DU/AC |
| TV-R7 | Teravalis Residential Between 0 to 4 DU/AC |
| TV-R6 | Teravalis Residential Between 6 to 16 DU/AC |
| TV-R5 | Teravalis Residential Between 4 to 8 DU/AC |
| TV-R4 | Teravalis Residential Between 6 to 16 DU/AC |
| TV-R3 | Teravalis Residential Horizontal Multi-Family Between 8 to 16 DU/AC |
| TV-R2 | Teravalis Residential Multi-Family Between 14 to 31 DU/AC |
| TV-R1 | Teravalis Residential Vertical Multi-Family Between 26 DU/AC and Above. |
| TV-MU3 | Teravalis Mixed-Use District<br>Accommodate Commercial, Employment, Office and Residential Uses Between 8 to 16 DU/AC. |
| TV-MU2 | Teravalis Mixed-Use District<br>Accommodate Commercial, Employment, Office and Residential Uses Between 14 and 31 DU/AC. |
| TV-MU1 | Teravalis Mixed-Use District<br>Accommodate Commercial, Office, Employment, Light Industrial and Residential Uses of 28 DU/AC and Above. |
| TV-C2 | Teravalis Neighborhood Commercial<br>Provide for neighborhood-level goods, services or office within a Development Unit (typically intended to serve a local market area within a one-mile radius and contain less than 100,000 sq. ft. of GFA) |
| TV-C1 | Teravalis General Commercial<br>Provide for community level goods, services or office as necessary to serve the entire Teravalis Planned Community (typically intended to serve an intermediate market within a three-mile radius and contain less than 500,000 sq. ft. of GFA) |
| TV-I2 | Teravalis Light Industrial<br>Provide for office, light industrial and warehousing uses which are consumer-oriented with and may have a store front. |
| TV-I1 | Teravalis Industrial<br>Provide for office, industrial and warehousing uses. |

### *3.7.5.1 Development Standards*

To provide flexibility in meeting the diverse economic and social needs of current and future residents, a variety of housing types and non-residential uses have been established through the Development Standards for each development type. These standards are designed to ensure that development aligns with the community's evolving needs while adhering to appropriate guidelines for design and infrastructure.

In addition, all access points and right-of-ways within the development shall comply with the City of Buckeye Engineering Design Standards, except where such standards have been modified by this CMP. For further details, please refer to the following sections:

A. **Section 3.7.5.1.1 Residential Development Standards**, which outlines the standards applicable to residential development.
B. **Section 3.7.5.1.2: Legacy Residential Development Standards**, with outlines the legacy standards applicable to residential development that was approved under the CMP prior to this version. Residential development may not use these standards after this version of the CMP is adopted.
C. **Section 3.7.5.1.3 Mixed-Use Development Standards**, which covers the standards governing mixed-use developments.
D. **Section 3.7.5.1.4 Non-Residential Development Standards**, detailing the standards for non-residential development.
E. **Section 3.11 General Design Standards**, for general site plan and layout standards for development.
F. **Section 3.12 Architecture Design Standards**, for requirements and guidelines on architectural styles, features, colors, and materials.
G. **Section 3.13 Open Space and Parks Standards**, for all open space requirements.
H. **Section 3.16 Landscape Standards**, for all planting and landscape requirements.
I. **Section 3.17 Fences, Walls, and Screening Standards**, for all wall, fence, and screening requirements.
J. **Section 3.18 Parking Standards**, for all parking requirements.
K. **Section 3.20 Lighting Standards**, for all lighting requirements.
L. **Section 3.21 Hillside Standards**, for additional standards applicable to developments within hillside areas.

### *3.7.5.1.1 Residential Development Standards*

The Site permits a variety of residential development types from more traditional single-family homes to vertical multi-family. See **Exhibit 3.7.5.1.1.A: Residential Development Standards - Single-Family Detached**, **Exhibit 3.7.5.1.1.B: Residential Development Standards - Single-Family Detached – Cluster and Hammerhead**, **Exhibit 3.7.5.1.1.C: Residential Development Standards – Singled-Family Attached**, **Exhibit 3.7.5.1.1.D: Residential Development Standards - Single-Family Attached - Townhomes**, and **Exhibit 3.7.5.1.1.E: Residential Development Standards - Horizontal and Vertical Multi-Family** for standards providing criteria for the planning and development of all residential development types permitted within the Site.

Refer to the Residential Development Standards as listed above for minimum setback requirements for Accessory Structures. For Accessory Dwelling Units ("ADUs"), refer to ARS 9-461.18. ADUs within the CMP must also adhere to the specific requirements established in the HOA Covenants, Conditions, and Restrictions (CC&Rs), as well as the Design Guidelines set forth by the Master Developer.

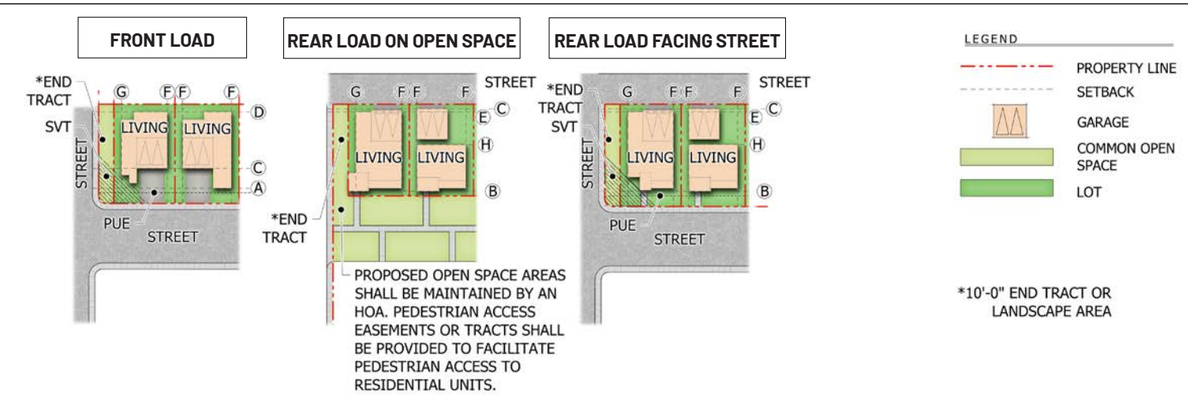
## Single-Family Detached

| Development Districts: | TV-R5, TV-R4, TV-R3, TV-R2, TV-R1 | TV-R6, TV-R5, TV-R4, TV-R3, TV-R2, TV-R1 | TV-R7, TV-R6, TV-R5, TV-R4, TV-R3, TV-R2, TV-R1 | TV-R7, TV-R6, TV-R5, TV-R4, TV-R3, TV-R2, TV-R1 | TV-R15, TV-R7, TV-R6, TV-R5, TV-R4, TV-R3, TV-R2, TV-R1 |
|---|---|---|---|---|---|
| **Development Type [1]:** | Up to 2,999 SF | 3,000-5,999 SF | 6,000-9,999 SF | 10,000-14,999 SF | 15,000 and Larger |
| **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' | 10' |
| **Maximum Lot Coverage:** | Per building setbacks | | | | |
| **Minimum Building Setbacks** | | | | | |
| **A. Front Setbacks (Front Loaded) [3, 5]:** | | | | | |
| From living space | 0' | 10' | 10' | 10' | 15' |
| **B. Front Setbacks (Rear Loaded) [5]:** | | | | | |
| From property line adjacent to common tracts | 0' | 5' | 5' | 5' | 5' |
| From street tract or right-of-way | 0' | 10' | 10' | 10' | 10' |
| **C. Garage Setbacks [3, 5]:** | | | | | |
| Front facing garage setback from property line 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 | N/A | 10' | 10' | 10' | 10' |
| **D. Rear Setbacks - Front Loaded [3, 5]:** | 5' | 10' | 15' | 15' | 20' |
| **E. Rear Setbacks - Rear Loaded [3]:** | 3' | 5' | 3' | 3' | 3' |
| **F. Interior Side Setbacks [3, 5]:** | 0' | 5' | 5' | 5' | 10' |
| **G. Street Side Setback [5]:** | | | | | |
| From living to end tract | 0' | 5' | 5' | 10' | 5', 10' |
| From porch to end tract | 0' | 0' | 0' | 0' | 0' |
| **H. Detached garage separation from primary building** | 8' | 8' | 8' | 8' | 8' |
| **Accessory Structures [3, 5]:** | | | | | |
| Maximum building height | 32' | 32' | 32' | 32' | 32' |
| From principal structure | 6' | 6' | 6' | 6' | 6' |
| From property line [4] | 5' | 5' | 5' | 5' | 5' |
| Front setback to living | N/A | N/A | N/A | 14' | 15' |
| Front setback to living if detached side entry garage | N/A | N/A | N/A | 10' | 15' |

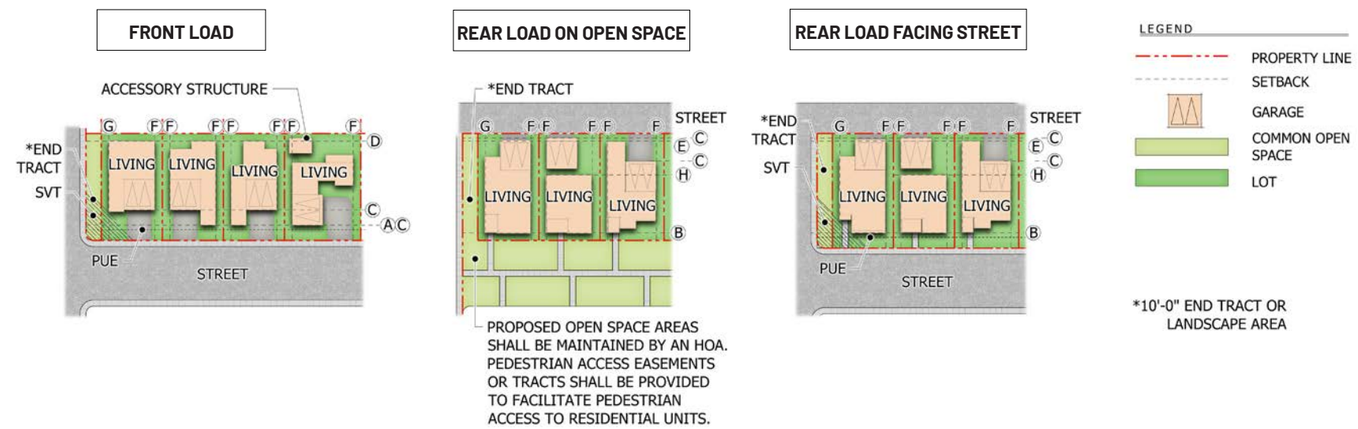
1. Refer to exhibits on this page for illustrative diagram.
2. Measured from principle to principle
3. Setbacks are measured from the property line unless otherwise noted.
4. A minimum setback of 8 feet from the front property line is required to ensure placement outside of the Public Utility Easement.
5. See **Section 3.12.2.4 Architectural Projections** for permitted projections.

## Illustrative Product Diagrams

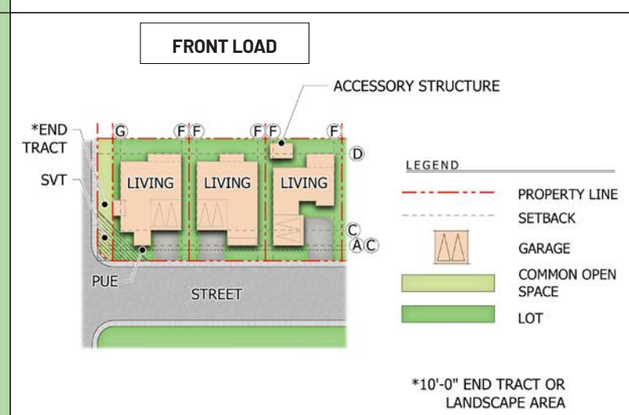
### Up to 2,499 SF



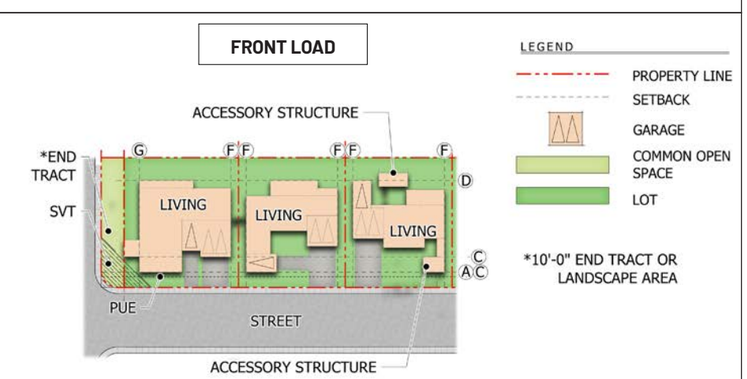

### 3,000 - 5,999 SF




### 6,000 - 9,999 SF




### 10,000-14,999 SF and 15,00 and Larger



## Single-Family Detached - Cluster and Hammerhead

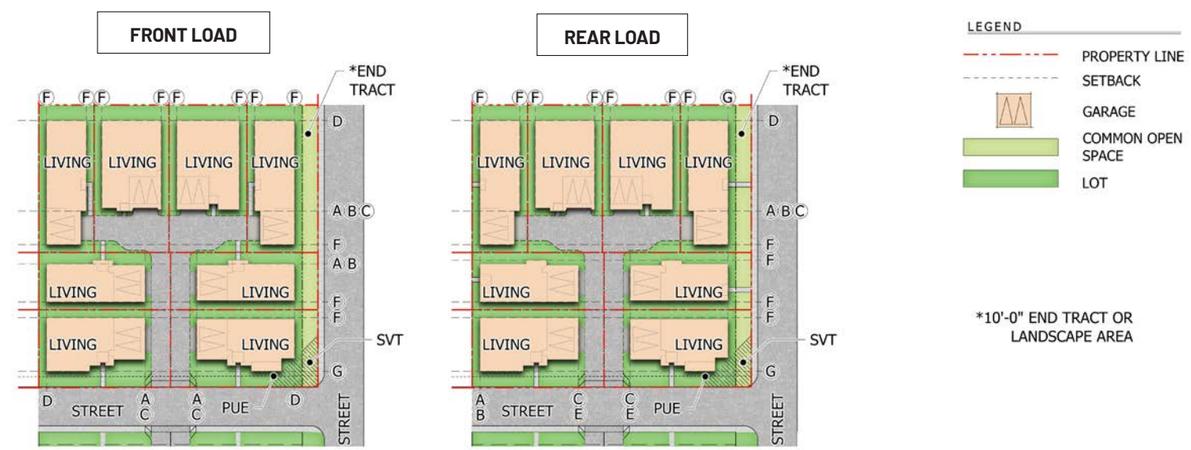
| Development Districts: | TV-R5, TV-R4, TV-R3, TV-R2, TV-R1 | TV-R5, TV-R4, TV-R3, TV-R2, TV-R1 |
|---|---|---|
| **Development Type [1]:** | Cluster | Hammerhead |
| **Minimum Lot Area:** | 2,000 SF | 2,000 SF |
| **Minimum Lot Width:** | 30' | 30' |
| **Maximum Building Height [4]:** | 38' | 38' |
| **Minimum Building Spacing [2]:** | 10' | 10' |
| **Maximum Lot Coverage:** | Per building setbacks | |
| **Minimum Building Setbacks** | | |
| **A. Front Setbacks [3,4]:** | | |
| To living space | 5' | 5' |
| To alley or motorcourt | 4' | 4' |
| **B. Front Setbacks to Porch [3,4]:** | 2' | 2' |
| **C. Garage Setbacks [3]:** | | |
| 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 Setback (Front Loaded) [3,4]:** | 5' | 5' |
| **E. Rear Setback (Rear Loaded) [3,4]:** | 4' | 4' |
| **F. Interior Side Setback [4]:** | 5' | 5' |
| **G. Street Side Setback [4]:** | 10' | 10' |
| **H. Detached garage separation from primary building [4]** | 8' | 8' |

1. Refer to exhibits on this page for illustrative diagram.
2. Measured from principle to principle
3. Setbacks are measured from the property line unless otherwise noted.
4. See **Section 3.12.2.4 Architectural Projections** for permitted projections.

## Illustrative Product Diagrams

**Cluster**

**Hammerhead**



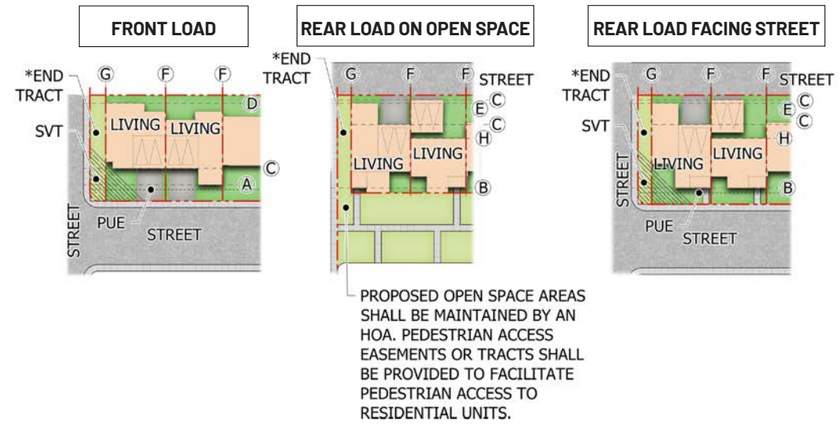
## Single-Family Attached

| | | |
|---|---|---|
| **Development Districts:** | TV-R5, TV-R4, TV-R3, TV-R2, TV-R1 | TV-R6, TV-R5, TV-R4, TV-R3, TV-R2, TV-R1 |
| **Development Type [1]:** | Up to 2,999 SF | 3,000-7,000 |
| **Lot Area:** | Up to 2,999 SF | 3,000-7,000 |
| **Minimum Lot Width:** | 20' | 30' |
| **Maximum Building Height [4]:** | 50' | 45' |
| **Minimum Building Spacing [2]:** | 10' | 10' |
| **Maximum Lot Coverage:** | Per building setbacks | |
| **Minimum Building Setbacks** | | |
| **A. Front Setbacks (Front Loaded) [3, 4]:** | | |
| From living space | 0' | 5' |
| **B. Front Setbacks (Rear Loaded) [4]:** | | |
| From property line adjacent to common tracts | 0' | 0' |
| From street tract or right-of-way | 0' | 5' |
| **C. Garage Setbacks [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' |
| **D. Rear Setbacks - Front Loaded [3, 4]:** | 5' | 10' |
| **E. Rear Setbacks - Rear Loaded [3, 4]:** | 3' | 3' |
| **F. Interior Side Setbacks [3, 4]:** | 0' | 0' |
| **G. Street Side Setback [4]:** | | |
| From living to end tract | 0' | 0' |
| **H. Detached garage separation from primary building [4]** | 8' | 8' |
| **Accessory Structures [3, 4]:** | | |
| Maximum building height | 32' | 32' |
| From principal structure | 6' | 6' |
| From property line | 5' | 5' |

1. Refer to exhibits on this page for illustrative diagram.
2. Measured from principle to principle
3. Setbacks are measured from the property line unless otherwise noted.
4. See **Section 3.12.2.4 Architectural Projections** for permitted projections.

## Illustrative Product Diagrams

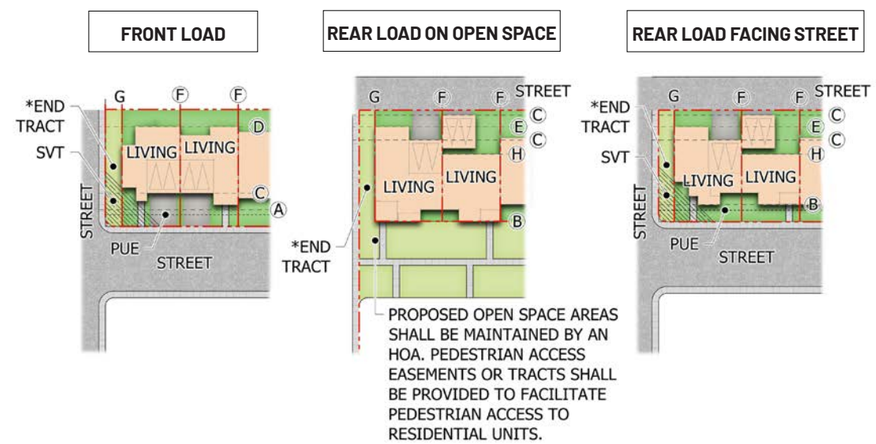
**Up to 2,999 SF**




LEGEND
- PROPERTY LINE
- SETBACK
- GARAGE
- COMMON OPEN SPACE
- LOT

*10'-0" END TRACT OR LANDSCAPE AREA

**3,000 - 7,000 SF**




LEGEND
- PROPERTY LINE
- SETBACK
- GARAGE
- COMMON OPEN SPACE
- LOT

*10'-0" END TRACT OR LANDSCAPE AREA

# Exhibit 3.7.5.1.1.C: Residential Development Standards - Single-Family Attached

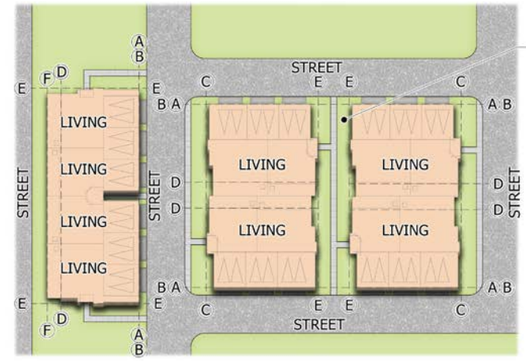
## Single-Family Attached - Townhomes

| Development Districts: | TV-R4, TV-R3, TV-R2, TV-R1 | TV-R4, TV-R3, TV-R2, TV-R1 |
|---|---|---|
| **Development Type [1]:** | 43,560 SF Front Load | 43,560 SF Rear Load |
| **Minimum Lot Area:** | 43,560 SF | 43,560 SF |
| **Minimum Lot Width:** | 20' | 20' |
| **Maximum Building Height [3]:** | 60' | 60' |
| **Maximum Density:** | 24 DU/AC | 24 DU/AC |
| **Maximum Lot Coverage:** | Per building setbacks | |
| **Minimum Building Setbacks** | | |
| **A. Front Setbacks [2,3]:** | | |
| From living | 5' | 5' |
| From front to front on open space | N/A | 10' |
| **B. Garage Setbacks [2,3]:** | | |
| 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]:** | 5' | 5' |
| **D. Rear Yard Setback (Front Loaded) [3]:** | 8' | N/A |
| **D. Rear Yard Setback (Rear Loaded) [3]:** | N/A | 5' |
| **E. Interior Side Setback [3]:** | 0' | 0' |
| Between end units of buildings | 10' | 10 |
| **F. Rear Yard Setback (From Street) [3]:** | 10' | N/A |
| **G. Detached garage separation from primary building 3** | 8' | 8' |

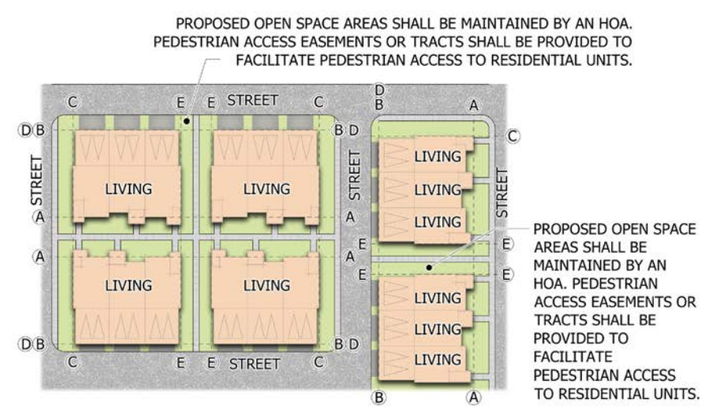
1. Refer to exhibits on this page for illustrative diagram.
2. Setbacks are measured from the property line unless otherwise noted.
3. See **Section 3.12.2.4 Architectural Projections** for permitted projections.

## Illustrative Product Diagrams

**43,560 SF Front Load**




**43,560 SF Rear Load**




# Exhibit 3.7.5.1.1.D: Residential Development Standards - Single-Family Attached - Townhomes

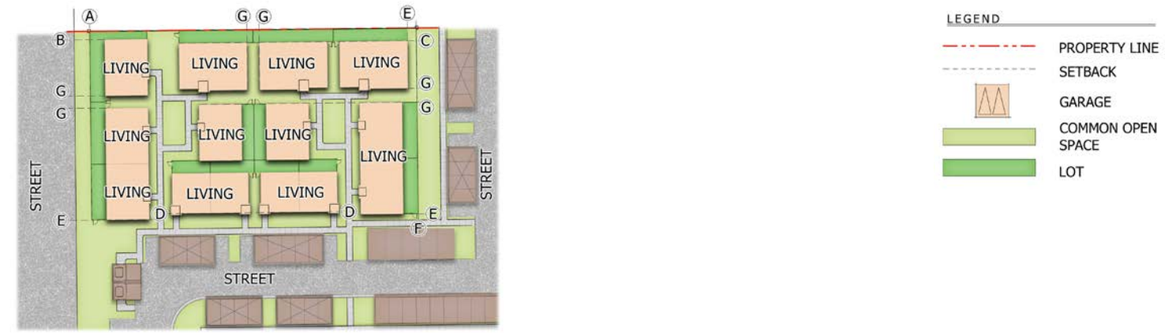
## Horizontal Multi-Family

| | |
|---|---|
| **Development Districts:** | TV-R4, TV-R3, TV-R2, TV-R1, TV-MU3, TV-MU2, TV-MU1 |
| **Development Type [1]:** | Horizontal Multi-Family |
| **Minimum Lot Area:** | 43,560 SF |
| **Minimum Lot Width:** | 20' |
| **Maximum Building Height:** | 48' |
| **Maximum Lot Coverage:** | Per building setbacks |
| **Minimum Building Setbacks** | |
| **A. Perimeter Street Landscape Setback:** | |
| Local | 10' |
| Collector | 15' |
| Arterial | 20' |
| **B. Perimeter Side Setback:** | 5' |
| **C. Perimeter Rear Setback:** | 8' |
| **D. Front Setback to Parking [2]:** | 10' |
| **E. Side Setback to Parking [2]:** | 10' |
| **F. Rear Setback to Parking [3]:** | 10' |
| **G. Minimum Building Space:** | 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.

## Illustrative Product Diagrams

**Horizontal Multi-Family**



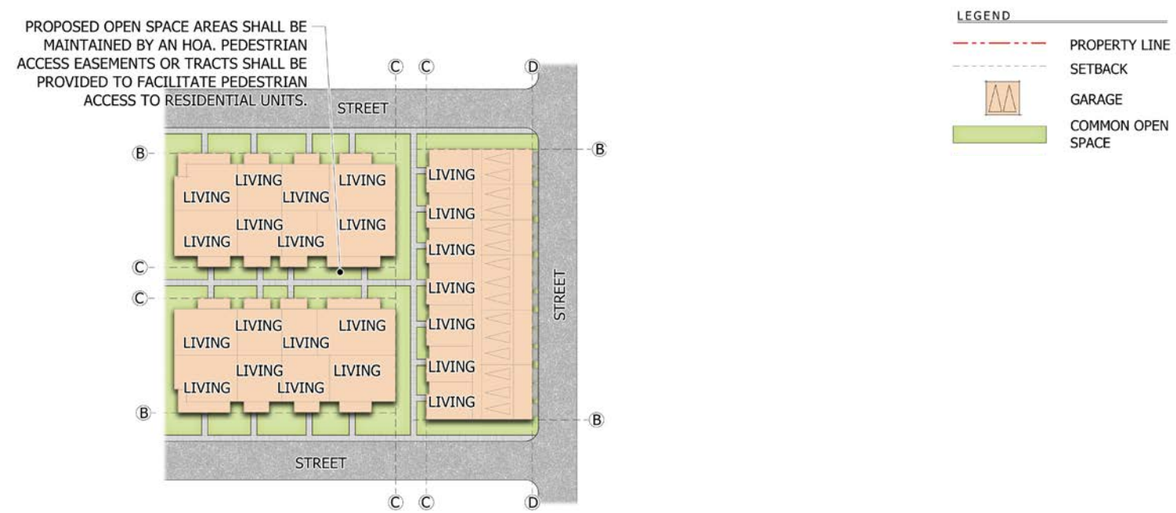

## Vertical Multi-Family

| | |
|---|---|
| **Development Districts:** | TV-R4, TV-R3, TV-R2, TV-R1, TV-MU3, TV-MU2, TV-MU1 |
| **Development Type [1]:** | Vertical Multi-Family |
| **Minimum Lot Area:** | 43,560 SF |
| **Minimum Lot Width:** | 20' |
| **Maximum Building Height:** | 60' |
| **Maximum Lot Coverage:** | Per building setbacks |
| **Minimum Building Setbacks** | |
| **A. Perimeter Setbacks [2]:** | |
| Up to 2 stories | 10' |
| Greater than 2 stories [3] | 15' |
| **B. Internal Setbacks [2]:** | |
| To street parking | 10' |
| For attached walls | 0' |
| **C. Minimum Building Spacing:** | 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.

## Illustrative Product Diagrams

**Vertical Multi-Family**



### *3.7.5.1.2 Legacy Residential Development Standards*

For existing developments initiated under the previous CMP, **Table 3.7.5.1.2: Legacy Residential Development Standards for Existing Construction** provides the criteria that were used for planning and construction. These legacy standards apply solely to development projects that were already underway or have been completed prior to the adoption of this revised CMP. All new residential development moving forward must adhere to the updated development standards provided in **Section 3.7.5.1.1: Residential Development Standards** and may not utilize the standards outlined in the legacy table.

**Table 3.7.5.1.2: Legacy Development Standards for Existing Construction**

| **Legacy Districts:** | SF-3 | SF-6 |
|---|---|---|
| **Lot Dimensions, minimum** | | |
| Lot Size (sq. ft.) | 6,000 | 3,000 |
| Lot Width (ft) [1] | 50 | 30 |
| **Minimum Building Setbacks [4]** | | |
| **Front (ft.) [8]** | | |
| Living Area | 10 | 10 |
| Front Garage | 18 | 10 |
| Side Entry Garage | 10 | 10 |
| **Side (ft.) [2] [8]** | | |
| Minimum | 5 | 5 |
| Total | 10'-15' [5] | 10' |
| Rear (ft.) [3] | 20 [6] | 10 [6] |
| Lot Coverage, maximum (%) | N/A [7] | N/A [7] |
| Building Height, maximum (ft.) | 0' | 10' |

1. Lot width is measured at the "front garage" front yard building setback.
2. An additional 5 feet, or an open space tract a minimum of 5' in width, of setback shall be required for all corner lots adjacent to public right-of-way.
3. For accessory buildings, a 5 foot minimum setback.
4. A maximum 2 foot projection will be allowed into the setbacks for bay windows, fireplaces, overhangs, etc.
5. SF-6 lots less than 58 feet in with, and SF-6 lots greater than 63 feet in width shall have side yard setbacks that total no less than 15 feet in width.
6. Rear yard setback can be reduced to 3 feet where garage is not accessed from public street but is accessed from an alley, courtyard, or shared drive.
7. Maximum lot coverage does not apply and lot coverage will be controlled by the required yard setbacks.
8. All corners shall have a 33 feet by 33 feet sight visibility triangle.
9. A minimum of 8' end tracts are required for the Legacy SF-3 and SF-6 which replaces the requirement under item C in **Section 3.16.2.2: Street Frontage Landscape** and item C in **Section 3.16.2.4: Corner Lot Landscape Width**.

### *3.7.5.1.3 Mixed-Use Development Standards*

The Site permits multiple development types within the mixed-use Development Districts for a variety of density and intensity with multiple residential and non-residential uses permitted. See **Exhibit 3.7.5.1.3: Development Standards - Mixed-Use** for standards providing criteria for the planning and development of all mixed-use residential and non-residential development types permitted within the Site.

### *3.7.5.1.4 Non-Residential Development Standards*

The Site permits a variety of non-residential development types from neighborhood commercial to industrial. See **Exhibit 3.7.5.1.4.A: Non-Residential Development Standards – Commercial** and **Exhibit 3.7.5.1.4.B: Non-Residential Development Standards – Industrial** for standards providing criteria for the planning and development of all non-residential development types permitted within the Site.

| Mixed-Use | | | |
|---|---|---|---|
| **Development Districts:** | TV-R4, TV-R3, TV-R2, TV-R1, TV-MU3, TV-MU2, TV-MU1 | TV-R4, TV-R3, TV-R2, TV-R1, TV-MU3, TV-MU2, TV-MU1 | TV-R4, TV-R3, TV-R2, TV-R1, TV-MU3, TV-MU2, TV-MU1 |
| **Development Type:** | Mixed-Use Low | Mixed-Use Medium | Mixed-Use High |
| **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′ | 90′ | 120′ |
| **Maximum Lot Coverage:** | Not limited | Not limited | Not limited |
| **Minimum Building Setbacks** | | | |
| **A. Front Setback:** | | | |
| From Property Line | 10′ | 10′ | 0′ |
| To Residential | 15′ | 20′ | 10′ |
| **B. Side Setback:** | 10′ | 10′ | 10′ |
| **C. Street Side Setbacks:** | | | |
| From Property Line | 10′ | 10′ | 10′ |
| To Residential | 15′ | 20′ | 10′ |
| **D. Rear Setbacks:** | | | |
| From Property Line | 10′ | 10′ | 0′ |
| To Residential | 10′ | 20′ | 10′ |
| **E. Building Separation:** | | | |
| Primary | 10′ | 10′ | 10′ |

## Commercial

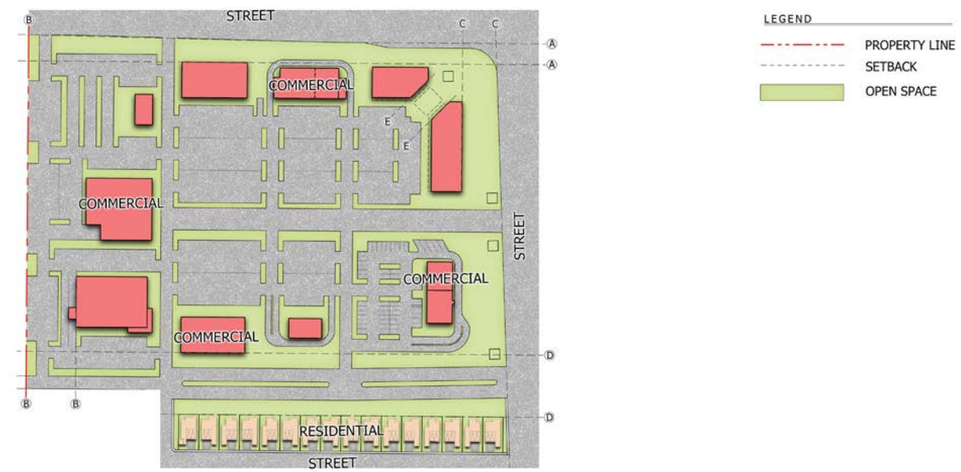
| | | | |
|---|---|---|---|
| **Development Districts:** | TV-MU3, TV-MU2, TV-MU1, TV-C2, TV-C1 | TV-MU3, TV-MU2, TV-MU1, TV-C2, TV-C1 | TV-MU3, TV-MU2, TV-MU1, TV-C2, TV-C1, TV-I2, TV-I1 |
| **Development Type [1]:** | Neighborhood Commercial | General Commercial | Office |
| **Minimum Lot Area:** | Per building area, parking requirements, and required setbacks | Per building area, parking requirements, and required setbacks | Per building area, parking requirements, and required setbacks |
| **Maximum Lot Coverage:** | Per setback requirements | Per setback requirements | 80% |
| **Minimum Lot Width:** | 100' | 150' | |
| Corner Lot | N/A | 200' | |
| **Maximum Building Height:** | 38' | 45' | 90' |
| **Minimum Building Setbacks** | | | |
| **A. Front Setback:** | | | |
| From Property Line | 10' | 10' | 0' |
| To Residential | 15' | 20' | 10' |
| **B. Side Setback:** | 10' | 10' | 10' |
| **C. Street Side Setbacks:** | | | |
| From Property Line | 10' | 10' | 10' |
| To Residential | 15' | 20' | 10' |
| **D. Rear Setbacks:** | | | |
| From Property Line | 10' | 10' | 0' |
| To Residential | 10' | 20' | 10' |
| **E. Building Separation:** | 10' | 10' | 10' |

1. Refer to exhibits on this page for illustrative diagram.

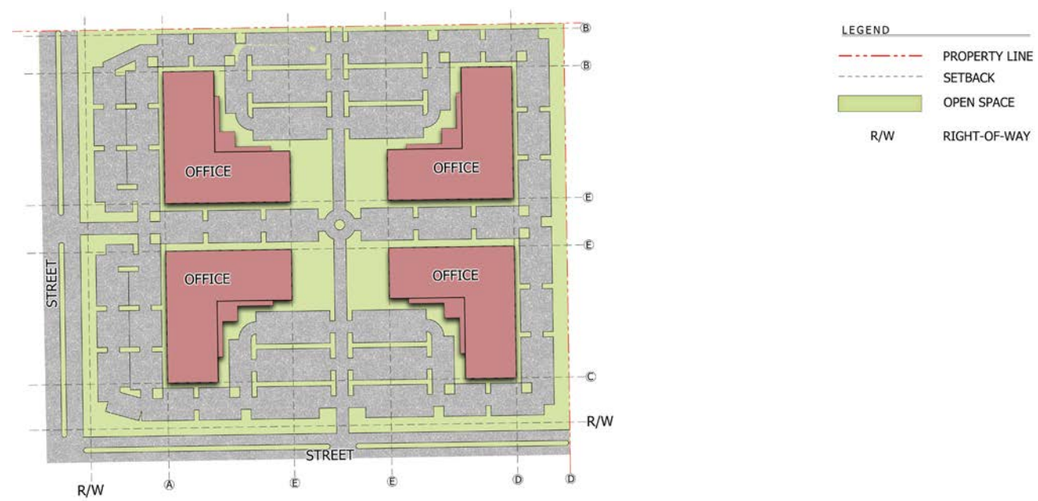
## Illustrative Product Diagrams

**Neighborhood Commercial**

**General Commercial**




**Office**




# Exhibit 3.7.5.1.4.A: Non- Residential Development Standards - Commercial

| Industrial | | |
|---|---|---|
| **Development Districts:** | TV-I2 | TV-I1 |
| **Development Type:** | Light Industrial | Industrial |
| **Minimum Lot Area:** | Per building area, parking requirements, and required setbacks | Per building area, parking requirements, and required setbacks |
| **Maximum Lot Coverage:** | 80% | 80% |
| **Minimum Lot Width:** | 100' | 100' |
| **Maximum Building Height [1]:** | 55' | 65' |
| **Minimum Building Setbacks** | | |
| **A. Front Setback:** | 10' | 10' |
| **B. Side Setback:** | 10' | 10' |
| **C. Rear Setbacks:** | 10' | 10' |
| **D. Residential Zone Boundary [2]:** | 20' | 35' |

1. Additional building height, up to a maximum of 120', may be achieved through compliance with the following development standards:
A. Increasing building setbacks an additional 3' for every 1' of height exceeding 65'
B. Increasing the street frontage landscaping an additional 10' of depth.

2. ROW, tracts, open space and parking may count towards required setback.

## 3.8 Infrastructure Master Plans

Master reports for the infrastructure of the CMP have been developed to provide an overview of the community-wide infrastructure plans. These reports support the Land Use Budget as shown in Table 3.6: Land Use Budget. It is important to note that this chapter contains only a summary of these master plans, and full details are available in the respective Infrastructure Master Plan documents. Refer directly to the Infrastructure Master Plan documents for all detailed and comprehensive information.

As development phases are identified within the CMP and move toward construction, a "Basis of Design Report" shall be prepared for each Development Unit. This report supplements the proposed improvement plans for each phase, outlining the design criteria and calculations used to size and describe the necessary facilities and infrastructure. The Basis of Design Report will reference the design standards set forth in the Infrastructure Master Plans. Refer to **Section 3.1.2.1: Components of the Development Unit Plan (DUP)** and **Section 3.1.2.2: Master Technical Reports with Development Unit Plans** for more information on DUP submittal requirements.

### *3.8.1 Master Water Plan*

The Master Water Plan defines the general locations and sizing of the major water infrastructure required to serve the CMP. It presents conceptual locations and approximate capacities for a phased water system, based on the CMP's projected residential units, non-residential gross floor area, and land uses. Final design details and precise locations for water improvements will be established as each Development Unit is planned. Additional information at the Development Unit level will be included in the technical reports submitted with each DUP. For more specifics, refer to the Master Water Plan.

### *3.8.2 Master Reclaimed Water Plan*

The Master Reclaimed Water Plan outlines the general layout and sizing of reclaimed water infrastructure needed to service parks and other open spaces throughout the CMP. This plan covers potential construction or expansion of facilities, reclaimed water lines, pump stations, or recharge facilities where applicable. The timing and placement of reclaimed water infrastructure will be determined as development phases progress. More detailed information will be included in the technical reports provided with each DUP. For more specifics, refer to the Master Reclaimed Water Plan .

### *3.8.3 Wastewater Infrastructure Master Plan*

The Wastewater Infrastructure Master Plan outlines the locations and sizing of major wastewater infrastructure essential to the CMP. This plan addresses potential construction or expansion of wastewater treatment plants, major sewer lines, and lift stations as necessary. The timing and placement of these facilities will depend on the specific development phases. Detailed technical information at the Development Unit level will be submitted with each DUP. Refer to the Wastewater Infrastructure Master Plan for further details .

### *3.8.4 Non-Potable Water Infrastructure Master Plan*

The Non-Potable Water Infrastructure Master Plan details the key locations and capacities of non-potable water infrastructure, including storage, booster stations, and distribution lines. The development of each Development Unit will dictate the timing and final placement of this infrastructure. Further details will be included in the master technical reports submitted with each DUP. For comprehensive information, refer to the Non-Potable Water Infrastructure Master Plan .

### *3.8.5 Master Drainage Plan*

The Master Drainage Plan ensures that CMP development provides 100-year flood protection for habitable structures while maintaining existing downstream drainage conditions and ensuring they are not significantly altered. This plan identifies drainage constraints, provides a hydrologic and hydraulic analysis of the site's drainage system, and outlines how stormwater runoff will be managed. Detailed analysis and additional specifics at the Development Unit level will be included in the technical reports provided with each DUP. For more in-depth information, refer to the Master Drainage Plan.

### *3.8.6 Master Transportation Plan*

The Master Transportation Plan identifies the required roadway network based on the densities and intensities proposed in the CMP. It includes projections for traffic volumes, roadway scales, and lane configurations aligned with the Land Use Budget. Specific details for each Development Unit, such as proposed right-of-way, road geometry, and necessary improvements, will be included in the technical reports submitted with each DUP.

The CMP provides street standards and street sections in **Section 3.15: Street Standards**. Construction has already commenced on some portions of Floreo, where Final Plats have received approval from the City of Buckeye. Where the CMP may conflict with the Final Plats, the design approved in the Final Plats shall prevail. The transportation network within Floreo will adhere to the City of Buckeye Engineering Design Standards, except where modifications have been specified in the CMP. For complete details, refer to the Master Transportation Plan.

## 3.9 Utilities and Public Facilities

This section outlines the key utility and public service providers, including electric, gas, water, and waste services, as well as public safety and educational facilities.

### *3.9.1 Electric*

Electric service to the CMP is provided by – APS'

### *3.9.2 Telephone, Internet, and Cable*

Telephone, Internet, and Cable service to the CMP is provided by – Cox and CenturyLink'

### *3.9.3 Natural Gas*

Natural Gas service to the CMP is provided by Southwest Gas.

### *3.9.4 Solid Waste Disposal*

Solid waste disposal service to the CMP is provided by – City of Buckeye.

### *3.9.5 Reclaimed Water Facilities*

Reclaimed water service is provided to the CMP by – City of Buckeye.

### *3.9.6 Police*

Police service to the CMP is provided by – Buckeye Police Department.

### *3.9.7 Fire*

Fire service to the CMP is provided by – Buckeye Fire – Medical – Rescue Department.

#### *3.9.7.1 Fire Hydrants*

A. Every new development shall include a system of fire hydrants which are constructed according to the City of Buckeye and MAG standards.
B. The Fire Chief shall determine the precise location, number and type of all hydrants depending on the location, building size, density and lot size of the subject development.
C. Water lines that serve hydrants shall be at least six (6) inch diameter, and unless no other practicable alternative is available, no such lines shall be dead-end lines except for cul-de-sacs or other conditions where a street terminates.

### *3.9.8 Schools*

School service to the CMP is provided by Saddle Mountain Unified School District.

To ensure safe and efficient access, any school site located adjacent to an arterial street or larger must use a primary access point from a Collector street classification or lower. This approach is intended to reduce traffic congestion and backups on the arterial roadway while maintaining effective traffic circulation.

The designation of a school site must also be supported by a **Traffic Impact Analysis (TIA)** and a circulation evaluation, which are required to confirm appropriate site access and traffic management.

The analysis must include:

A. A queuing assessment to evaluate drop-off and pick-up operations.

B. A circulation plan demonstrating safe and efficient traffic flow, pedestrian access, and connectivity to surrounding roadways.

C. The TIA and circulation evaluation must be reviewed and approved by the City's Engineering Director, their individual designee, or City Traffic Engineer.

## 3.10 Framework Plans

The Framework Plans present conceptual designs at the CMP level, providing guidance for the development of each Development Unit. These plans illustrate the overall vision for how Development Units will interconnect through streets, open spaces, parks, and the Teravalis path and trail systems. The framework also identifies approximate locations for features such as commercial areas, public facilities, and monuments, all of which are conceptual in nature.

Further detail and refinement will be provided through DUPs and their accompanying Master Plans, ensuring that specific locations and sizes of proposed improvements are finalized at the time of preliminary plat or site plan submittal. For more detailed information on the DUP submittal requirements, refer to **Section 3.1.2: Development Units and Development Unit Plans**.

### *3.10.1 Transportation Framework Plan*

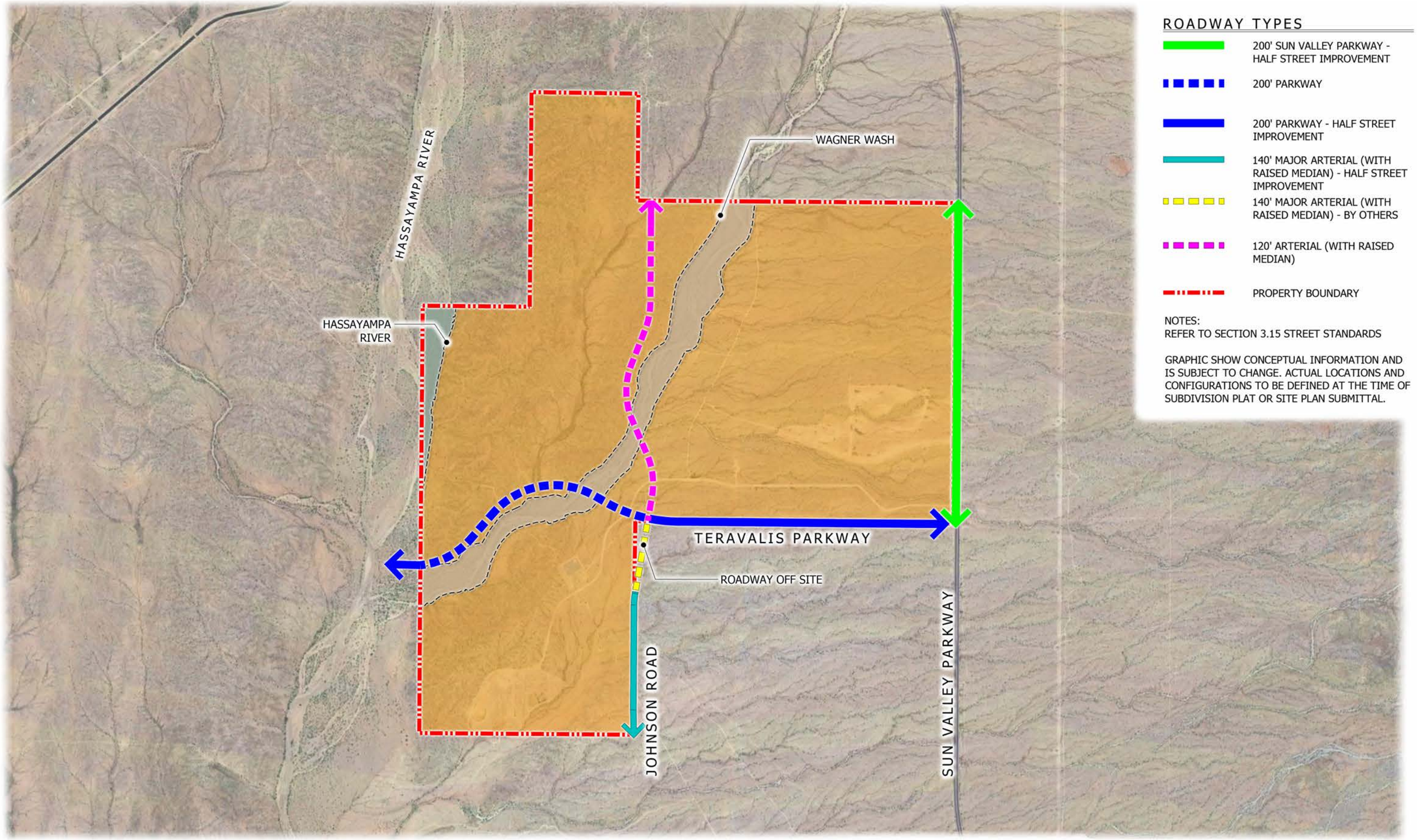
The circulation in the Site will be developed using a hierarchy of parkway, arterial, collector, and local streets. The streets are typically public streets, but any collector and local street may be developed as private streets to facilitate all or part of a development, parcel or development unit being gated where deemed appropriate by the Master Developer. Refer to **Table 3.15: Street Standards** for more information.

The Transportation Framework Plan outlines the conceptual alignment of the parkway and arterial network within the site. Johnson Road will function as a north-south arterial between Teravalis Parkway and Greenway Parkway, transitioning to a major arterial both north of Greenway Parkway (outside the Floreo at Teravalis site) and south of Teravalis Parkway. Sun Valley Parkway will serve as a north-south parkway, while Teravalis Parkway is planned as an east-west parkway that will also connect to future development west of the Hassayampa River. The Hassayampa River and Wagner Wash, both crossing the site, will remain in their natural state, with only road crossings and edge condition treatments planned as modifications. For further details, see **Exhibit 3.10.1: Transportation Framework Plan**. Streets will conform to City of Buckeye Engineering Design Standards, except where modified by this CMP.

The Site's collector streets will provide the linkage to the parkway and arterial network. They shall be designed to connect individual parcels with one another, allowing residents the opportunity to avoid using the parkways and arterials for local trips. To provide for flexibility in the planning and development of each Development Unit, a series of alternative street sections is included within **Section 3.15: Street Sections**

For more detailed information on traffic for Floreo see the Traffic Impact Analysis. The Traffic Impact Analysis for the Site demonstrates the proposed improvements are in conformance with the Master Transportation Plan.

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




## Exhibit 3.10.1: Transportation Framework Plan

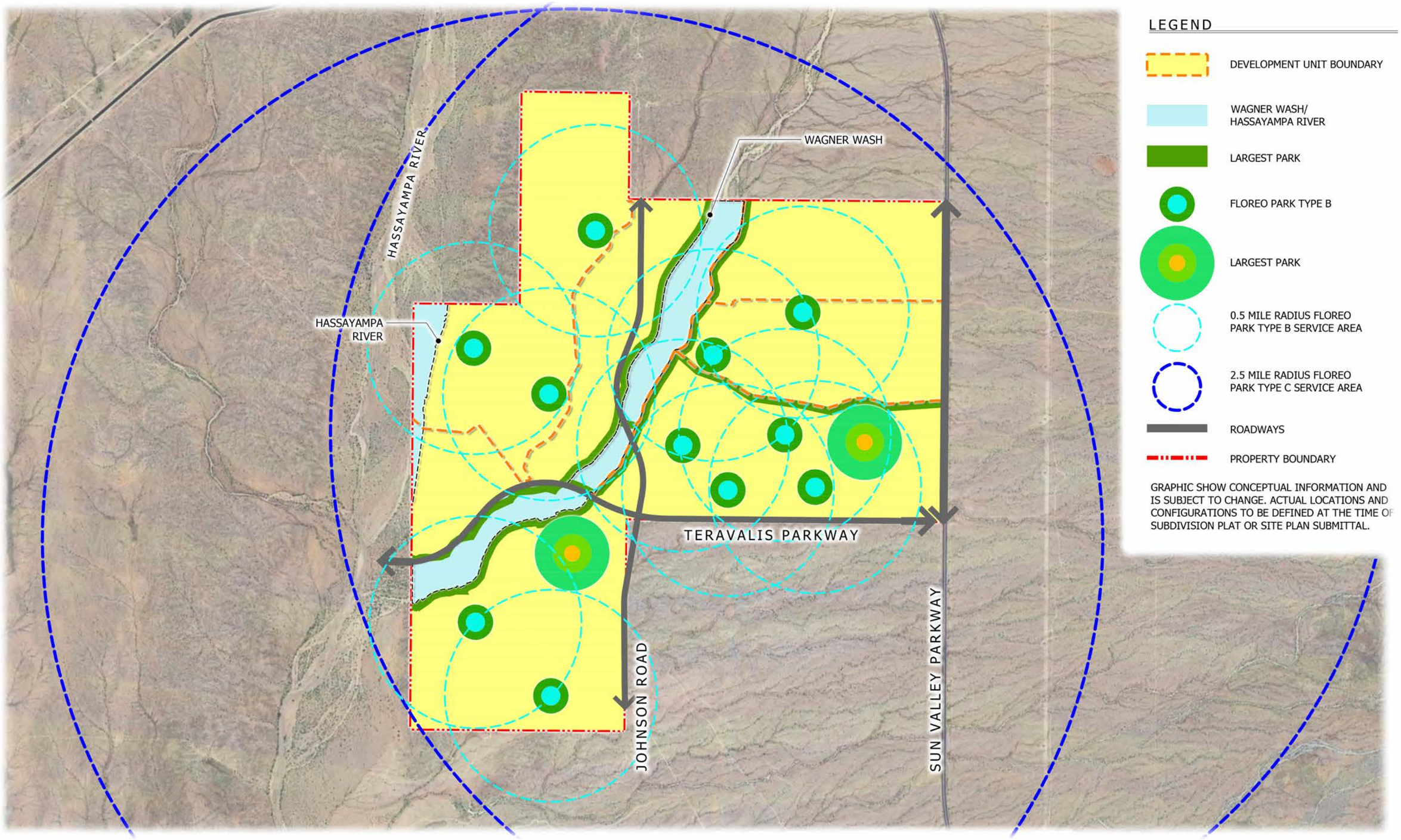
FLOREO AT TERAVALIS - MAJOR CMP AMENDMENT - 5TH AMENDMENT

### *3.10.2 Open Space and Parks Framework Plan*

The Sites goal is to establish a hierarchy of parks, trails, and open spaces to encourage residents to venture outdoors and experience the variety of recreational options the Site has to offer. The Open Space and Parks Framework Plan illustrates the location of open space for Wagner Wash, the Hassayampa River, as well as conceptual locations for Floreo Park Type A parks, Floreo Park Type B parks, Floreo Park Type C parks, and their coverage areas.

These recreation areas within the Site form a hierarchy of parks, pathways and trails, open spaces, and recreation centers. The distinct types of parks benefit specific service areas and are designed to include different levels of recreational activities.

A. The Site will include numerous Floreo Park Type A parks that provide smaller scale recreational areas designed to satisfy the needs of the surrounding residents.
B. Larger parks such as Floreo Park Type B parks will be provided, which will serve the surrounding neighborhoods and provide more amenities and playfields than found within Floreo Park Type A parks.
C. Floreo Park Type C parks encompass a variety of sports facilities, playgrounds, picnic pavilion, and various other amenities, together with parking and a trailhead.
D. Refer to **Exhibit 3.10.2: Open Space and Parks Framework Plan** for anticipated park locations and spacing.
    1. Due to the intimacy of Floreo Park Type A parks with their associated developments, locations of Floreo Park Type A are not depicted on **Exhibit 3.10.2: Open Space and Parks Framework Plan.**
E. Development Units should include an Open Space and Parks Plan to illustrate the network of open space and parks within the Development Unit and how they tie into the larger open space and parks system of Floreo.
    1. Within a Development Unit, parks will range in character, size, and location depending on their intended use and adjacent uses.
F. Parks are intended to be main features within their proposed locations and support the recreational needs of their users.
G. Parks may be located in neighborhoods, adjacent to open spaces, or other non-residential land uses.
H. Paths and trails should provide clear access to parks and connections to adjacent land uses.




## Exhibit 3.10.2: Open Space and Parks Framework Plan

FLOREO AT TERAVALIS - MAJOR CMP AMENDMENT - 5TH AMENDMENT

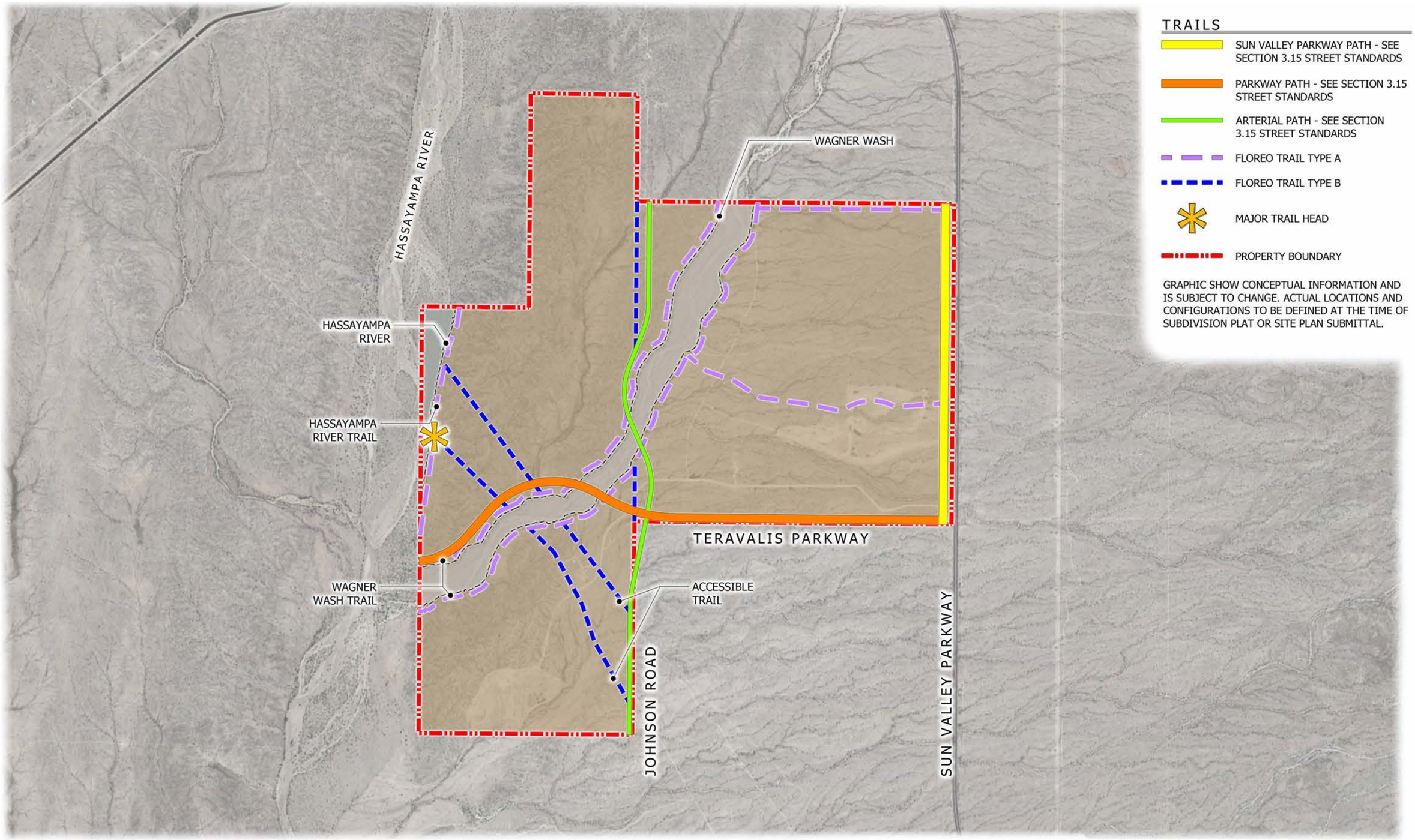
### *3.10.3 Path and Trail Framework Plan*

The Path and Trail Framework Plan illustrates how Floreo's major paths and trail network are "designed to connect you to everything that matters", linking the community to geological features and amenity areas such as Wagner Wash, the Hassayampa River, parks, recreation centers, commercial, and employment centers and other focal points of the community. Each Development Unit should prepare an Open Space and Trails Plan that illustrates the internal network of paths and trails and how those connect to the larger Floreo network. See **Exhibit 3.10.3: Path and Trail Framework Plan** for more information.

Paths and trails in Floreo form a connected system that may be adjacent to the proposed street networks or located in open space areas and are designed to create a cohesive multi-modal transportation network offering residents the ability to walk or bike to destinations within the community and adjacent areas. The surface materials may include the native soil, stabilized decomposed granite, concrete, asphalt, or other suitable surface materials. These materials are selected to support the intended use of the path or trail. Refer to **Section 3.14: Path and Trail Circulation Standards** for more information on the design standards for paths and trails.

For the ease of access and the safety of pedestrians and bicyclists, a grade-separated crossing will connect the Development Unit 3 Floreo Park Type C park to the trail system as shown on **Exhibit 3.10.3: Path and Trail Framework Plan**. Additional grade-separate crossing may be considered in the future at key locations at the discretion of the Master Developer.

Paths and trails shall be in general conformance with the locations and types of paths and trails shown on **Exhibit 3.10.3: Path and Trail Framework Plan**, with final path and trail network and geometry to be determined at the time of preliminary subdivision plat or site plan submittal. For more information on lighting requirements for paths and trails, refer to **Section 3.20.4: Path and Trail Lighting**.




## Exhibit 3.10.3: Path and Trails Framework Plan

FLOREO AT TERAVALIS - MAJOR CMP AMENDMENT - 5TH AMENDMENT

### *3.10.4 Landscape Framework Plan*

The Landscape Framework Plan conceptually illustrates landscape character zones to provide general guiding principles to influence the ultimate design of the landscape of each Development Unit. Each Development Unit may vary the landscape character within the overall theme, offering a variety of aesthetics that complement the overall character of the Site.

The Sites landscape character is anchored by the vision of a community rooted in the Sonoran Desert and an era of connected desert living. The Site strives to use native and drought tolerant material where possible to create a water conscious landscape. The landscape character of the Site is broken into zones that locate more native desert planting to areas near natural open space and the periphery of the community, increasing in planting density and species within focal points, amenity areas, and the higher density areas. Landscape character zones are illustrated conceptually on **Exhibit 3.10.4: Landscape Framework Plan** and provides general guiding principles to influence the ultimate design of each Development Unit's landscape. The landscape character of each Development Unit may vary within the overall theme, offering a variety of aesthetics within the overall character of the Site.

Each Development Unit should create a Development Unit Landscape Plan that envisions the framework for the landscape design and how it relates to the landscape of Floreo overall. More specific guidelines and requirements for landscape is found in **Section 3.16: Landscape Standards** which includes a suggested plant palette. **Table 3.16.4 Suggested Plant List** includes the materials suggested, which may vary where a particular design theme or character is envisioned. Modifications to the Plant Palette including additions or subtractions do not require approval by the City but should follow the intent, vison, and goals of both the Site and the City of Buckeye.

#### 3.10.4.1 Landscape Zones

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

A. Perimeter Zone

1. The Perimeter Zone utilizes an enhanced native desert zone, developed around plant material found within the Sonoran Desert.
2. The palette contains a blend of native trees, flowering shrubs, cacti, and accent plants to complement the limited desert palette of materials found surrounding to the property. These landscape selections will be strategically arranged to reflect an enhanced native desert environment.

B. Roadway Zone

1. Along the proposed roadways within the Site, the landscape material character continues to take inspiration from the Sonoran Desert and transitions from the native appearance of the Perimeter Zone to a softer blended landscape that includes additional vibrant non-native drought tolerant species.
2. The organization of the landscape becomes more structured and can include formal patterning to complement the overall Development Unit character.
3. Design considerations along the Roadway Zone include providing adequate shade and buffering for pedestrian visibility, comfort, and safety.

C. Entry Zone

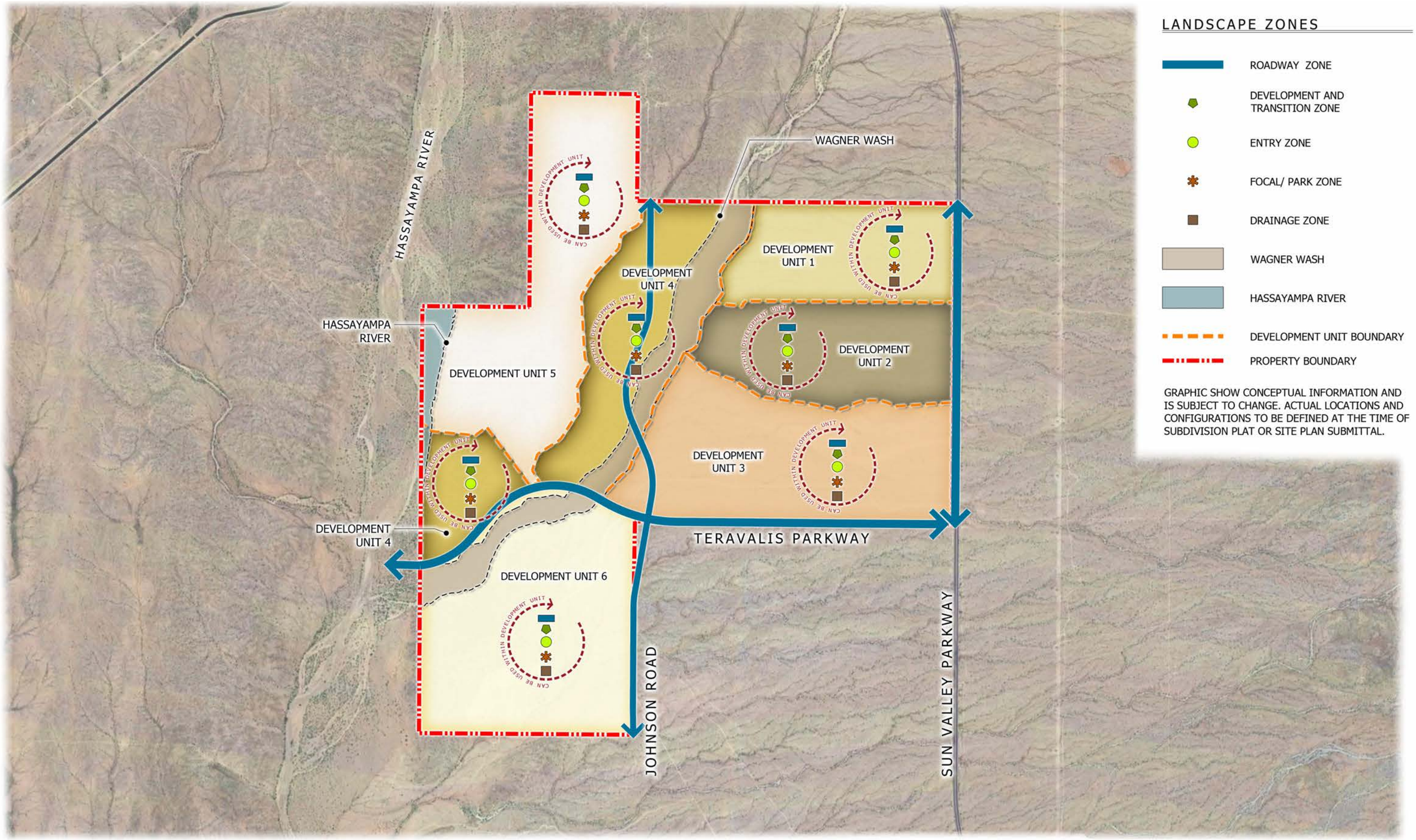
1. The Entry Zone creates a sense of arrival and sets the tone for the community through arrival features, monumentation, and/or any other types of signage or identification features within the Site.
2. The Entry Zone landscape is organized around materials that may be organized and layered in more formal patterns to create emphasis and scale.
3. This zone utilizes species for accents, vibrant colors, or textures.
4. The character of this zone may encompass a larger area than the entry features itself, or may be limited to a specific defined area based on the desired design expression.

D. Focal Area and Park Zone

1. Planned park areas or focal features are enhanced by the landscape of the Focal Area and Park Zone which aim to draw the eye to these points of interest.
2. Ornamental materials provide interesting texture, color, and accents while also providing shade and comfort within park settings.

E. Drainage Zone

1. The Drainage Zone interweaves a natural arid palette with riparian materials for conveyance channels, swales, detention or retention basins, and any other type of water conveyance or stormwater treatment areas.
2. The native and riparian materials provide for treatment of stormwater and have growth habits and characteristics corresponding with water management.
3. Formal tree plantings, in certain instances, may be considered in this zone to help bring emphasis to a feature.
4. More organic organization of plant material can provide visual interest and respond to the shape of drainage areas.




# Exhibit 3.10.1.4: Landscape Framework Plan

FLOREO AT TERAVALIS - MAJOR CMP AMENDMENT - 5TH AMENDMENT

### *3.10.5 Lighting Master Plan*

Lighting zones within the Site are defined by the intensity of lighting allowed, as defined in the lighting standards. Land use and roadway hierarchy are major determinants of lighting zones. Higher intensity and density of use will require brighter lighting whereas lower density and intensity requires softer lighting to help maintain compliance with 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 will be guiding principles for developing **Section 3.20: Lighting Standards**. At the time of preliminary subdivision platting or site plan submittal, lighting zones shall be identified.

### *3.10.6 Signage Master Plan*

The Signage Master Plan provides a conceptual guide for wayfinding and establishing a sense of place for both vehicles and pedestrians within the community. Signage should reflect the overall character of the development and promote a cohesive, high-quality aesthetic. While each Development Unit may define its own unique signage character, consistency in quality and finish must be maintained across all signage applications.

**Exhibit 3.10.6: Signage Master Plan** shows the conceptual locations for a hierarchy of community signage across the Site, including:

A. Primary Entry Monuments

B. Neighborhood Entry Monuments

C. Parcel Entry Monuments

The Signage Master Plan serves as a general guide. Final decisions on signage locations, quantities, and types will be made at the DUP stage, with more detailed information provided during preliminary subdivision platting or site plan submittal. If signage details are not available at that time, they may be submitted later in accordance with **Section 3.19: Signage Standards**. The Master Developer is responsible for determining the placement and processing permits for larger community signs.

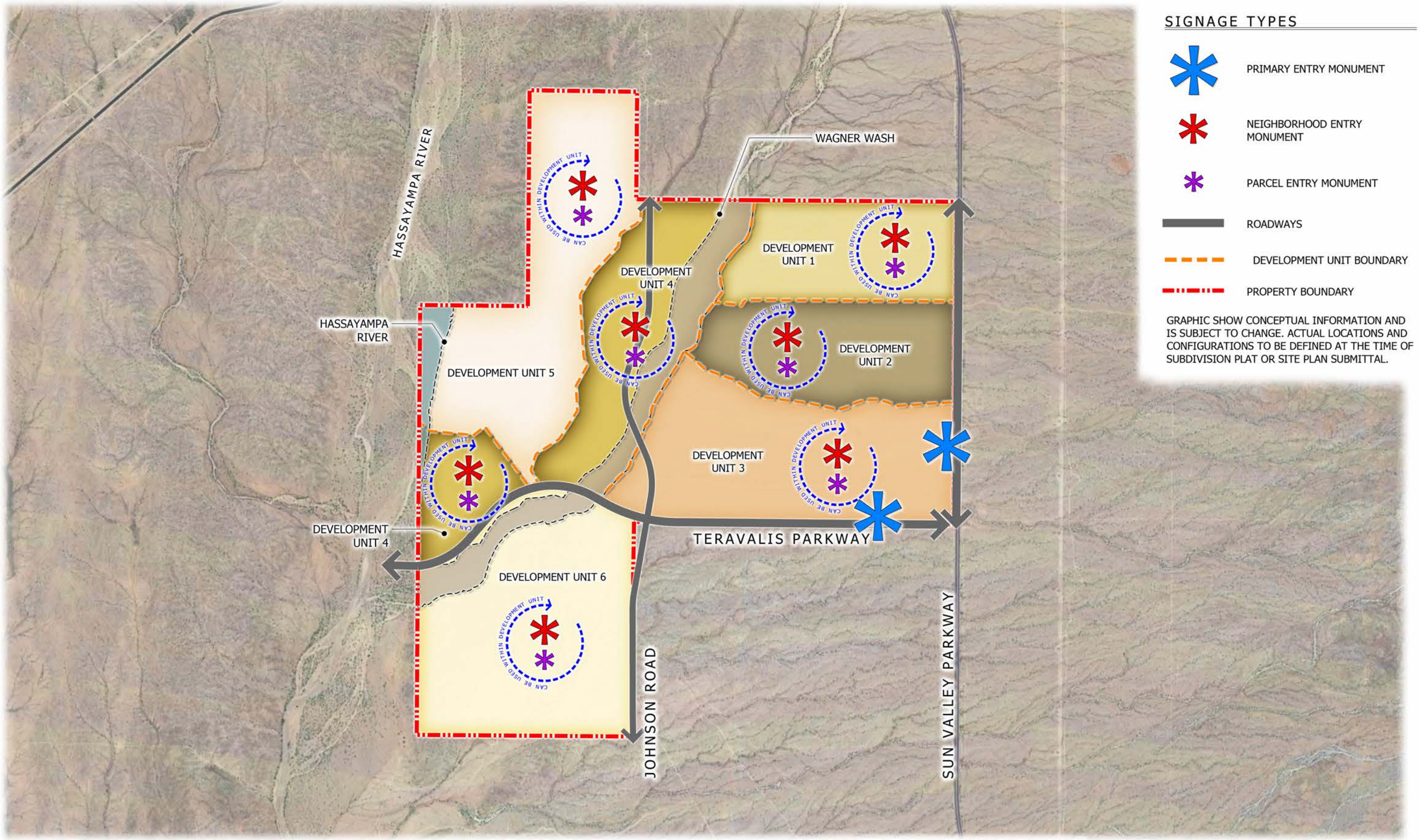



**Exhibit 3.10.6: Signage Master Plan**

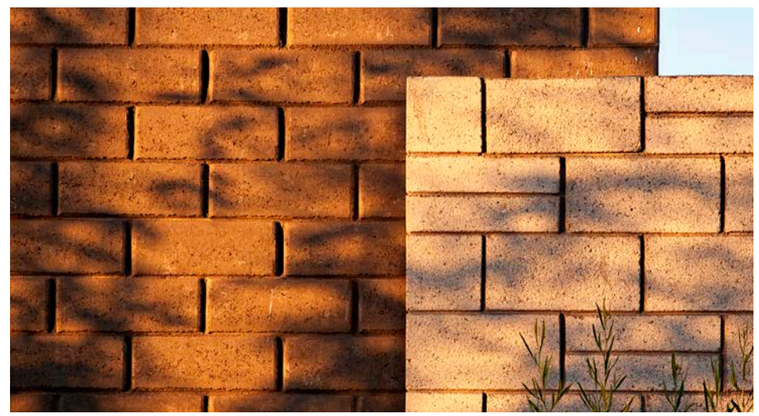
FLOREO AT TERAVALIS - MAJOR CMP AMENDMENT - 5TH AMENDMENT

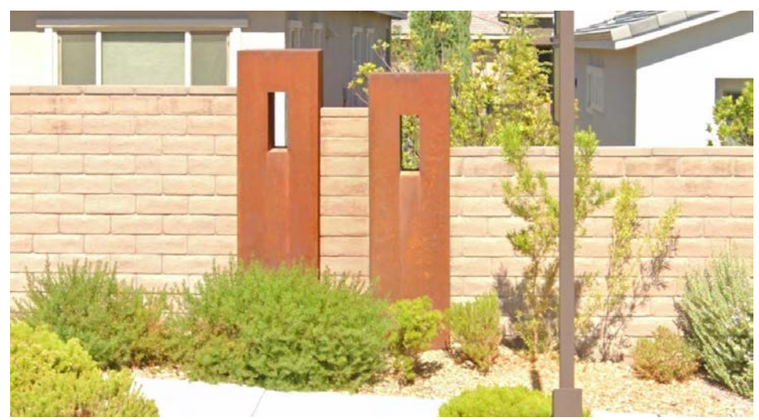
### *3.10.7 Wall Character*

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

Materials for walls constructed within the Site should complement the character of the community and architecture. Walls shall be constructed of masonry, brick, block, painted block, stone, stucco, architectural metal, board form concrete, concrete, split-face, single-score or patterned integrally colored block or similar enhancement.

Wall and fence types shall be defined at the time of preliminary subdivision platting or site plan submittal. Standards for walls are described in **Section 3.17: Fences, Walls and Screening Standards** and **Exhibit 3.10.7: Walls and Fence Character** for more information on the level of quality and finish envisioned for the Site.





## Exhibit 3.10.7: Wall and Fence Character

### *3.10.8 Master Technical Reports for Development Unit Plans (DUP)*

The Master Technical Reports for DUPs are comprehensive documents prepared and submitted alongside each DUP to provide detailed analysis and design information for infrastructure and other key aspects of the development. These reports must include all content required by the City of Buckeye Standards for technical reports and demonstrate conformance with the CMP, as well as the guiding technical reports submitted alongside the CMP. Covering areas such as water, wastewater, drainage, transportation, and more, the Master Technical Reports further refine the conceptual designs set forth in the CMP. For specific submittal requirements related to the Development Unit Plans, refer to **Section 3.1.2: Development Units and Development Unit Plans**.

#### *3.10.8.1 Drainage Plan*

A Mass Grading and Drainage Plan should demonstrate conformance to the Master Drainage Plan and address any increase or decrease in runoff from upstream or downstream Development Units or within the proposed development phase that my occur as development progresses and residential unit density and non-residential gross floor area intensity changes. The Mass Grading and Drainage Plan should include the following:

A. Design report demonstrating conformance to the Master Drainage Plan
B. Maps showing the watersheds draining onto or through the development phase with the estimated peak flows for flood events as described within the Master Drainage Plan.
C. Within the proposed development phase, provide estimated peak flows and volumes of run-off exiting the property for both the developed and undeveloped conditions.
D. If Low Impact Development (LID) techniques are being considered for the Development Unit, they must be incorporated as part of the drainage report analysis detailing how these practices will be implemented and the specific benefits of incorporating such strategies. Refer to **Section 3.22: Stormwater Drainage and Retention Standards** for more information.

### *3.10.8.2 Potable Water Basis of Design Report*

A Potable Water Basis of Design Report should demonstrate conformance to the Master Water Plan and address any increase or decrease in water demand from other Development Units or within the proposed development that may occur as development progresses and Dwelling Unit or GFA allocations change. Each Potable Water Basis of Design Report shall include the following:

A. Design report which demonstrates conformance to the Master Water Plan.

B. Potable Water Plan which includes the size, location, and type of required potable water system components including on-site and offsite infrastructure, pump stations and storage facilities (if required) to service the development phase in both the interim condition and full buildout.

C. Calculations necessary to substantiate the proposed infrastructure sizes, types, and capacities of the proposed potable water system including updated demand factors that reflect actual usage.

D. Proposed phasing of the potable water system, if required, for the development phase.

E. Well sites required for redundancy.

### *3.10.8.3 Non-Potable Water Basis of Design Report*

A Non-Potable Basis of Design Report should demonstrate conformance with the Non-Potable Water Infrastructure Master Plan and address any increase or decrease in non-potable water demand from other Development Units or within the proposed development that may occur as development progresses and non-potable water demand changes. Each Non-Potable Water Basis of Design Report shall include the following:

A. Design report which demonstrates conformance to the Non-Potable Water Infrastructure Master Plan.

B. Non-Potable Water Plan which includes the size, location, and type of required non-potable water system components including on-site and offsite infrastructure, pump stations and storage facilities (if required) to service the development phase in both the interim condition and full buildout.

C. Calculations necessary to substantiate the proposed infrastructure sizes, types, and capacities of the proposed non-potable water system.

D. Proposed phasing of the non-potable water system, if required, for the development phase.

### *3.10.8.4 Wastewater Basis of Design Report*

A Wastewater Basis of Design Report should demonstrate conformance with the Wastewater Infrastructure Master Plan and address any increase or decrease in wastewater flow from other Development Units or within the proposed development that may occur as development progresses and Dwelling Units and GFA allocations change. Each Wastewater Basis of Design Report shall include the following:

A. Design report which demonstrates conformance to the Wastewater Infrastructure Master Plan.
B. Wastewater Plan which includes the size, location and type of required wastewater collection system components including on-site and offsite infrastructure, lift stations, transmission lines and, treatment system elements required to service the development phase in both the interim condition and full buildout.
C. Calculations necessary to substantiate the proposed infrastructure capacities, sizes, types, and capacities of the proposed wastewater system.
D. Proposed phasing of the wastewater system, if required, for the development phase.

## 3.11 General Design Standards

This section outlines standards for site planning within the Site, emphasizing the careful arrangement of roadways, paths, trails, parks, and open space to forge a unique community identity.

Key objectives for site planning and design encompass the following:

A. Creating diverse development patterns to enhance the appeal of street scenes, open space, and parks.

B. Ensuring pedestrian access points from neighboring trail corridors to neighborhood amenities are clear, safe, and ample.

C. Incorporating design elements that cultivate a sense of place, identity, and invites social interaction.

### *3.11.1 Site Design Criteria for Circulation and Access*

The following criteria shall guide circulation and access when site designing:

A. Street and block patterns should include a clear hierarchy of well-connected streets that distribute traffic over multiple streets and avoid traffic congestion on principal routes.

B. Within each development, the access and circulation system should accommodate the safe, efficient, and convenient movement of vehicles, bicycles, and pedestrians through the development, and provide ample opportunities for linking adjacent neighborhoods, properties, and land uses.

C. Local neighborhood street systems are intended to provide multiple direct connections to and between local destinations such as parks, schools, and shopping.

   1. These connections should knit separate developments together, rather than forming barriers between them.

D. Vehicular Access to Public Streets and Adjacent Land

   1. The Site shall provide street connections to existing, adjacent public streets at locations deemed appropriate by the Master Developer.

   2. If there are no adjacent public streets, the Site may provide connections along each boundary abutting adjacent vacant land for future connections as deemed appropriate by the Master Developer.

   3. When connections to surrounding streets are proposed by the Master Developer, public right-of-way shall be dedicated, and streets developed to existing paved rights-of-way.

      a. The City may also require temporary turnarounds to be constructed for temporary cul-de-sacs between development phases.

E. For more information on the design of streets refer to **Section 3.10.1: Transportation Framework Plan** and **Section 3.15: Street Standards** for more information.

### *3.11.1.1 Driveways and Access*

A. Every lot shall have access that is sufficient to afford a reasonable means of ingress and egress for emergency vehicles as well as for those needing access to the property in its intended use.

B. Where feasible, a turning radius appropriate for wheelbase 50 (WB-50) may be provided.

   1. All driveway entrances and other openings onto streets shall be constructed so that:

      a. Vehicles may safely enter and exit from the lot in question;

      b. Interference with the free and convenient flow of traffic in abutting or surrounding streets is minimized; and

      c. Joint driveways are encouraged to minimize the number of access points to streets and access easements.

### *3.11.1.2 Residential Access*

All residential development shall be subject to the following:

A. Alleys adjacent to a single-family use may only be used for loading or parking if designed to facilitate loading and/or parking.

B. There shall be no direct driveway access (ingress or egress) from any single-family residential lots to any collector street, arterial street, or highway unless no other legal access alternative is available. Refer to **Table 3.15: Street Standards** for more information.

C. Multi-family development greater than five (5) acres shall include a minimum of two (2) through-access drives.

   1. An exception may be made where a site is landlocked by existing development or other physical constraints, or where existing natural features on the site require the use of protective measures that would otherwise make a second access drive infeasible.

D. Each driveway as measured ten (10) feet from the front property line shall not measure more than ten (10) feet in width for one (1) stall garages/carports and tandem garages, twenty (20) feet in width for two (2) stall garages/carports, and thirty (30) feet in width for three (3) stall and greater garages/carports, measured at right angles to the center line of the driveway, except as that distance may be increased by permissible curb return radii.

E. All driveways shall be setback at least one (1) foot from side yard property lines unless a shared driveway is provided.

   1. Exceptions may be approved by the Master Developer to accommodate unique product and lot configurations.

F. Lots utilizing a recreational vehicle (RV) garage can have an increased total aggregate driveway width of up to thirty-five (35) feet as long as landscape strips, decorative pavers, grass-crete pavers, or similar shall be used to minimize the visual appearance of the parking surface in the front yard.

1. The driveway utilizing an RV garage shall have a continuous driveway apron or rolled curb that connects the RV garage driveway to the standard garage driveway.
2. In no case shall the RV garage driveway have a separate curb cut than the standard garage driveway.

G. Driveways for single-family residential lots shall be paved with asphalt, bituminous, brick, concrete, or other surfaces of comparable durability to minimize nuisance from dust.

1. Three (3) inches of crushed rock can be used but must be compacted and contained within a permanent border.

### *3.11.1.3 Front Yard Walkways and Driveways*

Front yard walkways and driveways play a vital role in both the functionality and aesthetics of the front yard. Thoughtful material selection and design ensure that these elements not only serve practical purposes but also enhance the home's architectural style and contribute to a visually appealing neighborhood streetscape. In addition to these standards, residential driveways must comply with the requirements of **Section 3.11.1.1.2: Residential Access**.

A. Front Yard Walkways

1. Walkways should seamlessly integrate with the front yard layout and may connect the driveway to other yard features, such as side-yard gates, where appropriate.
2. Approved materials include concrete, integral color concrete, exposed aggregate concrete, concrete unit pavers, and brick pavers, which are encouraged for their aesthetic and textural qualities.

B. Driveway Design

1. Driveway widths should align with the width of the garage door or recess, creating a balanced and proportionate appearance relative to the home.
2. Approved materials for driveways include concrete, integral color concrete, exposed aggregate concrete, and concrete unit pavers.

A. Placement and Layout

1. For corner lots, driveways and garages should be positioned on the side of the lot furthest from the corner to reduce visibility and impact on the streetscape.
2. Adjacent driveways should maintain adequate spacing to ensure distinction between properties, promoting a clean and organized street layout.

These guidelines ensure that front yard walkways and driveways complement the architectural character of the home while contributing to a cohesive, visually appealing streetscape throughout the neighborhood.

### *3.11.1.4 Residential Driveway Extensions*

A. A residential driveway extension means a hard surface that extends from the driveway, and which is primarily used for the parking of vehicles and not for traveling between two (2) places.

B. A residential driveway extension shall be constructed of concrete, asphalt, pavers, or three (3) inches of crushed rock that is compacted and contained within a permanent border.

C. Residential driveway extensions must adhere to the following conditions:

   1. Driveway extensions shall only be located in the side yard of the property.
   2. The total width (existing plus extension) shall not exceed fifty (50) percent of the lot width.
   3. Irregular shaped lots widths are measured from the front setback line.

### *3.11.1.5 Non-Residential Access and Loading*

All non-residential development shall be subject to the following:

A. All non-residential buildings, structures, and parking and loading areas shall be physically separated from all non-arterial or collector streets by vertical curbs and other suitable barriers and landscaping to prevent unchanneled motor vehicle access.

B. Each property shall not have more than two (2) street access ways to any one (1) street unless unusual circumstances demonstrate the need for additional access points.

C. In addition, each access way shall comply with the following:

   1. The width of any access way leading to the full access of an arterial street shall be median divided to provide separation from incoming and outgoing traffic, refer to **Figure 3.11.1.5: Median Divided Access Way.**
   2. Refer to **Table 3.15: Street Standards** and **Exhibit 3.15: Street Sections** for more information on the requirements for medians.
   3. Refer to **Section 3.16: Landscape Standards** for more information on landscape requirements.
   4. Construction and maintenance of such on-site medians shall be the responsibility of the property owner/developer.

**Figure 3.11.1.5: Median Divided Access Way**

## *3.11.2 Intersections*

### *3.11.2.1 Angle of Intersection*

A. A right-angle intersection provides the shortest crossing distance for intersecting traffic streams. It also provides the most favorable condition for drivers to judge the relative position and speed of intersecting vehicles.

B. Where special conditions exist, intersection angles may diverge from a right-angle:

   1. On arterials and collectors by a maximum of two (2) degrees (up to four (4) degrees with approval of the City Engineer).

   2. On minor collectors and local by a maximum of four (4) degrees (up to fifteen [15] degrees with approval of the City Engineer).

### *3.11.2.2 Offset Intersections*

Street jogs with centerline offsets as small as one hundred (100) feet may be permitted on local streets subject to review and approval by the Planning Director or their individual designee. This allowance is intended to provide flexibility in street design while ensuring the safety and circulation standards are maintained.

### *3.11.2.3 Visibility at Intersections*

On all lots or parcels on which a front setback is required, no obstruction that will obscure the view of motor vehicle drivers shall be placed within the triangular area formed by the adjoining street property lines as specified in the City's Engineering Design Standards, except that trees may be permitted within said triangular area provided that they follow the requirements in **Section 3.16.2.3: Landscape Requirements for Vehicular Sight Distance/ Visibility Clear Zones.**

### *3.11.2.4 Sight Visibility Triangles (SVT)*

A. SVTs should be used to limit the height of permanent structures, vegetation, and other improvements on corner properties immediately adjacent to intersections.

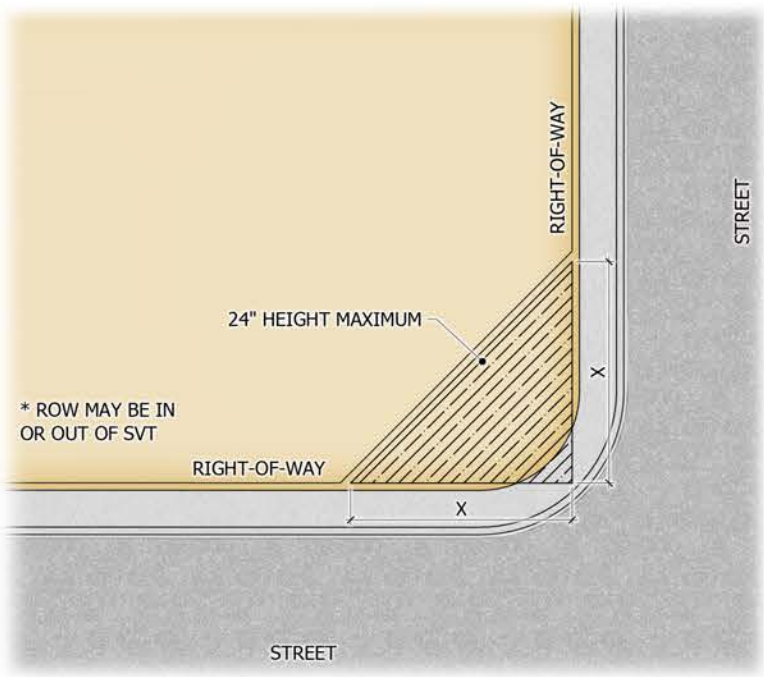
B. SVTs are not to be used as a substitute for intersection sight distance.

C. SVTs provide additional visibility around corners for all intersection approaches and should be applied to the design of perimeter walls and landscape features.

D. Items within the SVT cannot be higher than twenty-four (24) inches measured from the street surface with the exception of trees. Refer to **Section 3.16.2.3: Landscape Requirements for Vehicular Sight Distance/ Visibility Clear Zones** for more information on landscape within SVT areas.

**E. Figure 3.11.2.4.E: Sight Visibility Triangles** depicts the method used to determine the SVT.

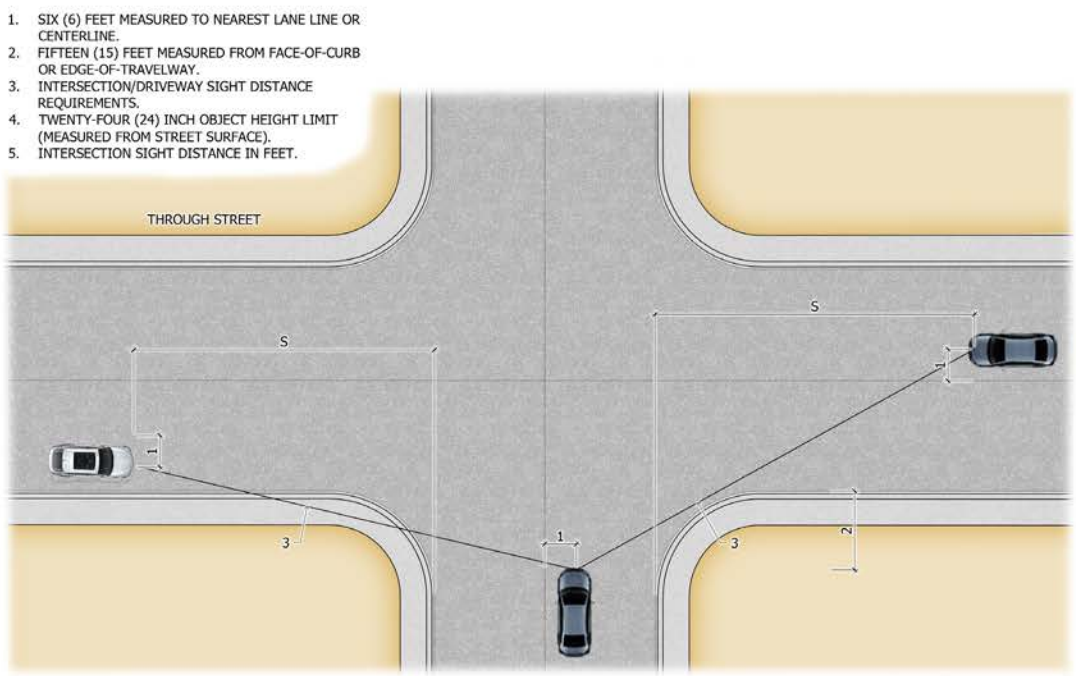
**Figure 3.11.2.4.E: Sight Visibility Triangles**



F. All SVTs shall be calculated from the intersecting right-of-way lines.

G. The SVT requirements contained in both **Figure 3.11.2.4.G: Determining Sight Distance Requirements** and **Figure 3.11.2.4.E: Sight Visibility Triangles** are applied at all corner lots.

**Figure 3.11.2.4.G: Determining Sight Distance Requirements**




H. All SVTs shall be dedicated as easements on all final plats or maps of dedication.

I. The dimension "X" in **Figure 3.11.2.4.E: Sight Visibility Triangles** is as follows:

1. Local streets that intersect and the centerline deviates from 90° by 0° to 10°, X = 33 feet.
2. Local street that intersect at and the centerline deviates from 90° by 10° to max 15°, X = 40 feet.
3. All other intersections, X = 33 feet.

J. Building envelopes shall not be located in the SVT.

### *3.11.3 Sidewalks*

#### *3.11.3.1 Sidewalk Standards*

A. All sidewalks shall be constructed per MAG Detail 230.

B. Walkways that connect main building entrances to the sidewalks on adjacent streets should have a minimum clear width of five (5) feet for residential and non-residential - excluding any parking overhangs or other obstructions.

   1. The walkway should be continuous between the street and building, and clearly recognizable by both pedestrians and drivers.

C. Sidewalk Locations:

   1. New sidewalks constructed adjacent to public and private streets shall be constructed according to **Table 3.15: Street Standards** and **Exhibit 3.15: Street Sections**.
   2. When sidewalk is detached, the minimum separation from the back of curb should be four (4) feet.
      a. Wherever possible, the sidewalk should be located adjacent to the ROW line.
      b. Sidewalk may be located within adjacent sidewalk easements where available.
   3. Sidewalks can be attached or detached from the back of curb when adjacent to right turn lanes.
   4. Paths along streets shall comply with ADA with the exception of roadways where slopes exceed ADA standards due to topographical constraints.
   5. In no circumstances shall sidewalks be located within the clear zone for arterials streets without vertical curb.
   6. Encourage providing sidewalks to:
      a. Any preexisting adjacent public park, greenway, open space, trails, or other civic use such as schools, places of worship, public recreational facilities, or government offices.
      b. Adjacent land uses and developments, including but not limited to adjacent residential developments, retail shopping centers, office buildings, or restaurants.

### *3.11.4 Subdivision Street Planning*

A. Subdivision street plans should produce the minimum number of intersections and wash crossings and discourage through traffic.

   1. Additional requirements or modification may be necessary for planning streets in hillside areas. Refer to **Section 3.21: Hillside Standards** for more information.

B. Existing and Proposed streets

   1. Existing streets and proposed streets shown in the General Plan, the Streets Master Plan, or any applicable Master Circulation Plan or Area Plan should be incorporated into the design of new subdivisions, except where modified by the CMP. Any exceptions to this requirement are subject to the approval of the Planning Director or their individual designee.

C. Residential Streets

1. Residential streets are encouraged to be laid out so that use by through-traffic is discouraged.
2. Where straight local streets, that extend more than one thousand two hundred (1,200) feet without interruption, a traffic-calming device or similar feature shall be used to reduce the speed of vehicles and shall be called out on Preliminary Plats. Acceptable traffic calming may be one (1) or more of the following:
   a. Diverter;
   b. Neck-down;
   c. Street garden;
   d. Curvilinear street alignments with radii of less than three hundred (300) feet;
   e. 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;
   f. Roundabout;
   g. Tee or 4-way street intersections; and
   h. Additional strategies may be approved by the City Engineer.
3. Arterial and Collector roads are not required to provide traffic calming.

D. Coordination of Streets

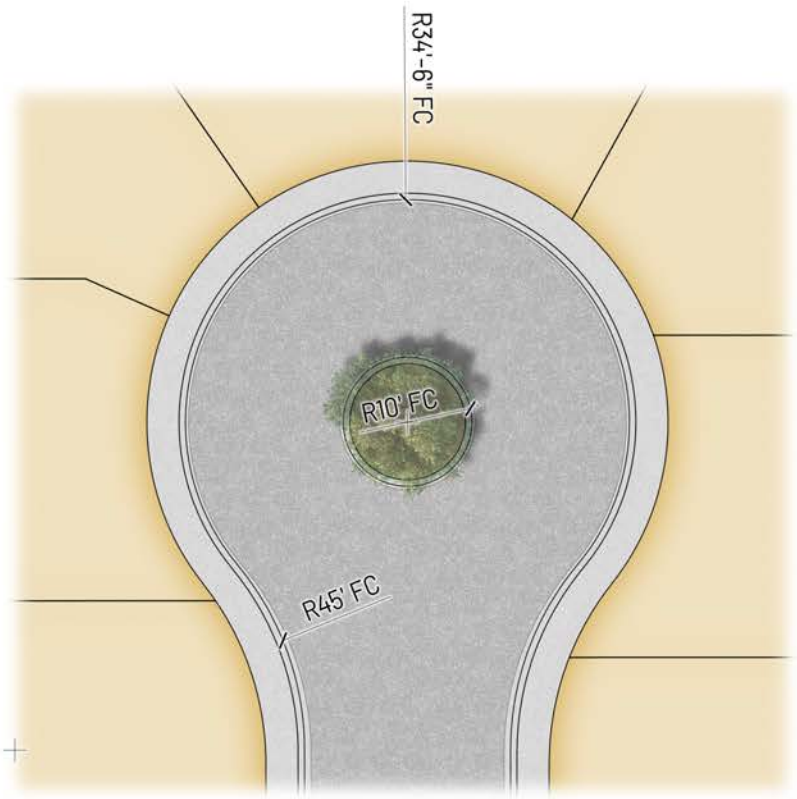
1. All new streets shall intersect with surrounding existing streets at safe and convenient locations. All streets' classifications shall connect with surrounding streets where necessary to allow convenient movement of traffic and reasonable access for emergency vehicles, but connections shall not be permitted where the effect would be to encourage the use of such streets by cut-through traffic.
2. When connections to surrounding streets are proposed, public right-of-way shall be dedicated and streets developed to existing paved rights-of-way.
3. The City may require temporary hammerheads or turnarounds to be constructed for temporary cul-de-sacs between development phases.

E. Approval of Overlength Cul-de-Sacs

1. A cul-de-sac street is a street that serves more than one property owner and has only one (1) direct access to the public street system.
2. The requirements apply to both public and private streets.
3. The length of a cul-de-sac is measured between the centerline of an intersecting street and the radius point of the cul-de-sac, as shown in **Figure 3.11.4.E.2.a: Cul-de-sacs**. Longer cul-de-sac's may be permitted when justified.

4. A cul-de-sac street should be no longer than eight hundred fifty (850) feet and may serve a maximum of twenty (20) units without additional requirements.
   a. If the unit count exceeds twenty (20) and is increased up to a maximum of thirty (30) units, require fire sprinklers.
   b. Fire Sprinklers - Homes located on cul-de-sacs up to eight hundred fifty (850) feet with more than twenty (20) units will be required to install an approved fire sprinkler system, designed and constructed in compliance with applicable fire safety codes and standards.
   c. Optional Additional Measures - To further enhance safety, accessibility, and serviceability for extended cul-de-sacs, the following techniques may be implemented at the developer's discretion where feasible:
   d. Fire Hydrant Access - Install fire hydrants at the start, mid-point, and end of the cul-de-sac to ensure adequate fire protection coverage. Waterlines should be sized to meet full fire flow requirements and potable water demand.
   e. Split Access with Median - Include a median at the parcel access point to create a split roadway, effectively providing two (2) points of access for improved circulation and emergency response. The median length will be determined based on the entry drive and does not need to extend the full length of the roadway.
   f. Secondary Emergency Access - Provide a secondary emergency access route to enhance emergency vehicle access and evacuation options for the cul-de-sac.
   g. Exceptions for Terrain
   h. Exceptions to the standard cul-de-sac length may be granted in cases where hillside or challenging terrain conditions make compliance impractical. Such exceptions must be approved by both the ARC and the Planning Director or their designee.
5. Dead-end alley's may extend up to one hundred fifty (150) feet from the face of curb of the connecting street.

**Figure 3.11.4.E.2.a: Cul-de-sacs**



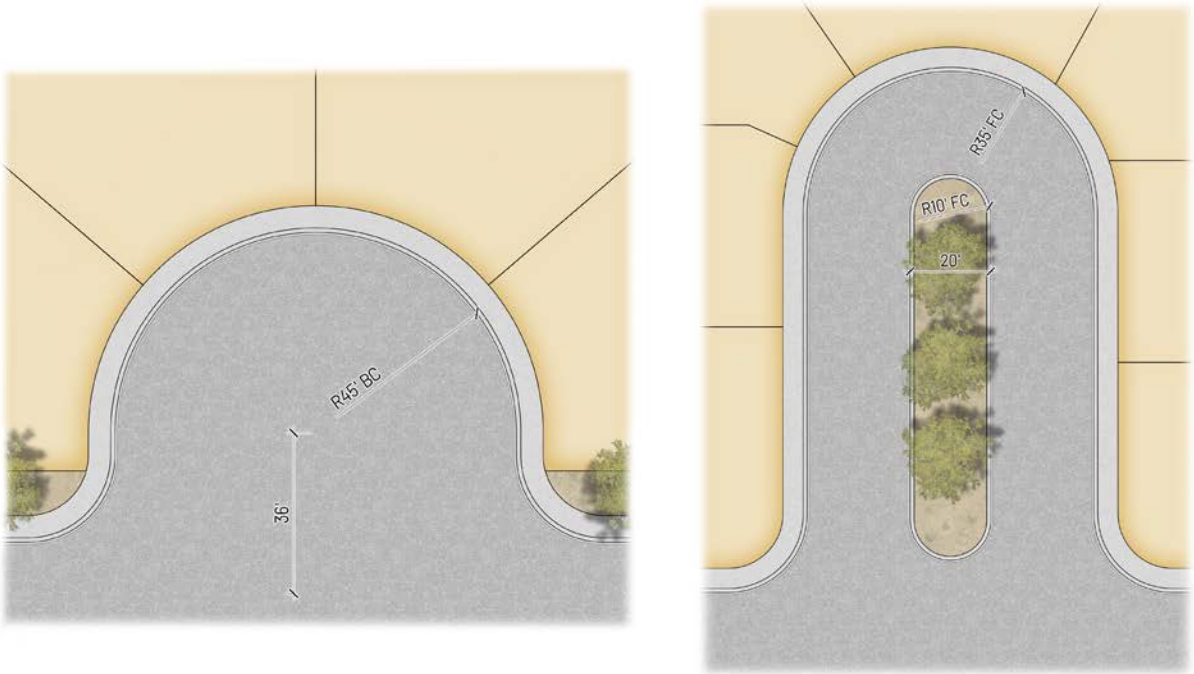

F. Knuckles and Elbows

1. Knuckles are areas on the street expanded to provide on-street parking with room for a turning movement on local streets.
2. Elbows are areas on the street that are not expanded to provide on-street parking, but still provide room for turning movement on local streets.
3. A knuckle or elbow is required at intersections where each street extends in only one direction from the intersection.
4. Sidewalk ramps are required on each knuckle and elbow as well as a corresponding ramp at the corner, on the inside of the intersecting streets.

G. Eyebrows

1. Eyebrows are areas that are typically half circle shaped widened areas along local streets.
2. Eyebrows are permitted between intersections to improve accessibility to odd-shaped sites.
3. Refer to **Figure 3.11.4.G: Eyebrows and Extended Eyebrows** for details on extended eyebrows.

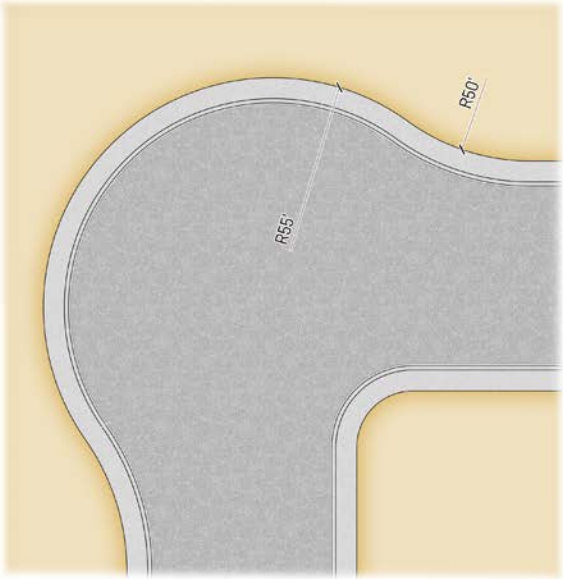
## Figure 3.11.4.G: Eyebrows and Extended Eyebrows




H. The Radii shown in **Figure 3.11.4.H: Knuckles** are for local streets.

1. Cul-de-sac radii for streets other than local streets are in **Figure 3.11.4.E.2.a: Cul-de-sacs**.
2. The use of Knuckles, Elbows, and Eyebrows are only allowed on local streets.

## Figure 3.11.4.H: Knuckles



### *3.11.5 Alleys*

A. Alleys may be used for rear loaded residential dwellings.

B. Dead-end alleys will not be permitted.

C. Alley Widths

1. The width of an alley shall be no less than twenty (20) feet

D. Alley Intersections

1. Where alley intersections or alignment changes occur, the curb return shall be a minimum radius of ten (10) feet.

E. Alley Paving:

1. All alleys are to be fully paved with a minimum of two and a half (2.5) inches of asphaltic concrete over six (6) inches of ABC or in accordance with the geotechnical engineer's recommendations, whichever is greater.
2. Other surfaces such as concrete or pavers may be used.

### *3.11.6 Blocks*

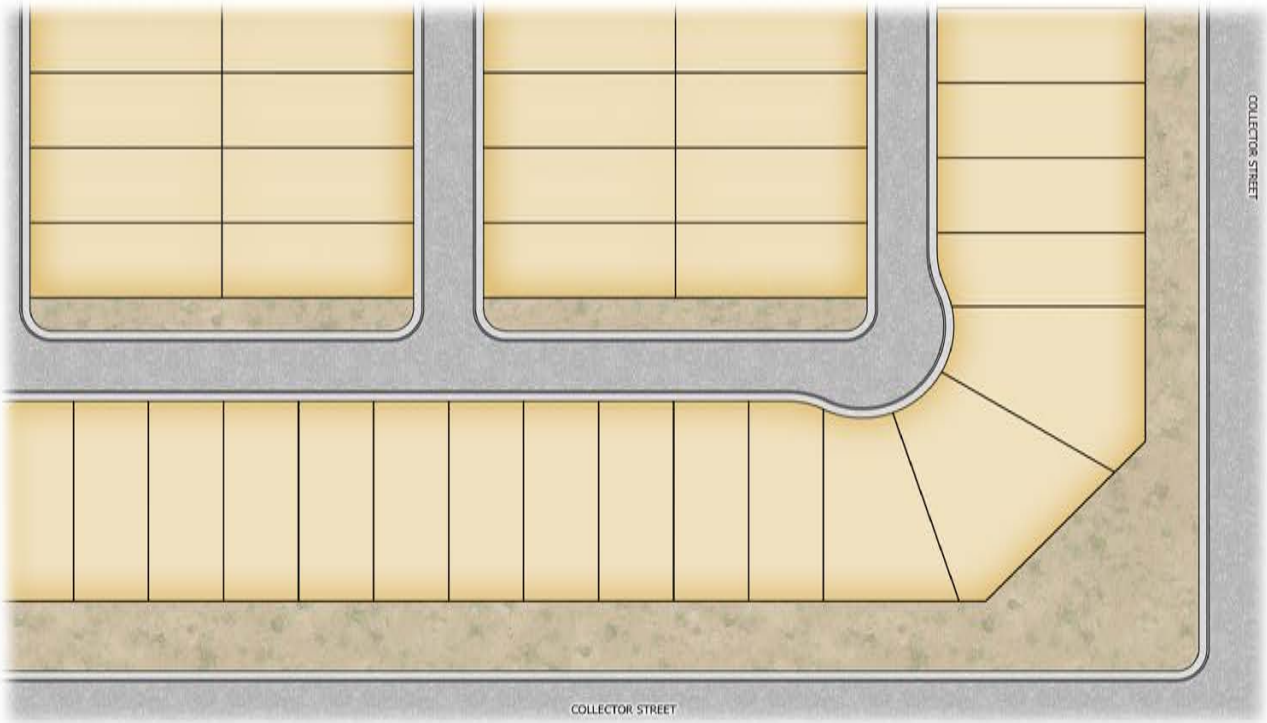
A. Block Length

1. Residential blocks shall not be more than one thousand two hundred (1,200) feet in length without a paseo or other break in lots. Refer to **Section 3.11.4.C.2: Subdivision Street Planning** for requirements for traffic calming required on street length that exceeds one thousand two hundred (1,200) feet.
2. The City may approve a longer block length when necessary to accommodate natural features such as steep slopes or washes (i.e., environmentally sensitive lands, low density residential development, or golf course communities, pedestrian linkages).

B. Block Arrangement

1. Blocks shall have sufficient width to provide for two tiers of lots of depth meeting the minimum requirements of this CMP, except where lots back onto a collector or greater street, natural feature, or subdivision boundary, or where lots face an approved loop road or cul- de-sac. Refer to **Figure 3.11.6.B.1: Example Block Arrangement**.

**Figure 3.11.6.B.1: Example Block Arrangement**




### *3.11.7 Lots*

The design and layout of lots shall be dependent upon topography, natural vegetation, soil conditions, drainage, abrupt changes in land use, heavy street traffic, and/or other conditions.

A. The lot arrangement shall be such that there will be no foreseeable difficulties in obtaining a building permit or in providing driveway access to buildings on such lots from an approved street.

B. Double frontage, reversed frontage, flag, or other odd, shaped lots should be avoided.

C. Corner lots shall be wider than other lots to provide additional buffering area. Alternatively, an end tract may be provided to accommodate corner lot buffering and does not require additional lot width. See **Section 3.7.5.1: Development Standards**.

D. Lots shall be so placed as to provide positive drainage away from all buildings.

E. Lots are encouraged to be configured to face as many as possible in a north/south direction.

F. Lot widths on cul-de-sacs, eyebrows, knuckles, and elbows shall be measured as the distance in a straight line, between the side lot lines at the points of intersection with the front setback line.

G. All Flag Lots shall be subject to the following standards:

   1. The access portion of the flag lot ("flagpole") must be under the same ownership as the
   2. flag portion.

a. Each flag lot shall have at least twenty (20) feet of street frontage and at least twenty (20) feet of width for the entire length of the flagpole.

b. The area of the flagpole portion of the flag lot shall not be included in the calculation of minimum lot area.

c. For flag lots, the Developer shall determine which property line(s) shall constitute the front and rear lot lines for the purposes of compliance with yard and setback provisions of this Section.

d. Flag lots shall have the street address clearly visible from the street to identify a dwelling that is set back from the street.

e. The number of flag lots shall be limited per parcel or subdivision pursuant to the following schedule. No more than two (2) flag lots may be contiguous.

### *3.11.8 General Site Standards*

The standards of this Section are intended to promote high-quality residential development and construction; protect property values; encourage visual variety and architectural compatibility; and promote an integrated character for the Site. Specifically, the standards:

A. Promote new residential developments that are distinctive, have character, and relate and connect to established neighborhoods;

B. Provide variety and visual interest in the exterior design of residential buildings;

C. Enhance the residential streetscape and diminish the prominence of garages and parking areas;

D. Enhance public safety by preventing garages from obscuring main entrances or blocking views of the street from inside residences; and

E. Improve the compatibility of attached and multi-family residential development with the residential character of surrounding neighborhoods.

### *3.11.8.1 General Standards for Residential Development*

#### *3.11.8.1.1 Housing Diversity*

The intent is to foster vibrant communities that include housing options to include a diverse population.

A. Intent

1. Encourage diverse community through the provision of a variety of housing types.
2. Encourage developments that are not dominated by a single type of home or dwelling unit, within a narrow range of price points and densities.
3. Encourage "neighborhood-oriented" multi-family developments that incorporate a variety of housing types, such as 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 units in a range of sizes.

B. Standard

1. Developers shall provide a minimum housing mix of at least three (3) floor plans, with three (3) elevations per floor plan.
2. No two (2) identical floor plans with the same elevation shall be placed side-by-side or directly across from one another.

*3.11.8.1.2 Mailboxes in Residential Development*

Mailboxes in residential developments should enhance functionality, accessibility, and visual harmony within the neighborhood. These standards promote flexible, high-quality design that aligns with the character and convenience expected in the community:

A. Accessibility

1. Mailboxes should be positioned for convenient access from pedestrian paths and trails, allowing residents to retrieve mail easily and safely. Placement avoids unnecessary crossings or detours, enhancing walkability and access for all.

B. Visibility

1. To ensure ease of use and safety, mailboxes should be located in visible, prominent areas such as near the street edge. This positioning improves accessibility while supporting a secure neighborhood environment.

C. Neighborhood Integration

1. Located within the neighborhood they serve, mailboxes provide close and convenient access for residents, minimizing the need to travel outside the immediate area. This proximity also supports community cohesion and thoughtful neighborhood design.

D. Architectural Cohesion

1. Mailboxes should incorporate architectural features that complement and elevate the surrounding neighborhood style, creating an attractive and cohesive look.
2. Flexible design standards allow for material, form, or detailing choices that enhance the overall quality, integrating seamlessly with the neighborhood's aesthetic character.

E. Review by ARC

1. The final design of all mailboxes will be reviewed by ARC.

*3.11.8.1.3 Trash Pads*

The location of trash pads for local streets and lower classifications will be identified at the time of platting. During the platting process, designated areas for trash cans will be specified to ensure convenient and organized waste collection, consistent with community design and accessibility standards.

### *3.11.8.2 General Standards for Multi-Family Residential*

The purpose of these standards is to improve the appearance of design and functionality of multi-family development, recognizing the importance of design in the economic success of urban areas, the need to be more efficient in the use of land, and the need to ensure the adequate protection of the surrounding area.

A. Parking

1. In addition to the parking lot landscaping requirements set forth in **Section 3.16.2.4.1: Landscape Inside Parking Areas**, all surface parking shall be:
   a. Separated from any building by a landscaped strip of at least ten (10) feet in width unless otherwise stated in **Section 3.7.5.1.1: Residential Development Standards**, and
   b. No more than one double-loaded or two (2) single-loaded rows of parking between any building on the site and an adjacent public street.
2. For more detailed information on parking, refer to **Section 3.18: Parking Standards**.

B. Accessory Elements

1. A multi-family project shall provide covered, enclosed, and secure storage areas for bicycles and other belongings that typically cannot be accommodated within individual dwelling units.
2. Storage and other accessory buildings shall be designed with materials and/or architectural elements that are related to the principal building(s).

C. Garages

1. Garage buildings may be located on the perimeters of a development site.
2. Size
   a. Garage and carport structures shall be limited to eight (8) spaces per structure before e break must occur to avoid a continuous row of garages.
   b. No more than eight (8) garage doors may appear on any multi-family building elevation containing front doors, and the plane of each garage door shall be offset at least two (2) feet from the plane of the garage door adjacent to it.
3. Design
   a. Detached garages and carports shall be integrated in design with the principal building architecture, and shall incorporate similar and compatible forms, scale, materials, color, and details.
4. Parking Structures
   a. Underground parking, structured parking, and parking within, above, or beneath the building it serves are encouraged for multi-family developments.

### *3.11.8.3 General Standards for Multi-Family Residential (More Than Five Stories)*

All multi-family residential dwellings that are five (5) stories or greater in height shall comply with the Design Standards for commercial buildings set forth in **Section 3.11.8.4: Non-Residential Design Standards**.

### *3.11.8.4 Non-Residential Design Standards*

The intent of this Section is to establish design standards that foster high-quality, attractive, and sustainable development that is compatible with the Site. The standards are intended to:

A. Protect and enhance the character and quality of residential and non-residential areas in the Site;

B. Protect and enhance the long-term market value of property within the Site;

C. Enhance the human and pedestrian scale of non-residential developments and ensure compatibility between residential neighborhoods and adjacent non-residential uses;

D. Mitigate negative visual impacts arising from the scale, bulk, and mass of large buildings and centers;

E. Promote building designs and construction practices that are sustainable and adaptable to multiple uses for extended building lifecycles;

F. Minimize negative impacts of on-site activities to adjacent uses; and

G. Balance the community's economic and aesthetic concerns.

### *3.11.8.5 Non-Residential Site Design*

Site design standards and guidelines address a development's relationship to its surrounding natural features and development patterns. They also address the relationship between key elements within the site. Careful site design is critical to the success of non-residential projects and the standards and guidelines of this Section should be considered at the outset, and throughout, the design process. The standards and guidelines of this Section are intended to:

A. Ensure development relates to the physical characteristics of the site;

B. Ensure building scale, orientation, and design relates to the surrounding uses and streets, and creates a cohesive visual identity and an attractive street scene;

C. Ensure site design for efficient pedestrian, bicycle, transit, and vehicular circulation patterns, and create a high-quality pedestrian environment;

D. Promote design environments built to human scale;

E. Ensure delivery, trash, and loading facilities are located so as not to impede regular vehicular and pedestrian circulation and access routes; and

F. Ensure safe and efficient access between buildings and parking areas.

### *3.11.8.5.1 Non-Residential Building Orientation*

To ensure that buildings are orientated to emphasize public spaces, with entryways clearly visible from key locations, because the location and orientation of individual buildings within the network of streets, pedestrian connections, and open spaces on a site largely establishes the character of a development.

A. Primary Entrance

1. Orient buildings so that the principal building entrance faces the principal street or the street providing main access to the site.
2. In cases where the principal entrance does not face the principal street, connect the entrance to the street and adjacent parking areas with sidewalks that meet the shading requirements of **Section 3.21 Hillside Standards**.

B. Building Locations (Multi-Building Developments)

1. Arrange and group buildings within developments that have three (3) or more buildings using one or more of the following techniques:
   a. Frame the corner of an adjacent street intersection or entry point to the development; or
   b. On sites of fifteen (15) acres or more, frame and enclose a "main street" pedestrian and/or vehicle access corridor within the development; or
   c. Frame and enclose parking areas on at least two (2) sides; or
   d. Frame and enclose outdoor dining and/or outdoor gathering spaces between buildings.

C. Orientation for Shade

1. Given Floreo's desert setting, careful consideration should be given to the siting and orientation of buildings to mitigate the effects of summer heat. Buildings should be strategically grouped and positioned to provide shading for outdoor spaces, such as placing outdoor gathering areas on the north or east sides of buildings and utilizing shade devices like awnings to enhance comfort.

*3.11.8.5.2 Outdoor Gathering Spaces*

To ensure open air or semi-enclosed public gathering spaces connecting different land uses and providing focal points and anchors emphasizing pedestrian scale and focus.

For purposes of this section, an outdoor gathering space is an open or partially open area intended for the benefit of residents, employees, or visitors to a site. An outdoor gathering space required by this section shall be credited toward any applicable open space requirements, provided such gathering space meets applicable open space standards.

A. The following shall not be counted toward any requirement of this section:
    a. Private yards;
    b. Public or private streets or rights-of-way;
    c. Parking areas and driveways.

B. Standards
    1. Developments on sites of fifteen (15) acres or larger shall devote a minimum of two (2) percent of the net site area to an outdoor gathering place that:
        a. Is integrated as part of the overall design of the site and located in an area that provides benefit to a large number of users and helps establish or improve functional relationships and linkages within a site or between adjacent sites. Potential locations include near anchor tenants, transit stops (if applicable), as a centralized site feature, or as a continuation of an adjacent natural area, trail, or riparian corridor;
        b. Is designed as a single, contiguous space rather than multiple smaller spaces;
        c. Incorporates a minimum of five (5) of the following pedestrian-scaled features:
            i. Lighted bollards;
            ii. Movable 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; and
            ix. Sculptures or other public art features;
        d. Integrates landscaping and/or structures to provide shading for outdoor gathering spaces, particularly those with a southern or western exposure. The shading may be freestanding or integrated with the adjacent building;
        e. Provides direct access to sidewalks and pedestrian walkways; and
        f. Is maintained by the owners of the development, unless otherwise agreed to as part of the development approval process.

C. Guidelines

1. For sites smaller than fifteen (15) acres, provide outdoor gathering spaces by expanding pedestrian walkways along the front or side of the building with awnings, arcades, trees, or other types of shade structures.
2. Provide outdoor dining areas within plazas and along the perimeter of open spaces, building frontages, and street frontages. Outdoor dining areas should be oriented away from off-site uses affected by noise.

D. Refuse Service

1. All Non-residential development shall provide one (1) or more sites for solid waste collection. Such sites shall be:
   a. Located to facilitate collection and minimize any negative impact on persons occupying the development site, neighboring properties, or public rights-of-way; and
   b. Constructed according to specifications established by the Planning Director or their individual designee and/or the City Engineer or their designee to allow for collection without damage to the development site or collection vehicle.

## *3.11.8.6 Lot Size*

The following general standards apply for lot sizes. For more detailed information on lot size requirements, refer to **Section 3.7.5.1: Development Standards**.

### *3.11.8.6.1 Minimum Lot Dimensions*

Any lot that is created, developed, used, or occupied shall meet the minimum lot size and frontage requirements in **Section 3.7.5.1: Development Standards** for the Development District in which it is located, except as otherwise established in this CMP for particular uses.

### *3.11.8.6.2 Number of Principal Buildings or Uses Per Lot*

A. Only one (1) main building for single-family or two-family with permitted accessory buildings may be located upon a lot or unplatted tract.
   1. Every dwelling shall face or front upon a street or officially approved place.

B. Where a lot or tract of land is used for multi-family, mixed-use, or non-residential purposes, more than one main building may be located upon the lot but only when such buildings conform to all requirements of this CMP applicable to the uses and district, and when all main buildings face upon a street or otherwise approved place.

### *3.11.8.7 Setbacks*

A. A building, structure, or lot shall not be developed, used, or occupied unless it meets the minimum setback requirements set forth in **Section 3.7.5.1: Development Standards** for the Development District in which it is located.

B. Setbacks shall be measured from the lot or property lines.

C. A setback or other open space required by this CMP for one building, structure, or lot shall not be included as part of a setback or other open space required by this CMP for another building or structure or lot.

#### *3.11.8.7.1 Projections into Required Setbacks, General*

A. Setbacks shall be unoccupied and unobstructed by any structure or portion of a structure from thirty (30) inches above grade upward, except that certain structures may project into required front, side, or rear setbacks as specified in this subsection.

B. Any structure covered with a roof or lattice shall count toward maximum lot coverage restrictions:

1. Paved Terraces
   a. Paved terraces may project into any required setback, provided that no structures placed there shall violate other requirements of this CMP and are at least one (1) foot from the lot line.
2. Unroofed Landings, Decks, Stairs and Balconies
   a. Unroofed landing, decks, and stairs may project into required setbacks, provided that no portion other than a handrail shall extend higher than thirty (30) inches above the finished grade level.
   b. Unroofed balconies may project into a required side or rear yard provided these projections are at least five (5) feet from the side lot line and ten (10) feet from the rear lot line.
3. Incidental Architectural Features
   a. Cornices, eaves, overhangs, canopies, sunshades, gutters, chimneys, flues, belt courses, headers, sills, pilasters, lintels, ornamental features, and other similar architectural features may project not more than three (3) feet into any required front yard and two (2) feet beyond the required side or rear yard provided these projections are at least three (3) feet from the lot line.
4. Roofs Over Porches and Other Exterior Approaches
   a. Roofs or lattice structures over porches, patios, stairways, landings, terraces, or other exterior approaches to pedestrian doorways may encroach up to five (5) feet into a front setback area.
   b. The posts of an attached roof or lattice structure shall follow the principal structure side yard setback and shall be setback ten (10) feet from the rear property line.
   c. The roof or lattice structure may overhang up two (2) feet into the aforementioned rear yard setback and side yard setbacks. Such structures shall be enclosed by no more than a railing or screen.

*3.11.8.7.2 Projections Into Easements and Rights of Ways Prohibited*

Projections shall not extend or encroach into any easement(s) or right(s)-of-way.

*3.11.8.7.3 Handicap Ramps*

Handicap access ramps may be located within required front, side, and rear setbacks.

*3.11.8.7.4 Bay Windows*

Bay windows that are not more than eight (8) feet in width where the projection breaks the plane of the wall may project no more than three (3) feet into any required yard setback.

*3.11.8.7.5 Double-Frontage Lots*

In the case of double frontage lots, front setback shall only be required where the front door is located.

3.11.8.7.6 Building Height

A. General Height Requirements

1. No building shall be erected or altered that will exceed the height limit for the respective zoning district, unless otherwise provided in Subsection B.

B. Height Exceptions for Appurtenances

1. Except as specifically provided elsewhere in this CMP, the height limitations contained in this CMP do not apply to cupolas, flagpoles, chimneys, antennas, heating and ventilation equipment, elevator housings, stairwell towers or similar appurtenances; provided, however, the following:
   a. The appurtenance does not interfere with Federal Aviation Administration regulations;
   b. The appurtenance does not extend more than twenty-five (25) feet above the maximum permitted building height, except for flagpoles, church belfries, and antennas that must be of greater height to function;
   c. The appurtenance is not constructed for the purpose of providing additional floor area in the building; and
   d. The appurtenance complies with the screening requirements for mechanical equipment and appurtenances in **Section 3:17: Fences, Walls, and Screening**.

C. Height Exceptions for Structures

1. The height regulations of this CMP shall not apply to barns, silos, cooling towers, fire towers, monuments, public art, or water tanks provided the structure does not exceed seventy-five (75) feet in height and does not occupy a horizontal area in excess of one hundred (100) square feet.
2. The seventy-five (75) foot height limitation shall apply, but the one hundred (100) square foot horizontal area limitation shall not apply to the three (3) iconic towers to be located at each major community entrance on Sun Valley Parkway and Teravalis Parkway and to be located at the Intersection of Sun Valley Parkway and Teravalis Parkway.

## 3.12 Architecture Design Standards

The architecture in Floreo plays a key role in shaping its vibrant, high-quality community. Guided by the vision and standards established in the CMP, these design guidelines ensure that both residential and non-residential architecture contributes to a cohesive and attractive environment. This section provides a framework for architectural styles, streetscape diversity, and design elements, promoting visually engaging and welcoming neighborhoods.

Should future changes to the Code occur, the standards outlined in this section shall remain in effect. This chapter is intended to be comprehensive for all architectural styles, and in cases where future Code updates address items not covered here, the ARC shall have authority and control. Additionally, the Master Developer maintains separate privately enforced Design Guideline documents, which may introduce enhanced standards to elevate the design quality and further enrich the character of Floreo.

The Master Developer may, at its sole and absolute discretion, adopt future City of Buckeye architectural design standards without the need for a minor or major amendment to the Community Plan. While this option allows for the incorporation of beneficial updates, there is no obligation to do so, ensuring the development's design remains aligned with its overall vision.

### *3.12.1 Architectural Styles*

In Floreo, architectural designs draw from a diverse selection of approved architectural styles that blend both traditional and modern influences. This variety ensures a dynamic yet cohesive aesthetic across residential and non-residential developments. Floreo may include:

A. Contemporary Southwest,

B. Mid-Century Modern,

C. Modern Craftsman,

D. Modern Farmhouse,

E. Modern Prairie,

F. Modern Spanish,

G. Western Regional Contemporary,

H. Other styles as approved by ARC.

Each architectural style features distinct characteristics, which are generally described in the following sections.

While this list offers an overview of key architectural styles, it is not exhaustive. New architectural styles and expressions will be subject to review through the Teravalis Architectural Review Committee (ARC).

### *3.12.1.1 Contemporary Southwest*

The Contemporary Southwest architectural style embraces a modern interpretation of the Southwest's unique environmental and cultural character, combining contemporary forms, materials, and colors with traditional elements of desert living. This style offers flexibility in design, resulting in homes that are both innovative and deeply connected to their desert surroundings.

Key features of the Contemporary Southwest style include generous roof overhangs, wide covered porches, large patios, and shaded galleries—architectural elements that provide cooling shade during the hot months and help warm interiors in the winter. The use of natural and indigenous materials allows homes to blend harmoniously with the desert landscape, reflecting a design approach that prioritizes sustainability and environmental sensitivity.

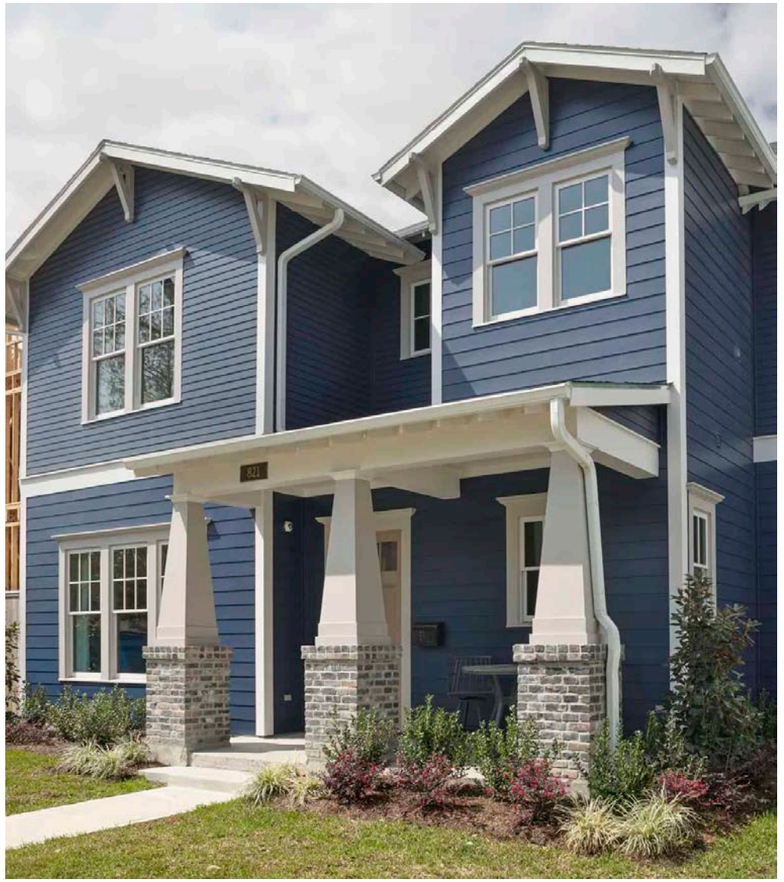
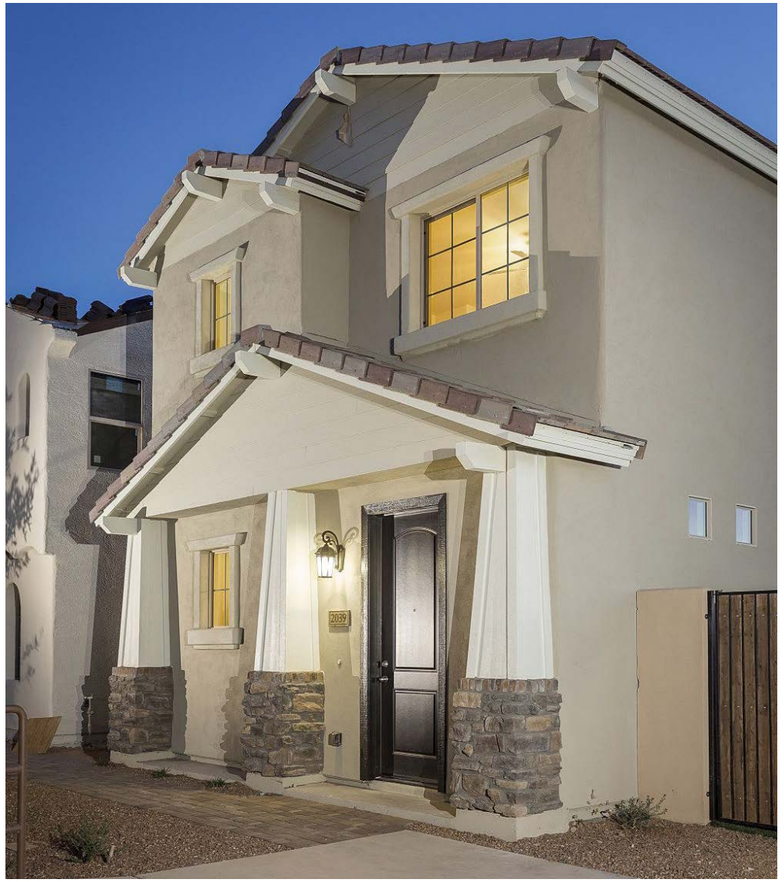
This style emphasizes outdoor living and community interaction, with recessed windows, functional outdoor spaces, and seamless transitions between indoor and outdoor areas. These design elements create a connection between residents and their natural surroundings, honoring the desert environment while incorporating modern architectural principles. Refer to **Exhibit 3.12.1.1: Contemporary Southwest Architectural Character** for examples of this style in practice.

## Exhibit 3.12.1.1: Contemporary Southwest Architectural Character

### *3.12.1.2 Craftsman/ Modern Craftsman*

The Craftsman style, which originated in California, is characterized by its focus on simple, natural materials and functional design. Influenced by the English Arts and Crafts movement of the late 19th century, this architectural style gained prominence through architects such as Bernard Maybeck in Berkeley and the Greene brothers in Pasadena. Developed as a response to the elaborate excesses of the Victorian era, Craftsman architecture emphasizes clean lines, understated detailing, and a deep connection to the natural environment.

In Floreo, the Craftsman style is adapted to complement the desert surroundings of Arizona, blending traditional elements with modern design principles. Hip and gable roof forms, broad overhanging eaves, and wide, livable porches are key features, promoting indoor-outdoor living that is ideal for the region's climate. The use of native materials and colors reflects the natural landscape, allowing the homes to harmonize with the desert context while maintaining the timeless appeal of the Craftsman tradition. This thoughtful adaptation ensures that the Craftsman style remains both relevant and functional within the broader architectural vision of Teravalis. Refer to **Exhibit 3.12.1.2: Craftsman/ Modern Craftsman Architectural Character**.

## Exhibit 3.12.1.2: Craftsman/ Modern Craftsman Architectural Character

### *3.12.1.3 Farmhouse/ Modern Farmhouse*

The Farmhouse / Modern Farmhouse architectural style blends the traditional charm of rural farmhouses with modern design elements, offering a warm and functional aesthetic. Rooted in simplicity and practicality, this style maintains the essence of classic farmhouses with straightforward forms and natural materials, while incorporating contemporary features that reflect today's design trends.

Key elements of the Farmhouse style include gable rooflines, expansive windows, and open, airy interiors. Traditional features such as wide front porches, wood siding, and barn-inspired details give the buildings a timeless connection to their rural origins. The Modern Farmhouse variation builds on these familiar elements with clean lines, minimalist detailing, and a more refined material palette, creating a fresh interpretation of the classic farmhouse look.

This style emphasizes a strong connection between indoor and outdoor spaces, with large patios and covered porches that encourage relaxation and social interaction. The use of both natural and modern materials, such as wood, stone, and metal, ensures that the homes feel both rooted in tradition and aligned with contemporary living. Refer to **Exhibit 3.12.1.3: Farmhouse/ Modern Farmhouse Architectural Character.**

## Exhibit 3.12.1.3: Farmhouse/ Modern Farmhouse Architectural Character

### *3.12.1.4 Mid-Century Modern*

The Mid-Century Modern architectural style is characterized by its break from traditional influences, embracing a minimalist, modernist approach that prioritizes functionality and simplicity. Unlike earlier styles, Mid-Century Modern homes emphasize geometric forms, asymmetry, and a lack of visual formality, offering a bold contrast to more historically influenced designs.

Key features of this style include flat planes, clean lines, and a focus on minimal ornamentation. Exteriors often incorporate monochromatic brickwork and strategic pops of color, creating a striking, streamlined appearance. Mid-Century Modern homes also prioritize the connection between indoor and outdoor spaces, using large windows, sliding glass doors, and open floor plans to blur the line between the home and its natural surroundings.

With their angular structures and sleek profiles, Mid-Century Modern homes present a timeless yet forward-thinking aesthetic, perfect for those seeking a minimalist design that showcases simplicity, elegance, and modernity. Refer to **Exhibit 3.12.1.4: Mid-Century Modern Architectural Character**.

## Exhibit 3.12.1.4: Mid-Century Modern Architectural Character

FLOREO AT TERAVALIS - MAJOR CMP AMENDMENT - 5TH AMENDMENT

### *3.12.1.5 Prairie/ Modern Prairie*

The Prairie architectural style is known for its large, square or rectangular building forms, which often support expansive porch roofs and complementary hipped roof structures. Emphasizing horizontal lines and a connection to the landscape, Prairie homes are designed to blend with their surroundings, creating a sense of harmony between the built environment and nature.

The Contemporary Prairie style refines and simplifies this traditional design, introducing clean, modern lines and asymmetrical building masses. Low-pitched roofs and sleek forms are hallmarks of this updated style, which incorporates materials like wood elements, smooth stucco bands, and other linear accents. These materials and design choices further accentuate the horizontal emphasis of the architecture, giving it a modern and minimalist aesthetic.

With its thoughtful integration of natural materials and low-slung forms, the Prairie / Contemporary Prairie style offers a timeless yet modern look, maintaining the original style's connection to the landscape while incorporating contemporary design elements. Refer to **Exhibit 3.12.1.5: Prairie/ Modern Prairie Architectural Character**.

## Exhibit 3.12.1.5: Prairie/ Modern Prairie Architectural Character

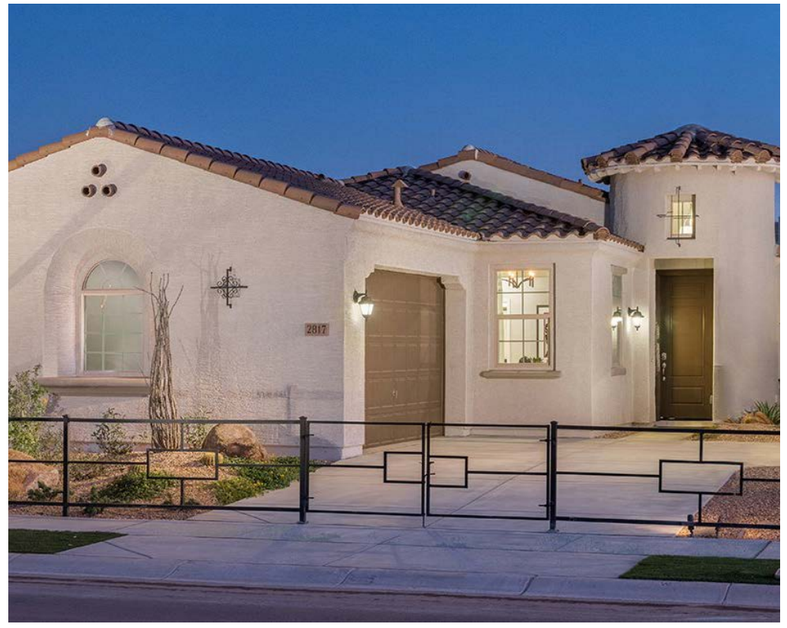
FLOREO AT TERAVALIS - MAJOR CMP AMENDMENT - 5TH AMENDMENT

### *3.12.1.6 Spanish/ Modern Spanish*

The Spanish architectural style evolved as a blend of Mission Revival elements and architectural details from Latin America, making it ideal for the hot, dry climates of the Southwest. Achieving widespread popularity after 1915, this style often utilized locally sourced materials such as stone, dirt, and clay, which were readily available in desert regions. Traditional Spanish homes were typically organized around a central courtyard, promoting airflow and creating shaded areas to enhance comfort in warm weather.

The Contemporary Spanish style builds on this historical foundation, incorporating more modern materials and simplified forms while retaining the essential characteristics of the Spanish aesthetic. Key features such as stucco walls, red tile roofs, and decorative ironwork are paired with sleek lines and minimal ornamentation, creating a fusion of traditional and modern elements.

This blend of old and new results in homes that honor the rich heritage of Spanish architecture while meeting the demands of contemporary living, offering a timeless and elegant style that is well-suited to desert environments. Refer to **Exhibit 3.12.1.6: Spanish/ Modern Spanish Architectural Character**.



## Exhibit 3.12.1.6: Spanish/ Modern Spanish

FLOREO AT TERAVALIS - MAJOR CMP AMENDMENT - 5TH AMENDMENT

### *3.12.1.7 Territorial Ranch*

The Territorial Ranch architectural style merges the practicality of traditional ranch homes with Southwestern and Spanish influences, making it particularly well-suited for Arizona's desert climate. Rooted in the history of the American West, this style emphasizes durability and functionality in response to the region's hot, dry conditions. Key features of Territorial Ranch homes include low-pitched gable roofs, wide overhangs, and expansive front porches, all of which offer essential shade and cooling breezes for outdoor living.

Incorporating materials like stucco, adobe, and wood, Territorial Ranch homes blend seamlessly with the desert landscape, utilizing natural textures and colors to create harmony with the environment. Features such as exposed wood beams, covered patios, siding, and enclosed courtyards not only add rustic charm but also provide practical solutions for Arizona's climate by offering shaded areas that reduce heat and enhance outdoor living spaces. The use of metal or tile roofs further improves durability and helps reflect the intense desert sun.

Modern adaptations of the Territorial Ranch style preserve its timeless appeal by balancing traditional elements with contemporary design. Large windows and strategically placed outdoor spaces enhance indoor-outdoor living, making the most of Arizona's mild winter months while providing protection from the summer heat. This style offers a perfect blend of historical inspiration and modern comfort, making it ideal for desert living. Refer to **Exhibit 3.12.1.7: Territorial Ranch Architectural Character**.

## Exhibit 3.12.1.7: Western Contemporary Architectural Character

### *3.12.1.8 Western Regional Contemporary*

The Western Regional Contemporary architectural style offers a broader and more flexible palette of forms compared to traditional styles. This approach allows for the blending of elements from various architectural influences, creating a modern-day interpretation of life in the Southwest. The style emphasizes clean lines, innovative materials, and a harmonious integration with the natural desert landscape, while allowing for creative freedom in design.

Examples of the character and finish common for Western Regional Contemporary architecture can be seen in **Exhibit 3.12.1.8: Western Regional Contemporary Architectural Character**. This style aims to balance the beauty of the region's natural surroundings with the comforts and demands of contemporary living.

## Exhibit 3.12.1.8: Territorial Ranch Architectural Character

FLOREO AT TERAVALIS - MAJOR CMP AMENDMENT - 5TH AMENDMENT

### *3.12.2 Single-Family Residential Architecture Standards*

The Single-Family Residential Architecture Standards for Floreo are designed to ensure a harmonious yet visually diverse community that reflects both traditional and modern design principles. These standards promote thoughtful architecture that enhances the overall aesthetic of the neighborhood while creating inviting and functional living spaces for residents. Each home contributes to a cohesive streetscape while allowing for individuality and variety through the use of distinct architectural styles, elevation designs, and material choices.

Key elements addressed in this section include a diverse range of streetscape designs to prevent monotony, attention to corner lot conditions to ensure architectural interest from all angles, and the thoughtful design of front elevations to engage with the public realm. Architectural projections, four-sided architectural treatments, and the use of colors and materials are detailed to ensure that all homes maintain a high standard of design on every side. Additionally, garages are carefully integrated into the overall design to reduce visual dominance, and front yard walkways and driveways are crafted to complement the home's character while enhancing the neighborhood streetscape.

The standards outlined here provide a framework for creating an attractive, high-quality living environment, ensuring that Floreo remains a visually vibrant and architecturally diverse community.

#### *3.12.2.1 Diversity of Streetscape*

To promote visual interest and avoid monotony within the community, a variety of home designs encourages visual interest, promotes inclusivity, and fosters a unique sense of neighborhood identity.

The following guidelines ensure a varied and engaging streetscape:

A. Elevation Variety

1. A subdivision shall include at least three (3) distinct elevations per product type, for minimum number of floor plans refer to **Section 3.11.3.1.1: Housing Diversity** for more information.
2. To promote architectural diversity, no two (2) identical floorplans with the same elevation shall be placed side-by-side or directly across from one another.
3. At least three (3) distinct elevations must be utilized on each side of the street for every block to ensure a varied and visually engaging streetscape.

B. Front Yard Setbacks

1. Varied setbacks for porches, living spaces, and garages can be employed to create natural breaks in the streetscape, adding depth and visual interest. This approach helps prevent a repetitive, linear street scene and enhances the overall character of the neighborhood. Refer to **Section 3.7.5.1: Development Standards** for all setback requirements.

2. Refer to **Section 3.7.5.1: Development Standards** for porch setbacks and permitted encroachments into the front yard setback to encourage interaction and create a welcoming presence from the street.

These standards ensure that each block within the community maintains an appealing and diverse architectural presence, contributing to the overall vibrancy of Floreo.

### *3.12.2.2 Corner Conditions*

Residential units situated on corner lots require thoughtful design to ensure that their elevations, particularly those visible from open spaces and major roadways, are aesthetically pleasing from all surrounding viewpoints. The design of these homes should be sensitive to their surroundings and ensure that the silhouettes and massing are appropriate for prominent locations. To achieve this, the following guidelines should be considered for corner lot conditions:

A. Avoid Blank Walls
   1. Large blank walls and unorganized window placements on corner lots are discouraged to prevent an uninviting or unfinished appearance from key viewpoints.
   2. Elevations should incorporate windows, material changes, or other architectural elements to add visual interest.

B. Logical Termination of Detail Elements
   1. Architectural details and design elements present on the front elevation should terminate at logical, visually coherent locations, ensuring a cohesive appearance.

C. Garage and Driveway Placement
   1. Garages and driveways should be positioned away from the corner to minimize their visual impact and maintain the integrity of the corner elevation.
   2. Side-entry or rear-facing garages are encouraged.

D. Corner Features and Wrapping Details
   1. Where appropriate, corner entrances or architectural features that wrap the elevation should be considered. These elements add visual interest and ensure that the corner-facing side of the home receives similar level of design attention as the front elevation.

By adhering to these guidelines, corner lot homes will enhance the overall streetscape and provide an aesthetically pleasing presence from all angles, maintaining a high-quality and engaging neighborhood character.

### *3.12.2.3 Front Elevations*

The front elevation of a home plays a crucial role in shaping attractive, welcoming neighborhoods. Thoughtful design of front-facing elements helps create a visually engaging streetscape and ensures that homes positively address the public realm. Special attention should be given to the design and placement of living spaces, garages, entries, and building massing to establish a diverse and appealing streetscape.

The following criteria should be incorporated into the design of front elevations:

A. Minimizing Garage Impact

1. Garage doors should be visually de-emphasized by using strategic setbacks, as well as colors and styles that blend seamlessly with the home's overall design.
2. Garage configurations such as side-access, rear-facing, and swing-in garages are encouraged to minimize the prominence of the garage in the front elevation.

B. Front Entry Location

1. The front entry should be positioned along the front façade, though the door itself does not necessarily need to be visible from the street. The placement should maintain a sense of arrival and enhance the home's connection to the street.

C. Prominent Entrances

1. Entrances should be highlighted with architectural features such as massing changes, roof elements, or other distinctive design components to create visual interest and reinforce the home's character.

D. Architectural Elements

1. Architectural elements such as courtyards, entry porticos, and porches are encouraged to create an inviting, visually appealing front elevation. These elements contribute to a connection between the home and the streetscape.

E. Building Massing

1. The massing of the home must align with its architectural style, ensuring harmony between the building's form and overall design. This also contributes to a visually diverse and appealing neighborhood streetscape.

F. Attention to Details

1. Doors and windows should be well-proportioned to the building massing and complement the architectural composition. These details are essential to maintaining a cohesive and organized appearance on the front elevation.

G. Trim Detailing

1. Trim detailing should be applied to at least two (2) sides of windows unless the architectural style—such as Spanish or Contemporary—does not typically require such detailing.

H. Addressing the Street

1. Living areas, porches, terraces, entries, and windows should be positioned to engage with and address the street. This design promotes interaction within the neighborhood and enhances the pedestrian experience.

These guidelines ensure that front elevations are thoughtfully designed, enhancing the streetscape's character and diversity while addressing the public realm with care and visual appeal.

### *3.12.2.4 Architectural Projections*

Architectural projections are essential for adding visual interest and depth to a home's design. By casting shadows and accentuating key features, projections can draw attention to entries, prominent windows, or outdoor spaces, creating focal points within the overall design. The types, quantity, and extent of these projections will vary according to each home's architectural style and composition. Details suitable for one style may not be appropriate for another, with the goal being to use architectural projections and details that enhance the home's aesthetic appeal..

Projections may include, but are not limited to, the following elements:

A. Awnings

1. High-quality wood-like composite or metal awnings that provide shading and character to windows and doors, creating visual depth and texture.
2. Permitted projections into a setback shall meet all of the following:
   a. Project no more than two (2) feet into any setback; and
   b. Projections into a setback shall be a minimum distance of three (3) feet from the property line. Where a setback is less than the above, the setback shall take precedence.

B. Balconies

1. Balconies extend upper-floor living spaces and add architectural variety, offering residents additional outdoor space and enhancing the façade's visual appeal.
2. Permitted projections into a setback shall meet all of the following:
   a. Project no more than two (2) feet into the front setback;
   b. Project no more than five (5) feet into the rear setback;
   c. Project no more than two (2) feet into the side setback; and
   d. Minimum distance from the property line
      i. Projections into a front setback shall be a minimum distance of eight (8) feet from the property line.
      ii. Projections into a rear setback shall be a minimum distance of eight (8) feet from the property line.

iii. Projections into a side setback shall be a minimum distance of three (3) feet from the property line.

iv. Where a setback is less than the above, the setback shall take precedence.

C. Shutters

1. Decorative or functional shutters that complement window treatments, adding detail and emphasizing window placement within the elevation.

2. Permitted projections into a setback shall meet all of the following:

a. Project no more than one (1) foot into any setback;

b. Projections into a setback shall be a minimum distance of one (1) foot from the property line, unless the setback permits otherwise.

D. Overhangs

1. Extended eaves, cornices, canopies, sunshades, gutters, chimneys, flues, belt courses, headers, sills, pilasters, lintels, ornamental features, or similar architectural features that provide shade, enhance the roofline, and create shadow lines that break up the building mass.

2. Permitted projections into a setback shall meet all of the following:

a. Project no more than two (2) feet into any setback; and

b. Projections into a setback shall be a minimum distance of three (3) feet from the property line. Where a setback is less than the above, the setback shall take precedence.

E. Projecting Second or Third-Story Elements

1. Upper-story elements that extend beyond the primary wall plane, adding depth and variation to the building's massing.

2. Permitted projections into a setback shall meet all of the following:

a. Project no more than two (2) feet into any setback; and

b. Projections into a setback shall be a minimum distance of three (3) feet from the property line. Where a setback is less than the above, the setback shall take precedence.

F. Vertical Architectural Elements

1. Vertical projections such as towers, rotundas, parapet, chimneys, flues, ornamental features, or similar architectural features that add prominence and variety to the home's design, offering strong visual focal points.

2. Permitted projections shall be no more than four (4) feet above the roofline.

G. Trellis Features

1. Trellis structures that introduce shade and architectural texture, often connecting outdoor spaces to the home's design.

2. Permitted projections into a setback shall meet all of the following:

a. Project no more than two (2) feet into any setback; and

b. Projections into a setback shall be a minimum distance of three (3) feet from the property line. Where a setback is less than the above, the setback shall take precedence.

H. Recessed Windows

1. Windows set back from the primary façade create shadow and depth, emphasizing window placement while softening the building's form.

I. Door and Window Surrounds

1. Framing and trim around doors and windows that enhances their visual impact and ties these features into the overall design of the home.

2. Permitted projections shall be no more than six (6) inches into any setback.

J. Porches

1. Covered outdoor areas including stairways, landings, terraces, or other exterior approaches that connect indoor and outdoor living spaces, providing functional shelter while adding architectural depth to the front elevation.

2. Permitted projections into a setback shall meet all of the following:

a. Project no more than two (2) feet into the front setback; and

b. Projections into a setback shall be a minimum distance of eight (8) feet from the property line. Where a setback is less than the above, the setback shall take precedence.

K. Patios

1. Covered outdoor areas including stairways, landings, terraces, or other exterior approaches that connect indoor and outdoor living spaces, providing functional shelter while adding architectural depth to the rear elevation.

2. Permitted projections into a setback shall meet all of the following:

a. Project no more than five (5) feet into the rear setback; and

b. Projections into a setback shall be a minimum distance of eight (8) feet from the property line. Where a setback is less than the above, the setback shall take precedence.

L. Bay Windows or Dormers

1. Projections that extend outward from the main walls, adding dimension to the building and providing additional interior space.

2. Permitted projections into a setback shall meet all of the following:

a. Project no more than three (3) feet into any setback for a maximum of fifteen (15) continuous linear feet; and

b. Projections into a setback shall be a minimum distance of three (3) feet from the property line. Where a setback is less than the above, the setback shall take precedence.

M. Shed Roof Elements

1. Angled roof sections that introduce dynamic roofline variations, breaking up the mass of the roof and creating a more engaging silhouette.
2. Permitted projections shall be no more than three (3) feet above the roofline.

N. Windowpane Treatment

1. Special window detailing that adds depth, dimension, and architectural style to the home's façade.
2. Permitted projections shall be no more than six (6) inches into any setback.

O. ADA Access Ramps

1. ADA access ramps to any access point of a home.
2. Projections into a setback shall be a minimum distance of one (1) foot from the property line. Where a setback is less than the above, the setback shall take precedence.

These architectural projections help create depth and visual variety, offering opportunities to highlight important design features while contributing to the overall aesthetic and functionality of the home.

### *3.12.2.5 Four-Sided Architectural Elements*

To achieve a cohesive and uninterrupted design, architectural elements and materials should be thoughtfully applied on all four sides of a home. This approach enhances the overall feeling of uniformity and quality, ensuring that no side of the structure is neglected in its visual appeal. Utilizing materials, features, and elements on all sides contributes to a consistent and cohesive design.

Four-sided architectural elements may include:

A. Architectural Features

1. Window surrounds, shutters, cornice detailing, stone or brick veneers, metal accents, clay vent tile accents, or other complementary materials should be applied on all visible sides to maintain a consistent architectural quality.

B. Avoiding Blank Façades

1. Blank, unadorned façades are generally discouraged when visible form the overall community. Where walls are visible from streets or public spaces, they should include windows, material changes, or other architectural elements to add visual interest and break up the building mass.

C. Corner and Prominent Homes

1. Homes located on corner lots, or homes with elevations visible from open spaces or major roadways, should receive additional architectural detailing to ensure all sides present a finished appearance consistent with the front elevation.

D. Exemptions for Limited Visibility

1. In cases where building faces are obscured by perimeter walls or specific product types—such as zero-lot line homes, townhomes, green court, auto-court products, and other attached or small-lot designs—additional architectural detailing may not be necessary on all facades of the building due to limited visibility. However, where elevations remain visible, appropriate design features should still be incorporated.

These guidelines ensure that homes within Floreo maintain a uniform and appealing aesthetic, with flexibility to adjust for context and product type. This approach ensures that the neighborhood maintains a high-quality visual character, regardless of the home's orientation or location.

### *3.12.2.6 Garages*

Garages play a significant role in the overall streetscape design, and reducing their visual dominance helps to create pedestrian-friendly neighborhoods that foster an "eyes on the street" environment. By employing thoughtful design techniques that complement the home's architectural style and positioning the garage as a secondary feature, the streetscape becomes more visually appealing and accessible.

A variety of garage configurations, including single-car, tandem, and split garages, are permitted to provide flexibility and diversity in design. These configurations can be tailored to fit different lot sizes and architectural styles, ensuring garages blend seamlessly with the neighborhood's character.

A. Architectural Consistency

1. Garage doors should align with the home's architectural style, using decorative elements that enhance the overall aesthetic without drawing unnecessary attention.

B. Design Variety

1. To avoid monotony and ensure visual interest, the design, windows, and/or color of garage doors should vary to complement the architectural style of the home.
2. A variety of garage placements along a block is encouraged to prevent garages from dominating the streetscape.
3. Recessed, side-entry, and rear-facing garages are encouraged. Where forward-facing garages are used, architectural elements such as ornamental details, window accents, or distinctive garage door styles should be incorporated to add visual interest and maintain streetscape diversity.

C. Visual Mitigation for Larger Garages

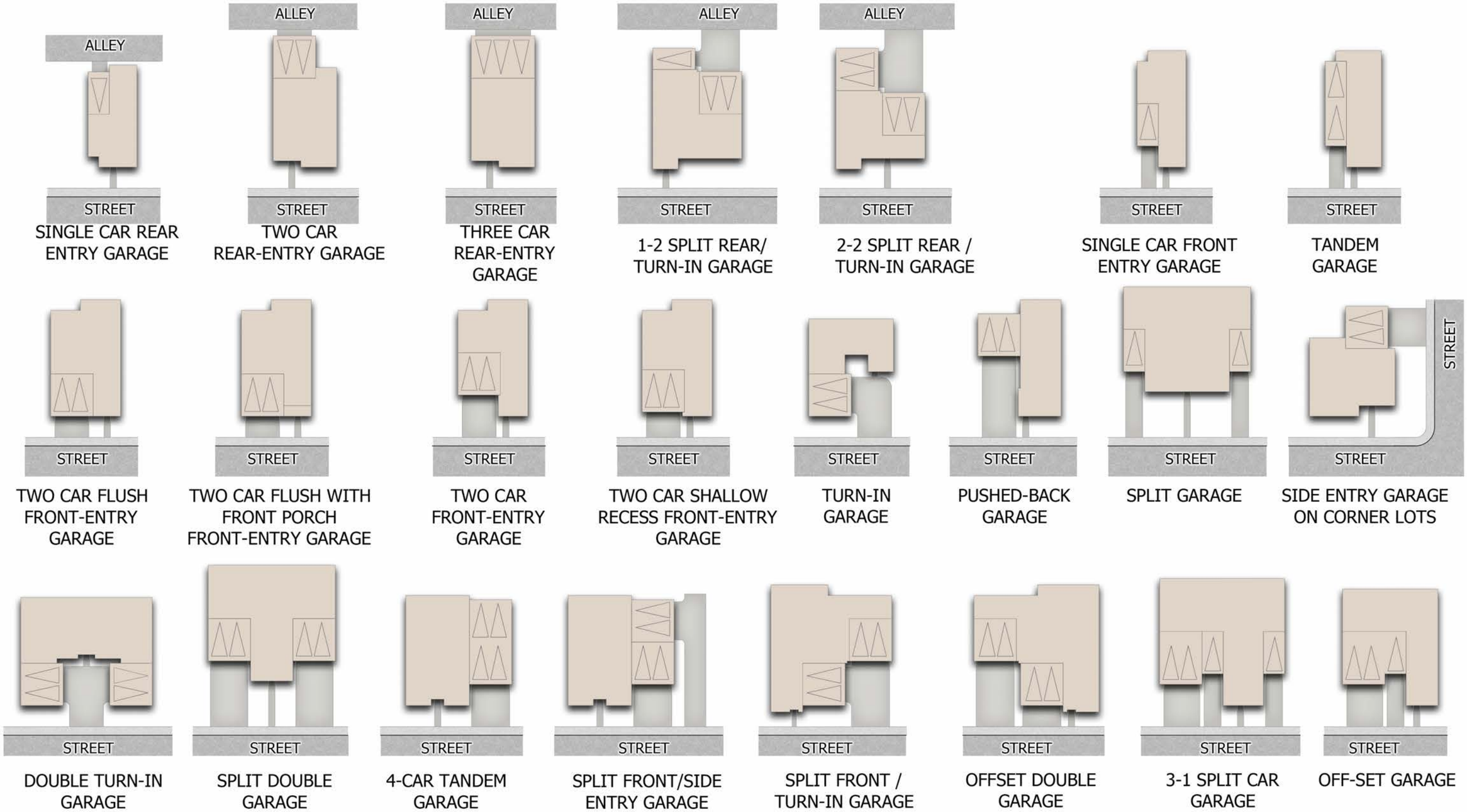
1. For garages that exceed fifty (50) percent of the overall front elevation, visual mitigation techniques should be used to reduce their prominence. These techniques include but are not limited to:
   a. Architectural elements such as windows, wainscoting, or varying materials to soften the appearance of the garage.
   b. Recessed or offset garage bays to break up the building mass and reduce visual dominance.

D. Corner Lot Considerations

1. For homes on corner lots, particularly those at neighborhood entries, garages should be positioned on the side of the house furthest from the corner to minimize their visual impact and maintain the integrity of the corner elevation.

E. Garage Configurations

1. A range of garage configurations is encouraged to diversify the streetscape and reduce the prominence of garages. Refer to **Figure 3.12.2.6: Garage Configurations for Single-Family**.
2. These configurations include:
   a. Shallow-Recessed
   b. Mid-Recessed
   c. Deep-Recessed
   d. Swing-in
   e. Tandem
   f. Flush
   g. Flush with front porch
   h. Split
   i. Split with Casita
   j. Rear-Facing
   k. Three-Car Offset
   l. Alley-Loaded
   m. Motor Court
   n. Single car
   o. Tandem
   p. Or other styles as approved by ARC and the Planning Director or their individual designee.




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

## Exhibit 3.12.2.6: Garage Configurations for Single-Family

F. Enhancing Visual Interest

1. If lot size limits garage placement, a combination of enhanced ornamental details, garage door styles, and colors should be used to provide greater visual interest and maintain a diverse streetscape.
2. The forward-facing elevation of a side-entry garage should appear as a livable portion of the home through the use of windows, wainscoting, or other architectural elements consistent with the overall design.

By carefully integrating garages into the overall home design, these guidelines ensure that garages enhance, rather than dominate, the streetscape. This contributes to a more welcoming and cohesive neighborhood environment where homes engage more actively with the public realm.

*3.12.2.6.1 Width and Orientation of Garages*

A. Façade Requirements

1. The front facing building façade, excluding the garage doors, must account for at least twenty-five (25) percent of the total front facing façade width on homes with front-loaded garages.
   a. Exceptions may be approved by ARC and the Planning Director or their individual designee.

B. Three-Car Garage Standards

1. For any three-car garage that faces a street, excluding swing/turn-in garages, the third bay shall either:
   a. Have a different orientation than the first two (2) bays; or
   b. Be offset by a minimum of two (2) feet from the first two (2) bays when sharing the same orientation.

C. Swing/ Turn-In Garages

1. Swing/turn-in garages shall provide windows or other architectural features on the side of the garage facing the front street, mimicking those found on the living portion of the dwelling. These features are intended to maintain the home's visual cohesion and contribute to a more pedestrian-friendly streetscape.

D. Garages in single-family attached development

1. Garages shall be accessed from alleys if alleys are present, reducing the visual impact of garages on the streetscape.
2. Where alleys are not available and garages are positioned on the street-facing side of the building, visual mitigation strategies shall be employed to reduce their prominence. These strategies may include:
   a. Architectural features such as ornamental details, varied rooflines, or window treatments that blend the garage with the overall architectural style of the home.

b. Garage door designs that complement the façade, including the use of decorative panels, windows, or materials that enhance visual interest.

c. Recessed garages or offset garage bays to break up the building mass and reduce the dominance of the garage in the streetscape.

### *3.12.2.7 Recreational Vehicle (RV) Garages*

RV garages, when incorporated into single-family homes, must be designed to maintain a cohesive, visually appealing streetscape while ensuring that the overall architectural style of the home and neighborhood is preserved. The following standards provide guidelines to ensure that RV garages blend harmoniously with the home's design and do not dominate the façade, streetscape, or public view.

A. Visual Mitigation

1. The design of RV garages must implement visual mitigation techniques to reduce their visual prominence such as, but not limited to:

a. Use of varied materials and architectural detailing to break up the massing of the garage.

b. Recessing the garage doors to create depth and shadow.

c. Incorporating additional architectural elements, such as overhangs or trellises, to soften the visual impact.

2. For single-family homes with front-facing garages, the building façade, excluding all garage doors, must comprise at least forty-four (44) percent of the total front-facing façade. The RV garage door may not exceed twenty-four (24) percent of the total front-facing façade of the home.

B. RV Garage Placement

1. RV garages must be located to minimize their visibility from public streets. Placement strategies include:

a. Recessed or side-entry RV garages.

b. Corner lots must locate RV garages on the side of the home furthest from the corner to maintain the integrity of the streetscape.

c. RV garages must be setback a minimum of four (4) feet from the front plane of any livable portion of the principle structure to reduce their prominence from the street.

C. Architectural Consistency

1. RV garages must be designed to complement with the architecture of the home, utilizing similar roof lines, materials, and architectural detailing to ensure consistency.

2. The roofline of an RV garage must maintain a height difference of no more than four (4) feet compared to the highest point of the principal structure's roofline to prevent excessive height or bulk and complement the roof line(s) of the home.
3. The materials and colors of the RV garage should match or complement the home to ensure visual harmony.

D. Subdivision Limits

1. The number of homes within a subdivision that incorporate RV garages shall not exceed forty-five (45) percent of the total number of homes in the subdivision to ensure a balanced streetscape and prevent the over-dominance of RV garages.

These standards ensure that RV garages enhance the home's architectural quality while maintaining a balanced, cohesive neighborhood aesthetic. For standards regarding driveways and RV requirements, refer to **Section 3.11.1.1.2: Residential Access** for more information.

### *3.12.2.8 Colors and Materials*

Colors and materials play a crucial role in defining the architectural character of individual homes and the overall neighborhood. The chosen color schemes should reflect natural hues or be appropriate to the architectural style, while also embracing diversity and vibrancy within the streetscape. Adjacent homes should not have the same color scheme, as variety contributes to the visual interest and uniqueness of the community. Accent materials should reinforce the architectural theme of each home and enhance the overall neighborhood character.

A minimum of six (6) color schemes are required for each Parcel Developer product series in each neighborhood. Roof materials must offer at least two (2) material types and a minimum of three (3) color options.

The following criteria guide the selection and application of colors and materials:

A. Enhancing Neighborhood Character

1. Colors should be selected to complement and enhance the overall character of the neighborhood, creating a harmonious streetscape.

B. Distinguishing Architectural Character

1. Each color scheme should contribute to defining and distinguishing the architectural style of the home, highlighting key architectural elements.

C. Encouraging Diversity

1. A variety of colors and materials is encouraged to create a dynamic and visually engaging streetscape, avoiding monotony between adjacent homes.

D. Elevating Architectural Interest

1. Colors and materials should be used to add texture, depth, and architectural interest, creating visually rich homes that contribute to the neighborhood's overall aesthetic.

E. Logical Material Transitions

1. Material transitions must occur at logical break points, such as internal corners or architectural elements, to maintain a cohesive and polished design.

F. Creating Texture and Depth

1. A thoughtful variation of materials and colors across homes should create visual texture and depth, enhancing the architectural character of the neighborhood.

G. Wrapping Columns and Architectural Elements

1. Columns, tower elements, and pilasters must be wrapped with consistent materials to logical break points, ensuring continuity and a cohesive appearance.

H. Garage Material Breaks

1. Material transitions on garages should end at internal corners, maintaining a clean and finished appearance.

I. Garage Doors

1. White garage doors are generally discouraged unless appropriate for the architectural style being used. Garage doors should complement the home's overall color scheme and architectural design.

J. Durable Materials

1. Roofing and siding materials must be durable and long-lasting, reducing the need for frequent replacements. Metal roofs and shingled roofs are permitted when appropriate to the architectural style.

These guidelines ensure that the colors and materials used in the community contribute to a visually appealing and cohesive neighborhood, while allowing for architectural diversity and individual expression.

### *3.12.2.9 Mechanical Equipment and Screening in Single-Family Residential*

To maintain the architectural integrity and visual appeal of single-family homes within Floreo, mechanical equipment—including air conditioning units, solar panels, antennas, satellite dishes, and utility meters—must be thoughtfully integrated into the home's design. These guidelines ensure that mechanical equipment complements the architecture and does not detract from the overall aesthetic of the home or streetscape. For more information on screening requirements, refer to **Section 3.17: Fences, Walls, and Screening Standards**.

#### *3.12.2.9.1 General Mechanical Equipment Standards in Single-Family Residential*

A. Equipment should be positioned to minimize its visual impact on the front elevation.

B. Equipment should located in a manner that does not encroach on property lines and ensure that it is not intrusive to neighbors nor prominently visible from the street.

C. The use of solar panels and other alternative energy solutions are encouraged however, these systems must be thoughtfully integrated into the design of the home, minimizing visual impact while maximizing energy efficiency where feasible.

#### *3.12.2.9.2 Ground-Mounted Equipment*

Ground-mounted mechanical equipment, including air conditioning units, must be placed in side or rear yards and integrated into the architectural design to reduce visibility from the street and public spaces. Equipment placement must comply with the City of Buckeye Building Code and adhere to requirements set by utility providers. Refer to **Section 3.17: Fences, Walls, and Screening Standards** for more information..

Utility meters, service equipment, and other functional elements should be located in unobtrusive locations such as side yards or recessed areas that are accessible for maintenance but don't detract from the home's overall appearance.

#### *3.12.2.9.3 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 surface and aligned with the roof's angle as feasible to minimize the visual impact.

B. When possible, locate equipment towards the rear or side of the roof to reduce the visibility from the street. Screening through the use of parapets or other architectural features is encouraged.

C. Antennas, satellite dishes, and similar equipment should be located in such a way to minimize their visibility from the street and public spaces.

### *3.12.3 Additional Standards for Single-Family Attached*

A. Housing Variation

   1. For attached housing, incorporate variety in building massing, roof forms, colors, materials, and other architectural features to ensure distinction between individual units.

B. No more than eight (8) units may be attached in a single row or building cluster unless otherwise approved by ARC and the Planning Director.

C. The building, which is an aggregation of up to eight (8) units shall be given architectural and visual interest through at least two of the following:

1. Provide a projection, recess, or reveal at least every twenty (20) feet, with a minimum change of plan of two (2) feet;
2. Use of two (2) or more distinct materials on each façade;
3. Use of distinct features such as balconies, or similar features, between individual units;
4. Use of distinct variations in roof form,
5. Use of architectural design and features to appear as a series of buildings rather than on singular structure.

D. Entryway Treatment

1. Entrances for front-loaded homes should be prominent and easily visible from the street and parking areas. For rear-loaded homes facing a common element, connectivity and access points should be clearly identifiable through effective wayfinding..
2. The main entry of each unit shall be emphasized through the use of architectural features, walkways, landscape, and lighting.

### *3.12.4 Multi-Family Residential Architecture Standards*

Multi-family developments in Floreo contribute to the diversity of housing options within the community. These standards ensure that multi-family buildings are thoughtfully designed to create visually appealing, functional, and pedestrian-friendly environments while complementing the surrounding neighborhoods.

#### *3.12.4.1 Building Mass and Articulation*

A. Multi-family buildings are encouraged to incorporate human-scale elements at the ground level to create an inviting and welcoming streetscape. Buildings may be clustered around recreation areas to enhance the community's layout and foster social interaction among residents.

B. Varied building massing and articulation, such as projections, recesses, and varied wall planes, contribute to a dynamic architectural presence while adding visual interest and charm.

C. Building materials and colors should complement the overall architectural style, enhancing the development's character and creating a cohesive yet diverse streetscape that fits harmoniously within the surrounding neighborhood.

### *3.12.4.2 Roof Form*

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.

### *3.12.4.3 Facades and Detail Elements*

A. Building façades should be thoughtfully designed with a variety of architectural details, such as balconies, decorative moldings, and recessed planes, that add texture and depth.

   1. Façades longer than fifty (50) feet should incorporate plane shifts or other design elements to break up the mass.

   2. Detail elements should be cohesive to the architectural style of the building and may include:

      a. Balconies;

      b. Bay or box windows;

      c. Porches or covered entries;

      d. Dormers;

      e. Variations in materials;

      f. Variations in roof form;

      g. Variation in window sizes and shapes;

      h. Vertical elements;

      i. Other features as approved by ARC.

B. High-quality materials, such as stone or brick veneers, should be used strategically across the façade to create visual richness.

C. Windows and doors should be proportioned and detailed to complement the overall architectural design, with features like shutters, trim, and dormers as appropriate to the architectural style adding character.

D. Highly reflective materials should not be used where they could cause solar glare on surrounding properties.

E. Natural, smooth-face CMU shall not be used as a primary exterior finish.

F. Siding materials should terminate at logical points, such as plane changes, to maintain a cohesive design.

G. Multi-building developments should incorporate distinct architectural details or color palettes for individual buildings, while maintaining a cohesive design language across the development.

### *3.12.4.4 Entrances and Porches*

A. Building entrances should be clearly defined with architectural features like porches or roof projections to create a sense of arrival.

   1. At least one (1) main building entry shall face the primary adjacent public street.

B. Walkways should connect building entries to public sidewalks without routing pedestrians through parking lots.

C. Pedestrian entries should be emphasized with design elements such as landscaping, paving, or lighting to enhance wayfinding, especially when facing the public right-of-way.

D. Balconies, patios, and porches are encouraged to create strong connections between indoor and outdoor living spaces.

### *3.12.4.5 Accessory Elements*

A. Accessory features like awnings and trellises should enhance both functionality and aesthetics, offering shade and depth to the building design.

B. Covered, enclosed, and secure storage areas shall be provided within multi-family developments for bicycles and other belongings that may not typically be accommodated within individual dwelling units.

C. All accessory elements shall be designed with materials and architectural elements that reflect the design of the primary structures.

### *3.12.4.6 Garages*

A. Garages and parking areas should be positioned to minimize visual impact on the streetscape, ideally placed behind or integrated into the building design.

   1. Garage entries and carports are best positioned to the side or rear of the building to maintain a clear, inviting street frontage.

   2. Garage and carport structures shall be limited to eight (8) spaces per structure. No more than eight garage doors may appear on any multi-family building elevation containing front doors unless otherwise approved by ARC and the Planning Director or their individual designee

      a. The plane of each garage door shall be offset at least two (2) feet from the plane of the garage door adjacent to it.

B. Detached garages, where used, should complement the architectural style of the main structures, incorporating materials and colors that align with the overall development.

C. Parking structures should incorporate architectural elements and materials that blend with the overall development. Facades visible from the street or neighboring properties should be design with varied materials, screening, and vertical and horizontal articulation to avoid blanks walls.

   1. Pedestrian access should be clearly defined and integrated into the design to ensure safety and ease of movement between parking structures.

D. Parking canopies should be conveniently located near primary structures, with designs that enhance the architectural style through matching materials and thoughtful placement.

### *3.12.4.7 Mechanical Equipment and Screening in Multi-Family Development*

A. All mechanical equipment, including HVAC units and satellite dishes, must be fully screened using parapets or other architectural features that integrate seamlessly with the building design. This ensures a clean appearance and reduces visual impact from streets and neighboring properties. Refer to **Section 3.17: Fences, Walls and Screening** for additional details.

B. Dumpsters shall not be allowed in multi-family developments or sites with six (6) or fewer dwelling units.

   1. Developments with six (6) or fewer dwelling units must provide storage for trash receptacles, screened from public view and located away from the street frontage.

C. Solar panels are encouraged and shall be integrated into the overall architectural design of the building to minimize visual impact.

   1. Panels should be flush-mounted on rooftops wherever possible, and their color and framing should blend with the roof materials to avoid visual disruption.
   2. Solar panels installed on flat roofs should be positioned to minimize visibility from ground level, and screening may be required to reduce visibility from adjacent properties or public spaces.

D. Utility lines, cords, and connections should be painted or finished to match the surrounding architecture.

## *3.12.5 Non-Residential and Mixed-Use Architecture Standards*

Non-residential and mixed-use development in Floreo plays a key role in shaping the community's architectural identity, while also serving the needs of both residents and visitors. These developments are designed to harmonize with the broader architectural standards of Floreo, ensuring a cohesive and distinctive aesthetic across all non-residential structures. The architecture should be pedestrian-friendly, engaging, and of high quality, reflecting the overall vision for Floreo.

### *3.12.5.1 Building Facades*

A. Building facades along street frontages should engage the pedestrian environment and provide visual interest. This can be achieved through a variety of architectural elements, including but not limited to:

   1. Defined building entries,
   2. Textural and color changes,
   3. Pilasters, offsets, and recesses,
   4. Window fenestration,
   5. Shadow boxes,
   6. Overhangs and canopies,
   7. Continuation of distinctive rooflines.

B. Architectural articulation is key to avoiding large, monotonous expanses of wall. Facades should include elements that create a sense of depth and rhythm, such as varied massing or changes in materials, especially between the ground floor and upper floors.

C. For developments with multiple buildings, architectural styles, materials, and colors should be complementary to establish a unified identity across the site, while still allowing for individual building expression.

D. Material transitions should be aligned with changes in building mass or form, rather than occurring arbitrarily, to ensure a balanced and cohesive appearance.

E. Corporate branding elements must be incorporated in a way that respects the overall design language of the development. Branding, including corporate colors or graphics, should serve as accent features and should not overpower or dominate the building facade.

### *3.12.5.2 Architectural Character*

Non-residential and mixed-use buildings in Floreo should reflect the architectural vision of the community while integrating timeless design principles that balance traditional and contemporary elements. These structures should contribute to a cohesive yet dynamic visual identity that resonates with both the local environment and the broader aesthetic of Floreo.

Key elements include:

A. Consistency with the broader architectural vision for Floreo, ensuring harmony between non-residential and residential structures.

B. Integration of locally sourced materials and regional architectural styles where appropriate, enhancing the connection to the surrounding environment.

C. Avoidance of overly ornamental or excessively modern designs that sharply contrast with the established character of the surrounding community.

### *3.12.5.3 Building Massing and Roof Form*

The massing and roof form of non-residential and mixed-use buildings should create a sense of balance and proportion, ensuring a visually engaging and well-scaled appearance:

A. Rooflines should be varied and articulated through the use of flat or sloped roofs, parapets, and other features that enhance the building's overall massing.

B. Massing should incorporate vertical and horizontal offsets to avoid flat, box-like forms, creating a more dynamic and visually interesting structure.

C. Roof elements, such as overhangs, parapet walls, and cornices, should be carefully integrated to complement the building's architectural character and provide additional depth and detail.

### *3.12.5.4 Pedestrian Friendly Design*

Designing non-residential and mixed-use areas in Floreo to prioritize pedestrian access is key to fostering vibrant, walkable public spaces. In the context of Arizona's climate, careful consideration must be given to both the comfort and safety of pedestrians.

The following standards 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 integrated as a fundamental aspect of the building and site design. These pathways must provide direct, intuitive access from parking areas, streets, and sidewalks, prioritizing pedestrian safety and minimizing conflicts with vehicular traffic.
2. Pedestrian pathways should align with building entrances and be clearly demarcated.

B. Shading and Climate Adaptation

1. Due to the hot, arid climate of Arizona, shaded walkways are essential for pedestrian comfort. Architectural elements such as overhangs, trellises, and awnings should be incorporated along primary building facades to offer shading along key pedestrian routes.
2. Complementary landscape elements, such as trees and shrubs, can enhance the shading provided by architectural features, reducing the urban heat island effect. Refer to **Section 3.16: Landscape Standards** for recommended plant species.

C. Clearly Defined Building Entrances

1. Primary building entrances should be prominent and easily accessible from pedestrian routes, reinforcing connectivity and providing intuitive wayfinding for visitors. The following design strategies can enhance the architectural presence of building entrances:
   a. Architectural Projections: Use canopies, porticos, arcades, or similar projections to provide shelter and define entrances while adding visual interest to the façade.
   b. Prominent Architectural Features: Incorporate distinctive elements like towers, spires, or domes that serve as focal points, drawing attention to the building entrance.
   c. Distinctive Rooflines: Vary rooflines around entrances with peaked roofs or projections to emphasize the building's entry and add architectural depth.
   d. Recessed or Projected Entries: Design entrances that are recessed or projected from the main façade, creating visual depth and providing shelter from the elements.
   e. Outdoor Amenities: Enhance entrances with amenities such as seat walls, landscaped areas with seasonal color, or planters integrated with benches, creating welcoming and shaded outdoor spaces. Refer to **Section 3.16: Landscape Standards** for guidance on landscape design.
   f. Additional Techniques: Other architectural elements or design strategies that complement the building's overall architectural style may be implemented, subject to ARC approval.

### *3.12.5.5 Ground Floor Transparency*

Ground-floor transparency plays a crucial role in enhancing the pedestrian experience by creating a sense of openness, encouraging visibility, and fostering interaction between indoor and outdoor spaces. The following standards apply to non-residential and mixed-use buildings in Floreo:

A. Transparency Requirements for Large Buildings

1. For non-residential and mixed-use buildings with seventy thousand (70,000) square feet or more of gross floor area (GFA), a minimum of fifteen (15) percent of the façade facing the principal street must consist of transparent or non-transparent glazing.

B. Transparency Requirements for all other Non-Residential and Mixed-Use Buildings

1. For all other non-residential and mixed-use buildings, at least thirty (30) percent of the ground-floor façade facing the principal street must consist of transparent or non-transparent glazing.

C. Placement and Climate-Responsive Design

1. Glazing should be concentrated in areas of high pedestrian activity, including along primary walkways, entrances, and areas where interaction between the building and the public realm is desired.
2. To optimize energy efficiency and respond to Floreo's desert climate, glazing should be combined with shading strategies such as deep overhangs, awnings, recessed windows, arcades, or covered walkways. These measures reduce solar heat gain while preserving visibility and engagement with the streetscape.

D. Unobstructed Transparency for Pedestrian Engagement

1. Transparent glazing should remain free from obstructions that would block visibility and limit interaction with the public realm. Interior shelving, displays, or window coverings that obstruct visibility are discouraged.
2. Window signs, displays, or interior elements must be set back at least three (3) feet from the glazing surface to ensure that the ground-floor façade maintains clear sightlines from the outside, fostering a connection between the building's interior and the street. During business hours, window blinds may be used without detracting from the overall transparency.

### *3.12.5.6 Architectural Details*

Attention to architectural detail is key to creating visually appealing and high-quality non-residential and mixed-use developments in Floreo. These details help create depth, refinement, and cohesion throughout the design:

A. Architectural elements such as door and window trim, cornices, decorative moldings, trellises, and awnings should be incorporated to provide depth and detail to the building's exterior, enhancing the overall architectural character.

B. Projections, such as balconies, overhangs, or recessed windows, are encouraged to add visual depth and provide shading where applicable, improving both aesthetics and energy efficiency.

C. Façades should avoid large blank walls. Instead, buildings should incorporate textural elements, architectural details, and articulation to break up the surface, creating a more dynamic and engaging experience for passersby.

D. Consistent architectural detailing is required on all sides of the building to match the front façade. Blank walls without architectural details or variations are prohibited, ensuring a visually interesting and cohesive design from every angle.

E. For buildings with exterior trademarked architectural design features located twelve (12) feet or more above finished grade—including trademarked roof and parapet designs, but excluding signs—the following additional horizontal articulation requirements should be met:

   1. Horizontal articulation:

      a. Incorporate at least four (4) of the following design strategies to break up the façade and add visual interest:

         i. Distinguish components and divide façades into smaller, identifiable segments.

            (a.) No individual segment should exceed sixty (60) feet in length.

         ii. Incorporate variations in roof form or roof height of at least four (4) feet.

         iii. Include changes in wall planes of two (2) feet or more.

         iv. Utilize varied window arrangements or recesses to create depth.

         v. Include recognizable changes in texture, material, or surface color.

         vi. Integrate engaged columns to add vertical articulation.

         vii. Provide a minimum of two (2) feet parapet returns to emphasize design depth.

         viii. Implement additional architectural strategies compatible with the building's style, subject to approval by the ARC.

   2. Vertical articulation:

      a. Design buildings with a clearly identifiable base, body, and top, using horizontal elements to separate these components and reduce the appearance of building mass.

         i. The body should constitute at least fifty (50) percent of the total building height.

F. In large stores with multiple internal functions (e.g., coffee shops, delis, florists), provide a secondary storefront with a separate entrance to promote an active street frontage.

G. For large retail uses (e.g., grocery stores, department stores, warehouse stores), provide multiple building entrances to enhance accessibility and improve the overall pedestrian experience.

### *3.12.5.7 Materials and Colors*

The choice of materials and colors plays a key role in defining the architectural character of non-residential and mixed-use buildings:

A. Materials should be durable and high-quality, conveying a sense of permanence and craftsmanship. Common materials may include brick, stone, metal, or glass, depending on the architectural style.

   1. Prohibited Wall Materials
      a. Un-textured tilt-up concrete panels, acceptable for industrial buildings.
      b. Prefabricated steel panels or "kit" metal buildings or structures, defined as pre-designed, mass-produced buildings intended for universal placement without customization, are prohibited.
         i. Thoughtfully designed architectural metal panels and systems, which align with the overall design intent of the development, may be permitted with ARC approval..
      c. Highly mirrored or reflective glass that produces glare or excessive reflectivity, negatively impacting neighboring properties or pedestrian comfort, is not permitted. Glass with a moderate reflectivity level, designed to control glare and ensure visual comfort, is allowed.
   2. Roof Materials
      a. Permitted roof materials include flat roofs, standing seam metal roofs, solar tiles, concrete and clay tiles, and other architectural-grade roofing materials, unless otherwise restricted by the ARC.
      b. Asphalt shingle roofs are not permitted.

B. Color palettes should complement the architectural style and overall design vision for Floreo, with a variety of tones and textures used to enhance visual interest.

   1. Metal finishes should be compatible with the architectural style of the building and may be painted or left unfinished to derive character from weathering and oxidation.
   2. Bright or highly reflective metal finishes are prohibited.
   3. All colors, materials, and finishes are subject to review by ARC.

## 3.13 Open Space and Parks Standards

Open spaces and parks are integral to shaping the unique character of Floreo, fostering community interaction, and enhancing the overall visual appeal of the development. These areas, composed of both the natural and built landscape, are designed to promote recreation, relaxation, and connectivity, offering residents a harmonious blend of desert beauty and thoughtfully crafted amenities.

Open space at Floreo includes a wide variety of areas, both natural and developed, that are intended to be enjoyed by the community. These spaces contribute to the aesthetic quality of the area while serving practical purposes, such as providing recreation, preserving natural features, and improving overall accessibility. The open spaces at Floreo reflect the natural desert environment, combined with functional elements that enhance their usability.

A. Open space includes, but is not limited to:
   1. Natural landscapes and preserved desert areas
      a. These areas protect and showcase the native desert ecosystem while serving as scenic backdrops for the community. Washes and other natural features are incorporated as key parts of the open space network, providing opportunities for passive recreation and environmental preservation.
   2. Schools, churches, and parks
      a. Public and institutional grounds contribute to the open space system when they enhance the recreational and aesthetic value of the community, creating additional spaces for gathering and interaction.
   3. Easements, drainage areas, parking, and landscaped buffers
      a. These functional spaces are designed with landscape features, such as vegetation and pathways, to serve dual purposes. For instance, drainage areas can be integrated with greenery and trails, offering both stormwater management and recreational benefits.
   4. Common areas, common area tracts, right-of-way landscape areas, setbacks, and landscaped tracts
      a. These shared spaces, such as landscaped medians and entryways, beautify the community and provide pedestrian-friendly environments.
   5. Trail corridors and walkways
      a. The trail network at Floreo connects key areas of the community, enhancing walkability and promoting active lifestyles. These corridors link parks, neighborhoods, and natural features, offering residents convenient access to outdoor amenities.

B. Parks are defined as a specialized type of open space, designed primarily for use and recreation. While all parks are considered open space, not all open space function as parks. Parks may include areas of active recreation, passive recreation, and path and trail corridors. Retention areas may be counted towards park space so long as they meet the requirements of **Section 3.13.2.10: Using Retention Areas as Park Space**.

The Open Space and Parks Framework Plan, as described in **Section 3.10.2: Open Space and Parks Framework Plan** and illustrated in **Exhibit 3.10.2: Open Space and Parks Framework Plan**, provides for a high-level overview of the significant open space planned throughout the Site. As each Development Unit moves forward and a site plan or preliminary plat is prepared, the specific location, size, and character of open space areas and parks will be provided in more detail.

### *3.13.1 Required Open Space*

Every Development Unit shall allocate a percentage of its net site area for open space to enhance the well-being of its residents and foster connections to surrounding open spaces, parks, and path and trail networks. The required open space percentage shall be met within each Development Unit to ensure equitable distribution and accessibility of open space throughout the L-MPC..

A. The required open space for residential development shall be measured and accounted for within each Development Unit and included in the Land Use Budget per **Section 3.6: Land Use Budget**..
   1. Individual subdivision plats within a Development Unit are not required to independently meet the minimum open space percentage, provided the Development Unit as a whole achieves the requirement.

B. The minimum requirements for open space and active open space for each type of use has been illustrated 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 | Public Facilities | Industrial 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 Development Unit 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 exceed the City's required park acreage established within the 2016 Parks & Recreation Master Plan. Refer to **Table 3.13.1.1: Park Acreage Level of Service** for required and proposed park acreage. See **Exhibit 3.10.2 Open Space and Parks Framework Plan** for conceptual park locations. Final location, shape, size and amenity programing will be determined at time of plat or site plan.

| 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** |
| Floreo Park Type A | 3029.00 | 151.45 | 8,500 | 27,625 | 4 Acres Per 1,000 Residents | 155.00 | 5.61 |
| Floreo Park Type B | | | | | | | |
| Floreo Park Type C | | | | | | | |
| Floreo Park Type D | | | | | | | |
| Floreo Trailhead Type A | | | | | | | |
| Floreo Trailhead Type B | | | | | | | |
| Paths and Floreo Trail Types A-C | | | | | | | |
| **Total** | **3029.00** | **151.45** | **8,500** | **27,625** | | **155.00** | **5.61** |

### *3.13.2 Parks*

Parks provide residents with focal points to connect with nature and with other community members. To ensure a variety of recreation opportunities, a carefully organized hierarchy of parks has been established comprised of Floreo Park Type A, Floreo Park Type B, Floreo Park Type C, and Floreo Park Type D. Parks will be thoughtfully designed and programmed based on their location, scale, and proximity to other parks. Park area includes open space areas that are improved with amenitized trail corridors.

To allow for flexibility in site planning and establishment of character for a neighborhood within a Development Unit, the final size, location, type and quantity of parks shall be determined at the time of the preliminary plat or site plan submittal based on the criteria described hereafter:

A. Parks shall be located within each Development Unit so that residents have access to a park within a ten (10) minute walk.

B. Parks should be an integral feature within a Development Units overall open space.

C. Parks shall not be required for non-residential uses.

D. Multi-family use area park requirements may be satisfied through common open space provided within the multi-family parcel.

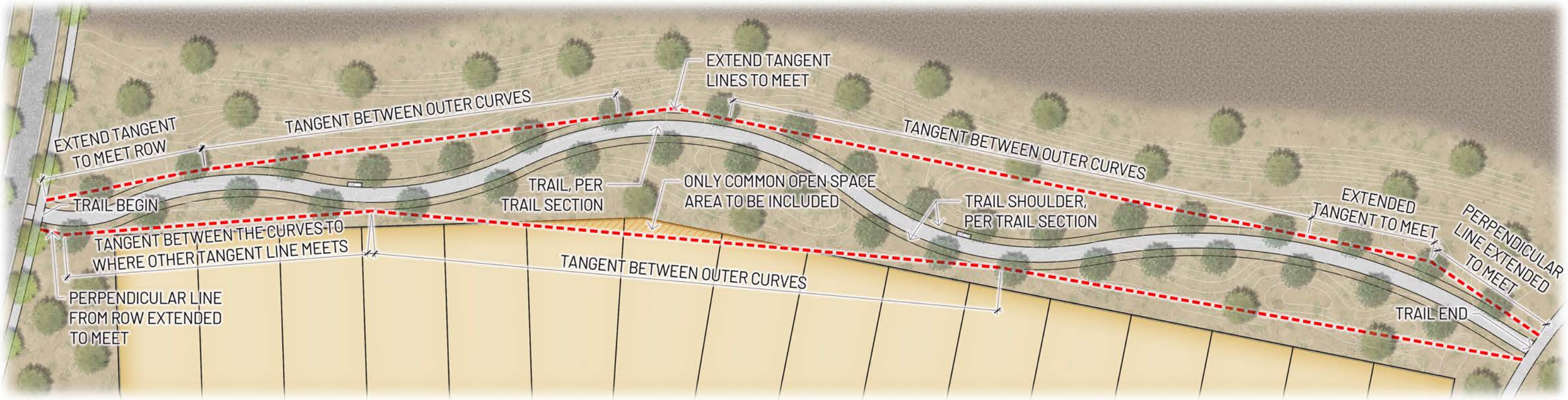
E. Parks may be configured in any shape, from rectangular forms to linear systems of open space. To that end, parks may be divided by roadways, drainage channels, easements or any other improvement, constraint or feature within a neighborhood, community, or Development Unit.

F. The areas in a development that shall be counted as park space include the following:

1. Active recreation areas defined as those areas designated for recreation activities, play areas, open play fields, court games, or those areas which include program such as picnic tables and other active recreation type activities.
2. Passive recreation areas are defined as those open space areas which do not include active open space and may include areas for walking, biking, picnicking, and fishing.
3. Trail corridors
   a. The area of trail corridors shall be calculated using the following methods:
   b. For trails bounded on both sides by development, the area calculation shall include the entire paseo corridor. Refer to **Exhibit 3.13.2.3: Trails – Calculating Area** for more information.
      i. Where trails connect to an adjacent right-of-way or parcel boundary, the line such as a lot line, shall be projected to meet right-of-way to form a closed area.
   c. Trails at edge conditions shall determine a boundary by connecting tangent lines from the outer convex curve of the meander to the next outer convex curve. Refer to **Exhibit 3.12.2.3: Trails – Calculating Area** for more information.
      i. The acreage shall only include common open space area.
4. Paths
   a. Paths shall be calculated as the width of the path multiplied by the length to determine the acreage. Refer to **Section 3.14: Path and Trail Circulation Standards**, **Section 3.15: Street Standards**, and **Exhibit 3.15: Street Sections** for more information on the requirements for paths.

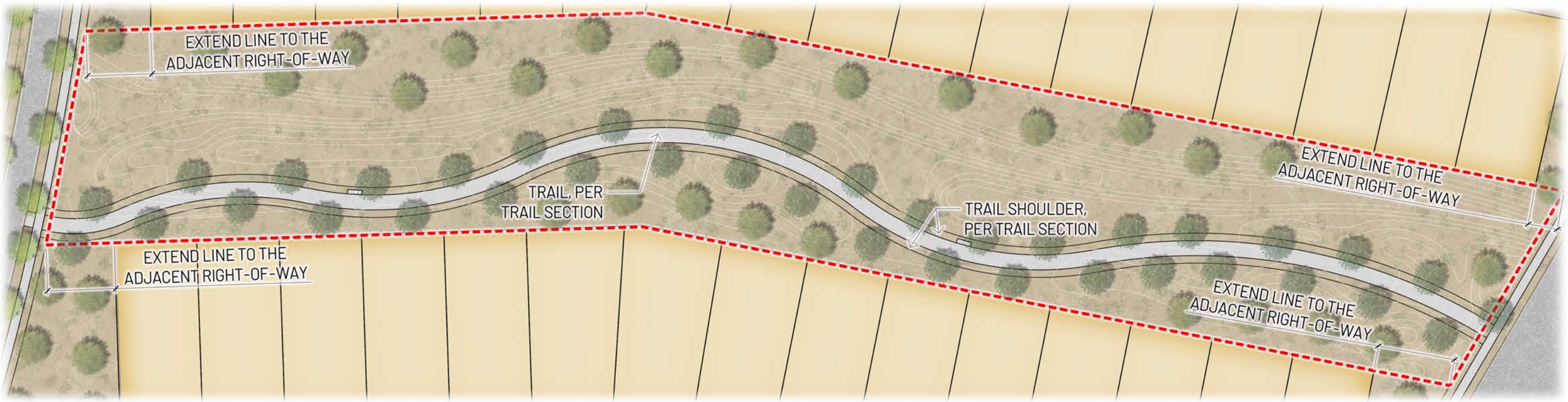
G. Landscape areas within the parks shall meet the standards described in **Section 3.16: Landscape Standards**.

H. The Master Developer reserves the right to permit schools (public or private) to be developed adjacent to any park so that the park facilities can be shared and utilized by the school.




- CALCULATING PARK AREA OF TRAILS ALONG EDGE CONDITIONS

SCALE: 1"=30'-0"




- CALCULATING PARK AREA OF TRAILS

SCALE: 1"=30'-0"

### *3.13.2.1 Park Hierarchy*

This section categorizes parks into distinct types based on size, amenities, and their intended use within the community.

A. Floreo Parks are comprised of four (4) categories of parks.

1. Floreo Park Type A parks consist of small parks designed for local residents. Refer to **Section 3.13.2.2: Floreo Park Type A** for more information.
2. Floreo Park Type B parks are larger than Floreo Park Type A parks and serve a wider area. Refer to **Section 3.13.2.3: Floreo Park Type B** for more information.
3. Floreo Park Type C parks are larger than Floreo Park Type B parks and include amenities for multiple neighborhoods. Community centers may be included in Floreo Park Type C parks. Refer to **Section 3.13.2.4: Floreo Park Type C** for more information.
4. Floreo Park Type D parks are larger than Floreo Park Type C parks and are designed to meet the recreational needs of the entire community. Refer to **Section 3.13.2.5: Floreo Park Type D** for more information.
5. The Largest Park is the most expansive park and is larger than the Floreo Park Type D parks. Refer to **Section 3.13.2.6: Largest Park** for more information.

B. Floreo Trailheads are comprised of two (2) types of trailheads.

1. Floreo Trailhead Type A are trailheads that cater to the most users and may include equestrian uses. Refer to **Section 3.13.2.7: Floreo Trailhead Type A** for more information.
2. Floreo Trailhead Type B are smaller trailheads that may be integrated as part of Floreo Parks or stand on their own. Refer to **Section 3.13.2.8: Floreo Trailhead Type B** for more information.

C. Floreo paths, trails, and trail nodes

1. Refer to **Section 3.14: Path and Trail Circulation Standards** for more information.

### *3.13.2.2 Floreo Park Type A*

Floreo Park Type A represents the smallest category of parks within Floreo. Designed to serve nearby residents, these parks offer a size of up to at least one (1) acre, providing local recreational spaces for neighborhood residents. Refer to **Exhibit 3.13.2.2: Floreo Park Type A Character** for character imagery illustrating the level of quality envisioned.

Floreo Park Type A parks meet the following requirements:

A. Size and service Area
   1. Shall be owned and maintained by the HOA.
   2. Minimum size of one (1) acre.
   3. Minimum dimension of fifty (50) feet in any one direction
   4. Serves a small area within a quarter (1/4) mile radius.

B. Programming and features
   1. Shall include a minimum of at least four (4) programming elements. The scale of amenities for Floreo Park Type A are small and intended to serve the residents. These may include amenities such as open play turf, benches, picnic tables, shade structure, and/or a children's play area.
      a. Refer to **Section 3.13.2.11: Park Amenities** and **Table 3.13.2.11: Park Amenities** for more information on park amenity options and requirements.
   2. For path and trail requirements, refer to **Section 3.14: Path and Trail Circulation Standards**.
   3. For more information on landscape requirements, refer to **Section 3.16: Landscape Standards**.

C. Final location, shape, size, and amenity programming to be determined at the time of plat or site plan approval.

## Exhibit 3.13.2.2: Floreo Park Type A Character

### *3.13.2.3 Floreo Park Type B*

Floreo Park Type B represents a larger park with more amenities than Floreo Park Type A. These parks are designed to cater to broader community needs while remaining integral to neighborhood recreational life. As focal points of community activity, parks in the Floreo Park Type B category should seamlessly integrate with the proposed path and trail network, facilitating easy access for residents. These parks balance the need for active and passive recreational spaces, aiming to enrich the community's quality of life. Refer to **Exhibit 3.13.2.3: Floreo Park Type B Character** for character imagery illustrating the level of quality envisioned.

Floreo Park Type B parks meet the following requirements:

A. Size and service area
   1. Shall be owned and maintained by the HOA.
   2. Size ranges typically from a minimum of one (1) to three (3) acres.
   3. Minimum dimension of fifty (50) feet in any one direction.
   4. Serves an area within a half (1/2) mile radius.

B. Programming and features
   1. Shall include a minimum of at least six (6) programming elements. Typical amenities may include elements such as open play turf, basketball court, shade structure, picnic tables, barbeque area, and/or a children's play area.
      a. Refer to **Section 3.13.2.11: Park Amenities** and **Table 3.13.2.11: Park Amenities** for more information on park amenity options and requirements.
   2. Trees should be placed in groupings to provide shade and to define usable areas. Landscape materials should create strong patterns to reinforce the character of the community.
      a. For more information on landscape requirements, refer to **Section 3.16: Landscape Standards**.

C. Final location, shape, size, and amenity programming to be determined at the time of plat or site plan approval.

# Exhibit 3.13.2.3: Floreo Park Type B Character

### *3.13.2.4 Floreo Park Type C*

Floreo Park Type C is designed to fulfill the recreational needs of several neighborhoods, offering a wide array of amenities that cater to a diverse community. These parks are ideally situated near collector roadways, facilitating easy vehicular access for visitors. Larger and equipped with facilities to support a wide range of activities, Floreo Park Type C parks blend active and passive recreational spaces in ways that serve the broader community effectively.

Floreo Park Type C parks meet the following requirements:

A. Size and service area
   1. Shall be owned and maintained by the HOA.
   2. Minimum five (5) acres in size.
   3. Serves an area within two and a half (2.5) mile radius.

B. Programming and features
   1. Shall include a minimum of at least eight (8) programming elements. Typical amenities may include elements such as sports fields, court sports, a restroom, shade structures, picnic tables, barbeque areas, and/or large and small children's play areas.
      a. Refer to **Section 3.13.2.11: Park Amenities** and **Table 3.13.2.11: Park Amenities** for more information on park amenity options and requirements.
   2. These parks may include a parking lot or parking needs may be satisfied through on-street parking or designated parking area. For more information on parking requirements, refer to **Section 3.18: Parking Standards**.
   3. Landscape areas should provide trees for canopy shade and other planting that is complimentary in character to the adjacent residential neighborhoods. For more information on landscape requirements, refer to **Section 3.16: Landscape Standards**.

C. Final location, shape, size, and amenity programming to be determined at the time of plat or site plan approval.

## Exhibit 3.13.2.4: Floreo Park Type C Character

### *3.13.2.5 Floreo Park Type D*

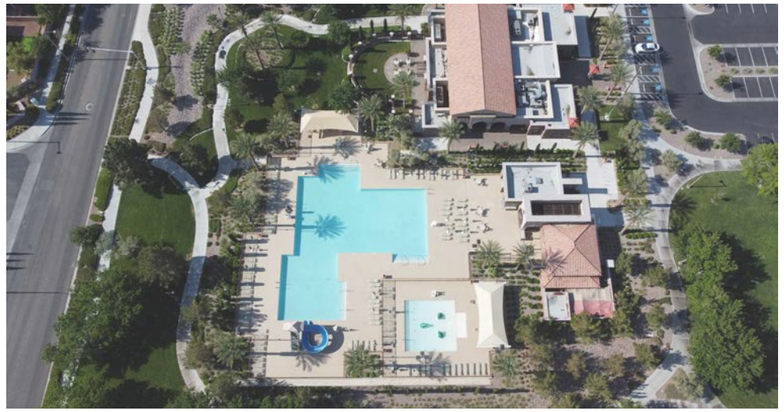
Floreo Park Type D is the largest of the park hierarchy and is envisioned as an expansive recreation area that serves the needs of all neighborhoods within Floreo.

Floreo Park Type D is guided by the following requirements:

A. Size and service area
   1. Minimum size of twenty-five (25) acres.
   2. Serves the entire Floreo community.

B. Programming and features
   1. Shall include a minimum of at least ten (10) programming elements.
      a. Refer to **Section 3.13.2.11: Park Amenities** and **Table 3.13.2.11: Park Amenities** for more information on park amenity options and requirements.
   2. May include a major trailhead and a linear system of connected park areas. Refer to **Section 3.13.2.7: Floreo Trailhead Type A** and **Section 3.13.2.8: Floreo Trailhead Type B** for more information.
   3. For information on parking requirements, refer to **Section 3.18: Parking Standards**.
   4. For path and trail requirements, refer to **Section 3.14: Path and Trail Circulation Standards**.
   5. For more information on landscape requirements, refer to **Section 3.16: Landscape Standards**.

C. Final location, shape, size, and amenity programming to be determined at the time of plat or site plan approval.



# Exhibit 3.13.2.5: Floreo Park Type D Character

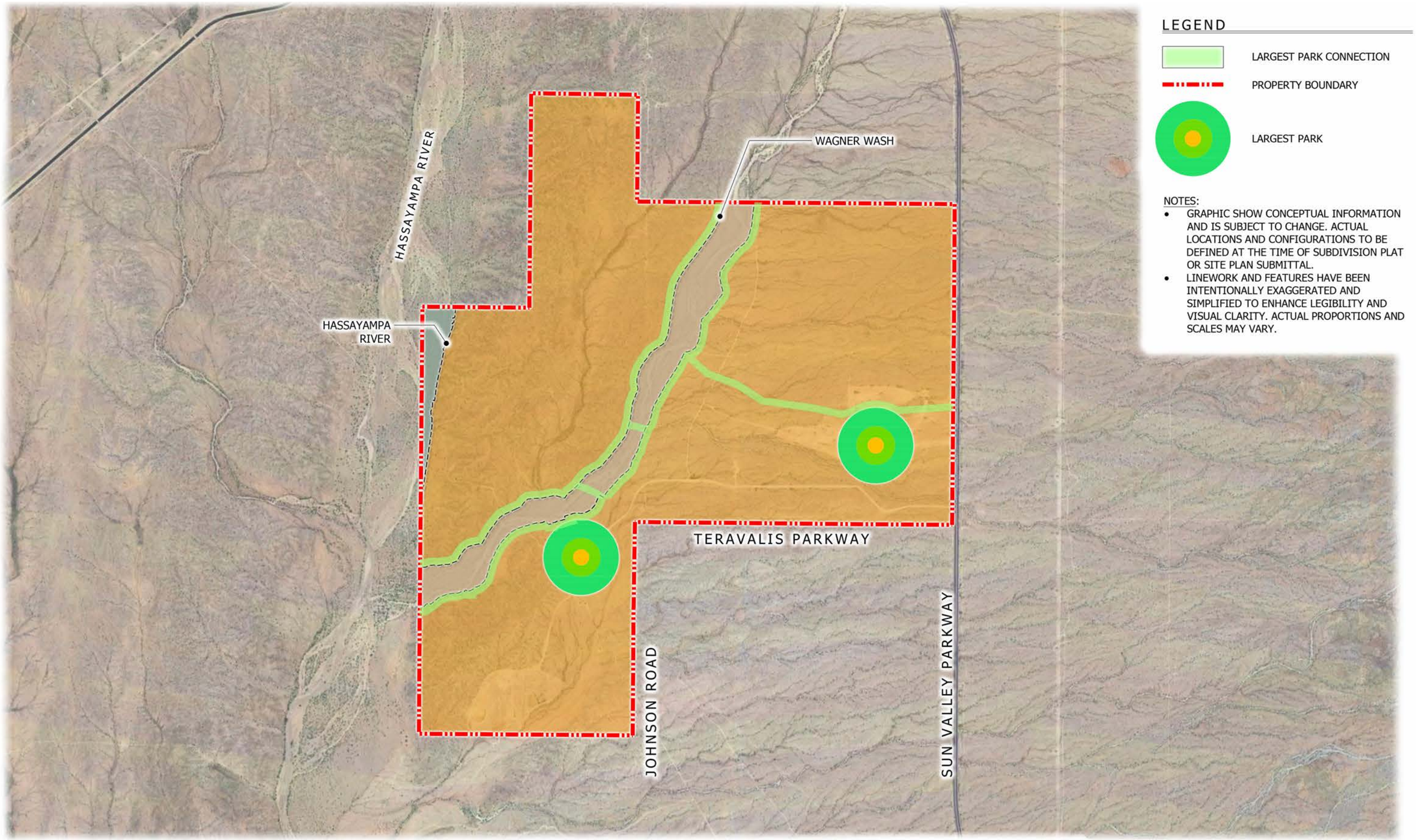
### *3.13.2.6 Largest Park*

Floreo's "Largest Park" is designed to serve the larger amenity needs of all neighborhoods within the Community. In alignment with the City of Buckeye's 2016 Parks and Recreation Master Plan, the Largest Park will span a minimum of fifty (50) acres, forming a linked system of park space with two (2) major amenity areas located in Development Unit 6 and Development Unit 3. This system leverages the unique opportunity provided by Wagner Wash as a central connecting element that spans the entire north-south length of the Site.

The Largest Park integrates the Wagner Wash trail corridors, creating a cohesive linear park system that connects neighborhoods and offers a variety of recreational opportunities. The park system features a mix of hard Paths and soft Trails to accommodate diverse users, including pedestrians, cyclists, and equestrians. A Floreo Trailhead Type B will provide key amenities and serve as a central access point to the trail network.

In addition to offering diverse recreational opportunities, the Largest Park provides essential services and amenities for the residents of Floreo where the City of Buckeye currently does not provide facilities or programs. By ensuring access to well-designed, community-oriented spaces, the Largest Park supports the recreational needs of residents and contributes to their quality of life. This connected system fosters a sense of community, offering miles of opportunities for recreation and interaction with the natural environment.

See **Exhibit 3.13.2.6: Conceptual Largest Park Map** for the conceptual location. The final location, shape, size, and amenity programming will be determined during the platting or site plan process..




## Exhibit 3.13.2.6: Conceptual Largest Park Map

FLOREO AT TERAVALIS - MAJOR CMP AMENDMENT - 5TH AMENDMENT

### *3.13.2.7 Floreo Trailhead Type A*

Trailheads classified under Floreo Trailhead Type A primarily serve as spaces designed to facilitate access for pedestrians and cyclists to the adjacent path and trail network. These areas are starting points for exploration, emphasizing a connection with the surrounding area.

A. Floreo Trailhead Type A may be combined with Floreo Park Type B, Floreo Park Type C, or be designed as a standalone trailhead that counts towards the required park acreage.
B. May provide vehicle parking and restrooms.

### *3.13.2.8 Trailhead Type B*

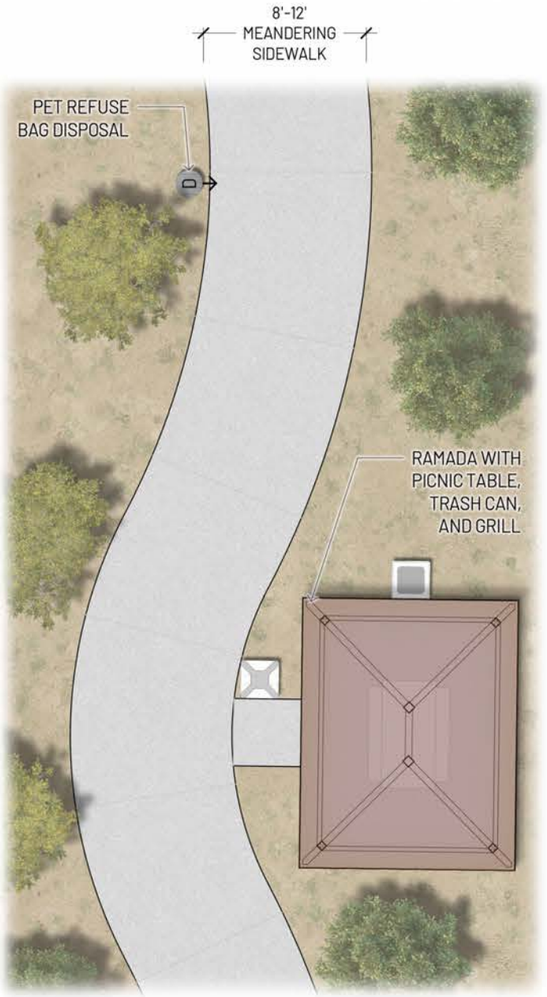
Trailheads classified under Floreo Trailhead Type B are similar to Floreo Trailhead Type A but provide for more users with additional parking provided for equestrian users with a staging area.

A. Where equestrian uses are planned, parking will be provided.
B. Restrooms shall emphasize sustainability through the use of septic, low flow, or other sustainable technologies where possible.
C. Floreo Trailhead Type B may be combined with a Floreo Park Type B, Floreo Park Type C, or a standalone trailhead that counts towards the required park acreage.

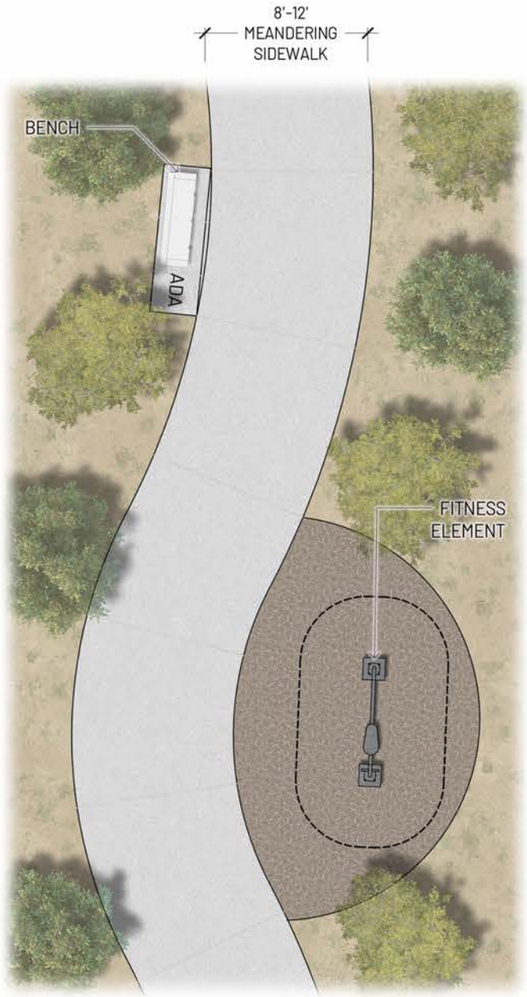
### *3.13.2.9 Trail Nodes*

Trail nodes offer residents convenient, localized access to a variety of community features. Their strategic placement not only make it easier for residents to explore and enjoy the outdoors but also fosters a sense of engagement and connection with the community.

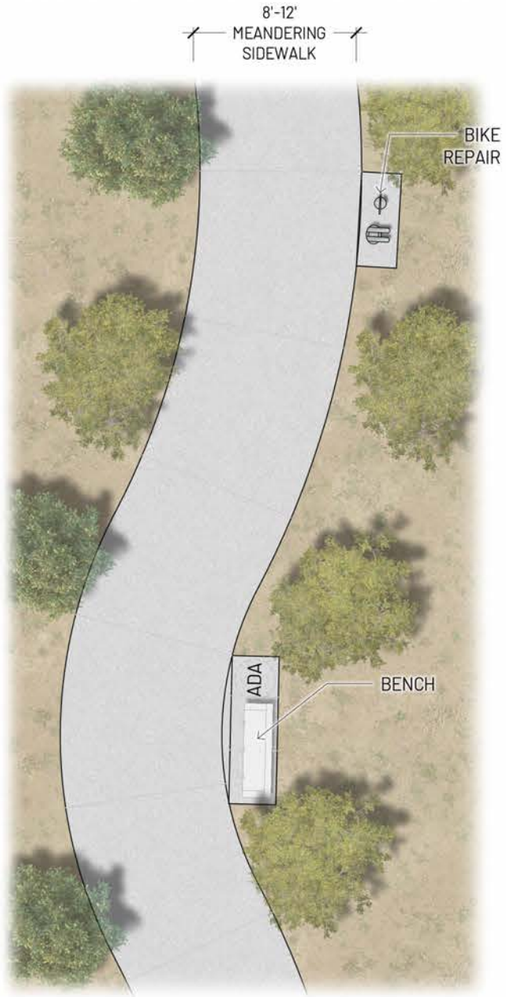
Trail nodes shall include, at minimum, two (2) amenities. Refer to **Exhibit 3.13.2.9: Trail Nodes** for conceptual examples. Amenities for trail nodes are suggested in **Table 3.13.2.11: Park Amenities** but this is not an exhaustive list. Additional amenity selections may be included as approved by the Master Developer.



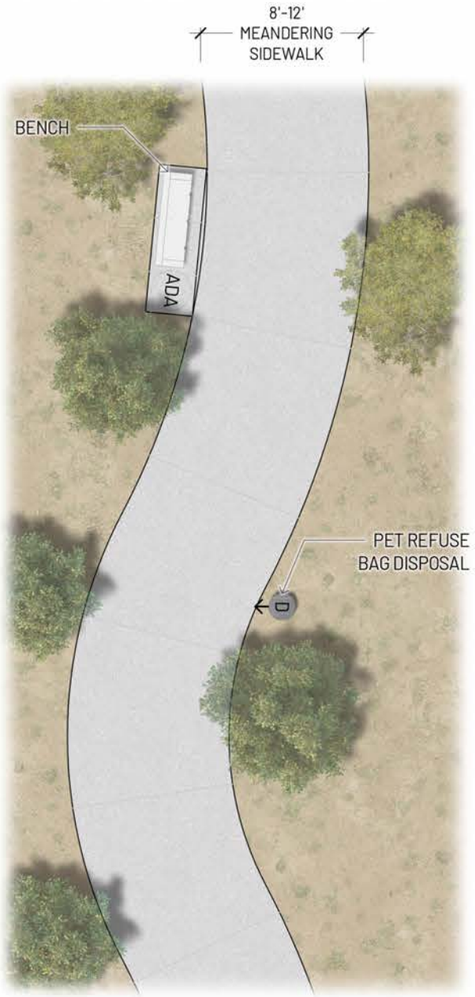

EXAMPLE 1




EXAMPLE 2




EXAMPLE 3




EXAMPLE 4

### *3.13.2.10 Using Retention Areas As Park Space*

Retention areas may be counted toward park space within the development, provided they meet the following guidelines to ensure usability and recreational value:

A. Design and Usability

1. Retention areas must be designed with accessibility and recreation in mind. The side slopes should generally not exceed a four to one (4:1) ratio. Where feasible, the design should incorporate curvilinear slopes with natural undulation to mimic natural landscapes, enhancing both aesthetic and recreational usability.
2. Variation in slope is encouraged and can support additional functions such as seating for spectator events, especially for areas used as sports fields or event spaces.

B. Amenity and Accessibility

1. For retention areas to be considered park space, amenities must be provided adjacent to or within the retention area. These amenities, such as ramadas, playgrounds, or splash pads, should be high and dry, located outside the basin's flood-prone zones, above the hundred-year High Water Elevation (HWE).
2. Sport courts with concrete pads or other permanent surfaces may be located within the basin but must be designed with proper drainage and materials to withstand intermittent flooding. The courts shall be set at least one (1) foot above the bottom of the basin.

C. Dimension and Placement of Amenities

1. Retention basins with a bottom width of at least thirty (30) by thirty (30) feet may include optional active recreation amenities, such as courts or fields, subject to approval by the Master Developer. These amenities should be designed to support both flood control and recreational use.

D. Turf and Landscape

1. While retention basins are often turf-lined, it is not required for them to be considered park space. Water-efficient landscape, such as xeriscaping or desert-adapted plants, is encouraged to minimize water use while still maintaining the area as a recreational space. Refer to **Section 3.16: Landscape Standards** for more information on landscape requirements.

E. Lighting and Safety

1. For basins that include amenities, lighting can be installed along the top perimeter and directed downward to ensure safety and usability after dark. Refer to **Section 3.20: Lighting Standards** for more information on lighting requirements.

F. Natural Aesthetic

1. Where possible, the design of retention basins should mimic natural landforms, integrating with the broader open space plan and offering both functional stormwater management and aesthetic or recreational value.

### *3.13.2.11 Park Amenities*

Including a variety of amenities and activity areas within parks promote a dynamic community. These vital community spaces allow individuals of all ages to engage in physical activities, connect with the natural environment, and enjoy social events.

A baseline list of park amenity options has been established for each park type, as shown on **Table 3.13.2.11: Park Amenities**. This list is not intended to be exhaustive and all-inclusive list of all potential programs, rather, it is meant to establish an intended level of intensity, quality, and programming for the various park types. The Master Developer has final approval on all park amenities selected for parks.

Program elements not included within the Park Amenities Table may be utilized so long as the level of quality and intensity is being maintained and is approved by the Master Developer.

| Table 3.13.2.11 Park Amenities | | | | | | | |
|---|---|---|---|---|---|---|---|
| **Description** | **Floreo Park Type A** | **Floreo Park Type B** | **Floreo Park Type C** | **Floreo Park Type D** | **Floreo Trailhead Type A** | **Floreo Trailhead Type B** | **Floreo Trail Node** |
| **Number of Additional Park Amenities Required From Any of The Below List [1]** | **4** | **6** | **8** | **10** | **3** | **4** | **2** |
| Augmented Reality/ Geocache Elements | | | X | X | | X | X |
| Accessible Play | X | X | X | X | | | |
| Amphitheater | | | | X | | | |
| Bag Toss Court | X | X | X | X | | | |
| Barbeque Grill | X | X | X | X | | | |
| Baseball/Softball Field | | | | X | | | |
| Basketball Court | | X | X | X | | | |
| Bench | X | X | X | X | | | X |
| Bicycle Parking | | | X | X | X | X | |
| Bocce Ball Court | | X | X | X | | | |
| Community Garden | | X | X | X | | | |
| Community Pools | | | X | X | | | |
| Covered Large Play Structure (Ages 5-12) | | | X | X | | | |
| Covered Small Play Structure (Ages 5-12) | X | X | X | X | | | |
| Covered Tot Lot (Ages 2-5) | X | X | X | X | | | |
| Dog Park | | | X | X | | | |
| Drinking Fountain | | | X | X | | | |
| Fire Pit | X | X | X | X | | | |
| Football Field | | | | X | | | |
| Great Lawn | | | | X | | | |
| Interpretive Signage | X | X | X | X | X | X | X |
| Internal Trail and/or Path | X | X | X | X | X | X | |
| Little League Field | | | X | X | | | |
| Meditative Labyrinth Walk | | X | X | X | | | |
| Multi-Use Sports Field | | | | X | | | |
| Nature Trail System/ Decomposed Granite | | | | X | X | X | X |
| Open Space | X | X | X | X | | | |

| Table 3.13.2.11 Park Amenities Continued | | | | | | | |
|---|---|---|---|---|---|---|---|
| **Description** | **Floreo Park Type A** | **Floreo Park Type B** | **Floreo Park Type C** | **Floreo Park Type D** | **Floreo Trailhead Type A** | **Floreo Trailhead Type B** | **Floreo Trail Node** |
| Outdoor Fitness/Stretch Equipment | | X | X | X | | | X |
| Park Internal Interpretive Level Signage | | | X | X | | | |
| Parking Facility | | | X | X | X | X | |
| Parking Facility With Trailer Parking & Equestrian Staging Area | | | | | | X | |
| Parkour Course | | X | X | X | | | X |
| Passive Turf Area | | | X | X | | | |
| Pet Waste Station | X | X | X | X | X | X | X |
| Pickleball Court | | X | X | X | | | |
| Picnic Table | | X | X | X | X | X | |
| Plaza | | | | X | | | |
| Pollinator Garden | X | X | X | X | X | X | X |
| Pond | | | | X | | | |
| Public Art | X | X | X | X | X | X | X |
| Restroom Facilities | | | X | X | X | X | |
| Sculpture/Art | | | | X | | | X |
| Seating Node | | | X | X | X | X | X |
| Sensory Garden | | X | X | X | | | |
| Shade Structure | X | X | X | X | X | X | |
| Shade Tree | X | X | X | X | X | X | X |
| Small Turf Area | X | X | X | | | | |
| Soccer Field | | | | X | | | |
| Splash Pad | | | | X | | | |
| Tennis Court | | X | X | X | | | |
| Trash Receptacle | X | X | X | X | X | X | X |
| Volleyball Court | | X | X | X | | | |
| Yoga Lawn | | | X | X | | | |

1. Additional amenities not listed may be substituted, as approved by the Master Developer.

2. X = Suggested amenity compatible by park type. Allowed amenities are not limited to only those which are marked.

#### *3.13.2.11.1 Shade Structures*

An architectural element that provides protection from direct sunlight and heat that range from fabric canopies mounted to vertical supports such as palm trees, poles, and structures to architectural fixtures such as ramadas, gazebos, and pavilions are known as shade structures. Shade structures are versatile shelters that cater to a multitude of recreational and social activities. These structures provide a respite from the elements, allowing visitors to enjoy the beauty of outdoors in comfort. Shade structures can serve as focal points for gatherings, celebrations, and quiet relaxation enhancing the usability of parks by making them welcome spaces throughout the year.

A. The size and scale of the shade structure should be appropriate for the context it is located in.
B. Where shade structures include seating and picnic table elements, the Master Developer may require trash and recycling receptacles.

#### *3.13.2.11.2 Play Structures*

Play structures create engaging and safe recreational environments for children. Ensuring these areas are designed with adequate shading, accessibility, safety, and age-appropriate features is important. The following guidelines provide standards for the design and placement of play structures to enhance the comfort, safety, and enjoyment for all users.

A. Play structures shall be covered to provide shade.
    1. This can be achieved through permanent shade structures such as canopies, pergolas, or fabric sails.
B. Play structures must meet current ADA standards to ensure accessibility.
C. Shaded seating shall be provided near play structures for parents and guardians.
    1. This can be achieved through shaded benches or seating areas covered by structures or shade from trees.
D. Care should be taken to locate playgrounds away from high-volume streets and parking lots to avoid conflicts with moving vehicles. Play areas should be visible from the street to allow for natural surveillance and ensure safety.
E. Separate play areas should be provided for children aged two (2) to five (5) years old and for children aged five (5) to twelve (12) years old to ensure safety and appropriateness of play equipment for different age groups.

### *3.13.3 Wildlife Corridors*

Wildlife corridors help maintain connections to habitat areas while supporting community growth. In Floreo, the City of Buckeye and the White Tank Mountain Conservancy have not designated wildlife linkages other than the natural linkage of the Hassayampa River. Floreo will prioritize environmental sensitivity, especially concerning the Hassayampa River, which functions as a natural corridor, see **Section 3.13.4: Edge Condition Treatment for Open Space and Parks**.

### *3.13.4 Edge Condition Treatment for Open Space and Parks*

The Hassayampa River and Wagner Wash are significant features that will largely remain in their natural conditions. The Site seeks to preserve the topographic features, natural drainageway, and wildlife corridor interior of the Hassayampa River and Wagner Wash to the greatest extent possible and include the existing native landscape character as part of the community. Paths and trails will be established along the Hassayampa River and Wagner Wash as part Buckeye's vision for regional connectivity, refer to **Exhibit 3.10.3: Path and Trails Framework Plan** for more information. The Site will also provide Path and Trail connections that will extend into the community providing circulation for residents to access and enjoy these features.

As development progresses along these natural corridors, specific edge condition treatments will be implemented to ensure that these areas remain accessible and visible to the community, preserving the connection between the natural environment and the built community. The following edge treatments may be applied to the Hassayampa River and Wagner Wash when development occurs:

A. Fencing and Walls
   1. Wherever appropriate, view fencing should be considered.
      a. Where two rear yards are in close proximity, one (1) wall should provide fencing to the open space and the other wall may be solid.
   2. Where the Master Developer may designate, frontage along the Hassayampa River and Wagner Wash shall be open and unfenced.
   3. For more information about fence and wall requirements, refer to **Section 3.17: Fences, Walls, and Screening Standards**.

B. This overall Community standard shall be tracked with the submittal of each preliminary plat or site plan.

C. Open edge treatments may include (but are not limited to) the following:
   1. Single-loaded street along the open space;
   2. Arterial or Collector streets;
   3. Cul-de-sac or knuckle openings a minimum of twenty-five (25) feet in width;
   4. Open space paseos with connecting Path or Trail corridors of at least twenty-five (25) feet in width;
   5. Adjacent parks;
   6. Portions of the Hassayampa River and Wagner Wash frontage where utility easements occur.

## 3.14 Path and Trail Circulation Standards

This Section provides the standards for designing the comprehensive network of pedestrian paths and trails within Floreo. The network connects Floreo's open spaces, parks, neighborhoods, and roadways to foster a cohesive community fabric that has access to a variety of active and passive recreational opportunities. For information on the overview of the conceptual locations of paths and trails, refer to **Section 3.10.3: Path and Trail Framework Plan**. For those trails and paths that are adjacent to roadways, refer also to **Section 3.15: Street Standards** and **Exhibit 13.15: Street Sections**.

Paths and trails within Floreo shall:

A. Connected between Development Units and/or connect to regional connections adjacent and beyond Floreo.

B. The community shall be connected through a network of paths and trails located through parks, open space, paseos, washes, drainage channels, canals, utility or powerline corridors, and along streets to provide connections to adjacent communities.

C. Trails proposed along utility or powerline corridors are subject to approval by the respective utility company.Paths and trails shall be consistent in material and width.

D. Where a segment of trail or path has been installed as part of a phased improvement or where it is planned to be continued with future development, trails and paths shall have a consistent surface material and width until the termination of the trail or path segment.

E. Trail Lighting

   1. Regional Trails are required to be illuminated to ensure visibility and safety. All lighting requirements, including spacing and design standards, are detailed in **Section 3.20: Lighting** Standards.

   2. To enhance wayfinding, Regional Trails must include features compliant with the City of Buckeye and Maricopa County 911 GIS emergency marker design, including trail maps for navigation and emergency response.

   3. For other paths and trails, lighting may be provided at the discretion of the Master Developer where feasible. Refer to **Section 3.20: Lighting Standards** for standards for lighting .

F. Areas along paths and trails should be landscaped and include shade trees where possible. Refer to **Section 3.16: Landscape Standards** for more information on landscape requirements.

G. Final location of access points, path and trail types, and surface materials shall be identified at the time of preliminary subdivision plat or site plan submittal.

H. Trash cans and pet waste stations shall be provided intermittently along paths and trails as required by the Master Developer.

I. Resting stations with seating nodes and shade trees should be located along Paths to enhance user comfort as required by the Master Developer.

J. Parcel or development shall provide a minimum of one (1) connection to an adjacent Floreo Trail Type A and Floreo Trail Type B when they are adjacent to another Parcel or development.

K. Provide adequate access for the maintenance of paths and trails. Paths and trails to be maintained by the local HOA.

L. All non-residential and multi-family development shall provide a network of on-site pedestrian walkways between the entrances to each building on the site, including pad site buildings.

M. Pedestrian walkways and crosswalks in non-residential development can be enhanced to visually alert motorists and guide pedestrians through the use of a variety of different methods. **Figure 3.14.M: Examples of Pedestrian Connections** illustrates some options.

   1. Changing paving material, patterns, or paving color (does not include the painting of the paving material);
   2. Changing paving height;
   3. Decorative bollards;
   4. Raised median walkways with landscaped buffers; or
   5. Stamped or stained concrete.
   6. Emphasize pedestrian circulation routes with special design features that establish them as areas where pedestrians are physically separated from the flow of vehicular traffic and/or are protected from the desert elements such as:
      a. Pedestrian light features,
      b. Bollards,
      c. Seat walls or benches; and
      d. Landscape planters.

N. For examples of the character envisioned for Floreo's paths and trails, refer to **Exhibit 3.14: Path and Trail Character**.

## Figure 3.14.M: Examples of Pedestrian Connections

# Exhibit 3.14: Path and Trail Character

FLOREO AT TERAVALIS - MAJOR CMP AMENDMENT - 5TH AMENDMENT

### *3.14.1 Path and Trail Hierarchy*

Final locations of paths, trails, access points, surface materials, and types will be identified at the time of preliminary plat or site plan submittal. The following outlines the hierarchy for paths and trails:

A. Paths are those walkways that are attached or detached from the back of curb along roadways and follow the standards in **Section 3.15: Street Standards**, **Table 3.15: Street Standards**, and **Exhibit 3.15: Street Sections**.

B. Trails are those walkways not situated alongside roadways and are designed to connect paths and provide access for residents to explore and connect in open space and parks.

### *3.14.2 Path and Trail Surface Material*

The Site allows multiple path and trail types with different surfaces to appeal to different users. Hard surface paths for bicyclists, in-line skaters, and people walking. Soft surface Trails for joggers, mountain bicyclists, and equestrians. Path and trail surface materials within the Site shall meet the following requirements:

A. Paths must utilize concrete, asphalt, or another type of hard paved surface that is approved by the Master Developer and adhere to the requirements set forth in **Section 3.15: Street Standards**, **Table 3.15: Street Standards**, and **Exhibit 3.15: Street Sections**.

B. Trails may utilize concrete, stabilized decomposed granite, or another type of stabilized material that is approved by the Master Developer.

   1. Natural trails may be hand cleared natural soil, stabilized decomposed granite, decomposed granite or another type of soft trail surface that is approved by the Master Developer.

   2. Equestrian trails may be comprised of hand cleared natural soil.

      a. Twelve (12) foot of vertical clearance shall be provided on equestrian trails for horse and rider.

### *3.14.3 Trail Classifications*

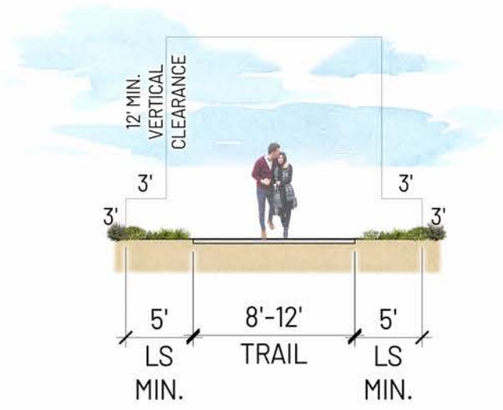
The following trail classifications are provided for the overall circulation of the Site. Additional trail types may be proposed within each Parcel or development at the time of Pre-Plat or Site plan subject to approval of the Master Developer. Refer to **Exhibit 3.14.3: Trail Sections** for more information.

A. Floreo Trail Type A

B. Floreo Trail Type B

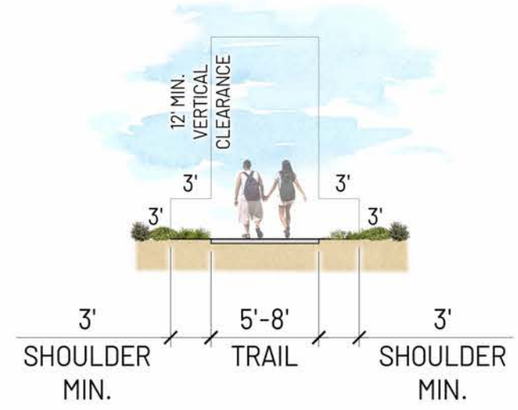
C. Floreo Trail Type C

D. Equestrian Trail



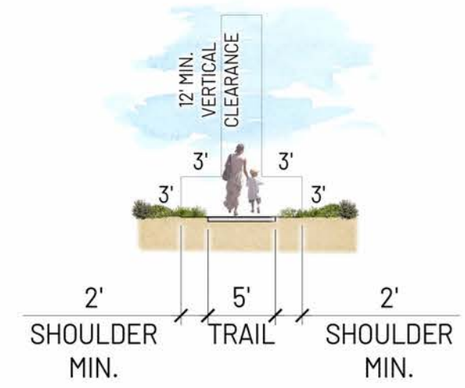

A FLOREO TRAIL TYPE A

SCALE: NTS



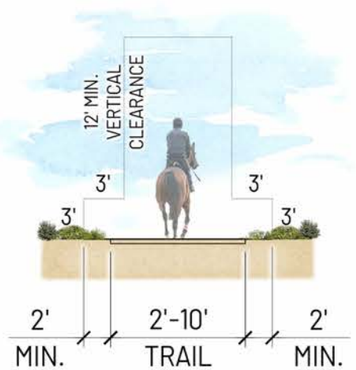

B FLOREO TRAIL TYPE B

SCALE: NTS




C FLOREO TRAIL TYPE C

SCALE: NTS




D EQUESTRIAN TRAIL

SCALE: NTS

**Exhibit 3.14.3: Trail Sections**

FLOREO AT TERAVALIS - MAJOR CMP AMENDMENT - 5TH AMENDMENT

### *3.14.3.1 Floreo Trail Type A*

Floreo Trail Type A includes trails that provide connections for pedestrians or cyclists to travel between Development Units, focal destinations, amenities, and open space areas.

Floreo Trail Type A trails are to be designed according to the following criteria:

A. May range in width from eight (8) foot to twelve (12) foot wide.
B. Five (5) foot landscape areas on both sides.
C. Ensure a twelve (12) foot vertical clearance free of vegetation for maintenance and emergency vehicle access.
D. Refer to **Exhibit 3.14.3: Trail Sections** for more information.
E. Trails will strive to meet ADA requirements where possible. The natural slope conditions of Floreo may limit the ability of some trails to comply.

### *3.14.3.2 Floreo Trail Type B*

Floreo Trail Type B includes trails connecting parcels, parks, schools, and other amenity and open space areas.

Floreo Trail Type B trails meet the following criteria:

A. May range in width from five (5) foot to eight (8) foot wide.
B. Three (3) foot landscape shoulder on both sides.
C. Ensure a twelve (12) foot vertical clearance free of vegetation for maintenance and emergency vehicle access.
D. Refer to **Exhibit 3.14.3: Trail Sections** for more information.
E. Trails will strive to meet ADA requirements where possible. The natural slope conditions of Floreo may limit the ability of some trails to comply.

### *3.14.3.3 Floreo Trail Type C*

Floreo Trail Type C includes trails connecting on-street paths and trails with larger trail systems and paseos.

Floreo Trail Type C trails meet the following requirements:

A. Are five (5) foot in width.

B. Two (2) foot shoulder on both sides.

C. Ensure a twelve (12) foot vertical clearance free of vegetation for maintenance and emergency vehicle access.

D. Refer to **Exhibit 3.14.3: Trail Sections** for more information.

E. Trails will strive to meet ADA requirements where possible. The natural slope conditions of Floreo may limit the ability of some trails to comply.

### *3.14.3.4 Equestrian Trails*

Equestrian trails offer a dedicated pathway for horseback riders to explore the natural landscape. Equestrian trails shall meet the following requirements:

A. Equestrian trails within Floreo will be comprised of hand cleared native soil.

   1. Other surface materials may be used as approved by the Master Developer.

B. May range in width from two (2) feet to ten (10) feet wide.

C. Refer to **Exhibit 3.14.3: Trail Sections** for more information.

## 3.15 Street Standards

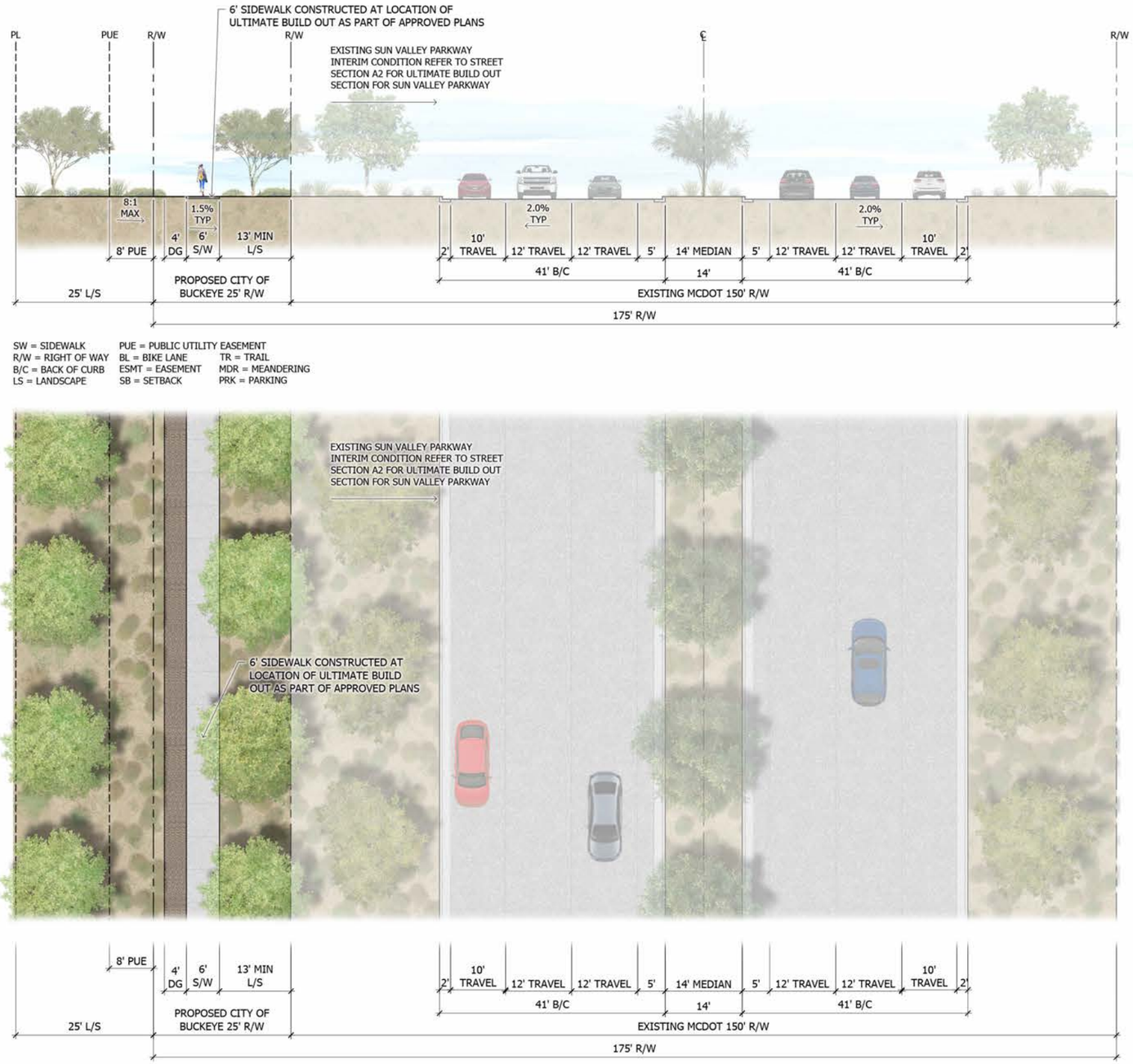
Based on the envisioned framework outlined in **Section 3.10.1: Transportation Framework Plan**, this section establishes the design and implementation standards for roadways in Floreo. All roadways, pathways, and related infrastructure must comply with the Americans with Disabilities Act (ADA) and applicable federal guidelines to ensure accessibility for all individuals..

**Table 3.15: Street Standards** and **Exhibit 3.15: Street Sections** provide the standard dimensions and requirements for Floreo's roadway hierarchy, which range from arterial streets to local residential roads. These standards not only prioritize vehicular traffic but also accommodate pedestrian and bicycle pathways, ensuring all modes of transportation are safely integrated

Roadway and pathway design must include features such as curb ramps, appropriate signage, and crosswalks in compliance with ADA regulations, ensuring accessible routes throughout the development. Additionally, the design of pedestrian walkways, crossings, and bus stops shall align with federal accessibility guidelines to facilitate ease of use for individuals with disabilities.

## Table 3.15: Streets Standards

| Name | | Description | Public ROW or Private Tract | ROW or Tract Width | Parking | Bike Lane | Median / Left Turn Lane | Sidewalk |
|---|---|---|---|---|---|---|---|---|
| **A1** | Parkway - Sun Valley Parkway Interim Condition with Sidewalk | Six travel lanes/ Three travel lanes in each direction | Public | 200′ | N/A | N/A | 14′ Raised Median | 6′ Detached with 4′ Trail (One Side) |
| **A2** | 200′ Parkway - Sun Valley Parkway - Half Street | Six travel lanes/ Three travel lanes in each direction | Public | 100′ Half Street Improvement | N/A | N/A | 74′ Median | 6′ Detached with 4′ Trail (One Side) |
| **B1** | 200′ Parkway- Teravalis Parkway | Six travel lanes/ Three travel lanes in each direction | Public | 200′ | N/A | N/A | 74′ Raised Median | 6′ Detached with 5′ Trail (Both Sides) |
| **B2** | Teravalis Parkway Interim Condition | Two travel lanes/ One lane in each direction and One temporary divider lane with striping | Public | 100′ Half Street Improvement | N/A | N/A | N/A | 6′ Detached with 5′ Trail (One Side) |
| **C** | 140′ Major Arterial | Six travel lanes/ Three travel lanes in each direction | Public | 140′ | N/A | 4′ | 20′ Raised Median | 6′ Detached (Both Sides) |
| **D** | 120′ Arterial | Four travel lanes/ Two lanes in each direction | Public | 120′ | N/A | 4′ | 20′ Raised Median | 6′ Detached (Both Sides) |
| **E** | 112′ Major Collector - 8′ Sidewalk | Four travel lanes/ Two travel lanes in each direction | Public | 110′ | N/A | 4′ | 20′ Raised Median | 8′ Detached (Both sides) |
| **F** | 110′ Major Collector - 6′ Sidewalk | Four travel lanes/ Two travel lanes in each direction | Public | 110′ | N/A | 4′ | 20′ Raised Median | 6′ Detached (Both sides) |
| **G** | 108′ Local Street with Retention Tract | Two travel lanes/ One lane in each direction | Public | 108′ | Both Sides | N/A | 40′ Median | 5′ Detached (Both Sides) |
| **H** | 80′ Collector - With Optional Raised Median | Two travel lanes/ One lane in each direction/ One left turn lane | Public | 80′ | N/A | 4′ | 12′ Raised (Optional) | 6′ Detached (Both Sides) |
| **I** | 80′ Commercial Collector | Two travel lanes/ One lane in each direction/ Two left turn lanes/ One right turn lane | Public | 80′ | N/A | 4′ | 14′ Left Turn Lane | 6′ Detached (Both Sides) |
| **J** | 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) |
| **K** | 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) |
| **L** | 55′ Minor Collector Street - Raised Median | Two travel lanes/ One lane in each direction | Public or Private | 55′ | N/A | N/A | 13′ Raised Median | 6′ Detached (Both Sides) |
| **M** | 61′ Local Street | Two travel lanes/ One lane in each direction | Public or Private | 61′ | N/A | N/A | N/A | 5′ Attached (Both Sides) |
| **N** | 60′ Major Local Street | Two travel lanes/ One lane in each direction | Public or Private | 60′ | Both Sides | N/A | N/A | 5′ Attached (Both Sides) |
| **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** | 51′ Local Street | Two travel lanes/ One lane in each direction | Public or Private | 51′ | One Side | 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′ Detached (Both sides) |
| **R** | 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) |
| **S** | 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) |
| **T** | 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) |
| **U** | 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) |
| **V** | 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) |
| **W** | 34′ Woonerf | Two travel lanes/ One lane in each direction | Public or Private | 34′ | One Side | N/A | N/A | Optional 3′ Attached on One Side |
| **X** | 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 |
| **Y** | 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 |
| **Z** | 25′ 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 |
| **AA** | 20′ Private Auto Court (Roll Curb) | Two travel lanes/ One lane in each direction | Private | 20′ | N/A | N/A | N/A | Optional 3′ Attached on One Side |
| **AB** | 20′ Private Alley (One Way) | One travel lane | Private | 20′ | N/A | N/A | N/A | Optional 3′ Attached on One Side |
| **AC** | 38′ Local Street (One Way) | One travel lane | Public or Private | 38′ | One Side | N/A | N/A | 5′ Detached (One Side) |
| **AD** | 30′ Local Street (One Way) | One travel lane | Public or Private | 30′ | One Side | N/A | N/A | 5′ Detached (One Side) |

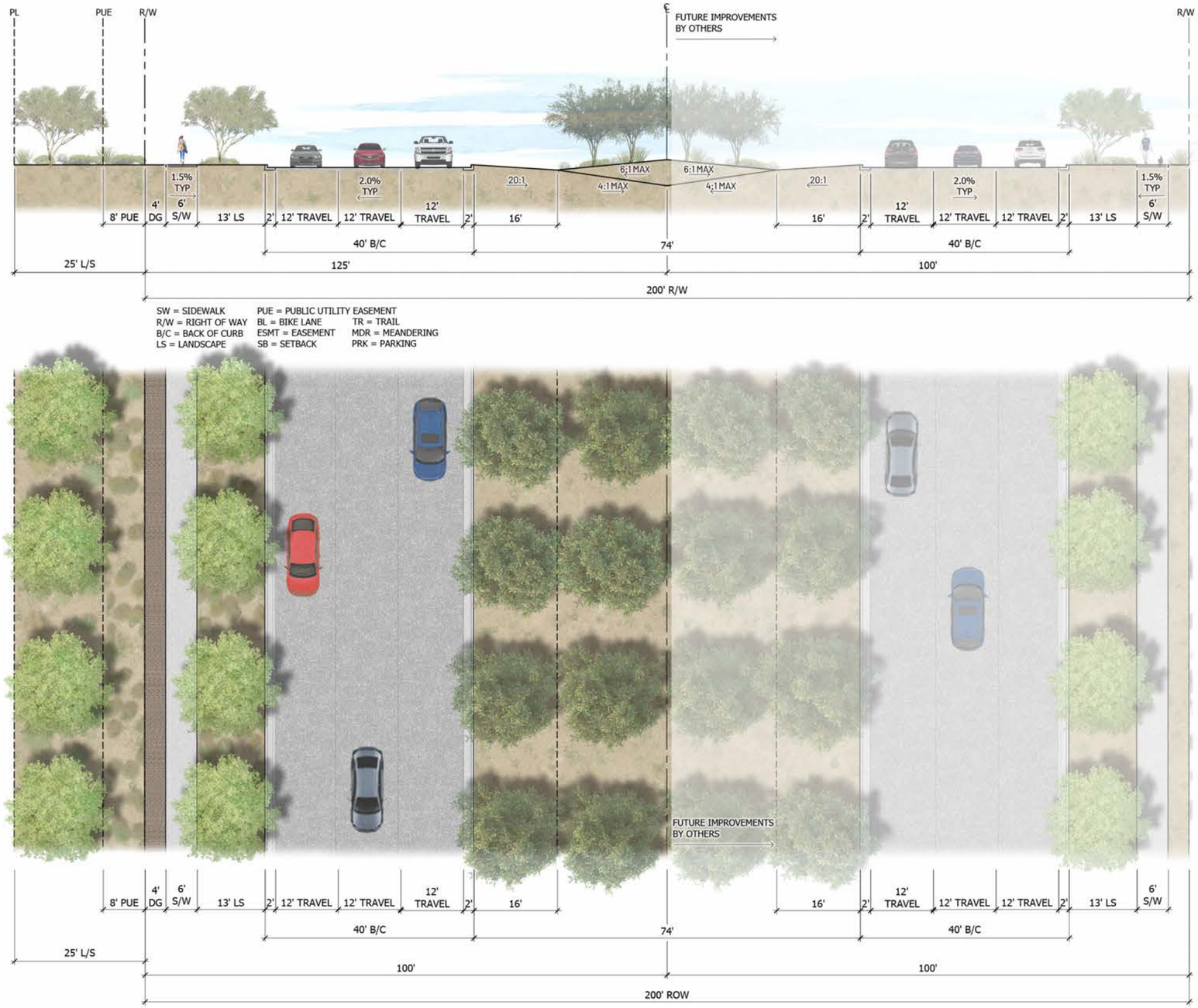



A1 PARKWAY - SUN VALLEY PARKWAY INTERIM CONDITION WITH SIDEWALK

SCALE: 1"=10'-0"

## Exhibit 13.15: Street Sections

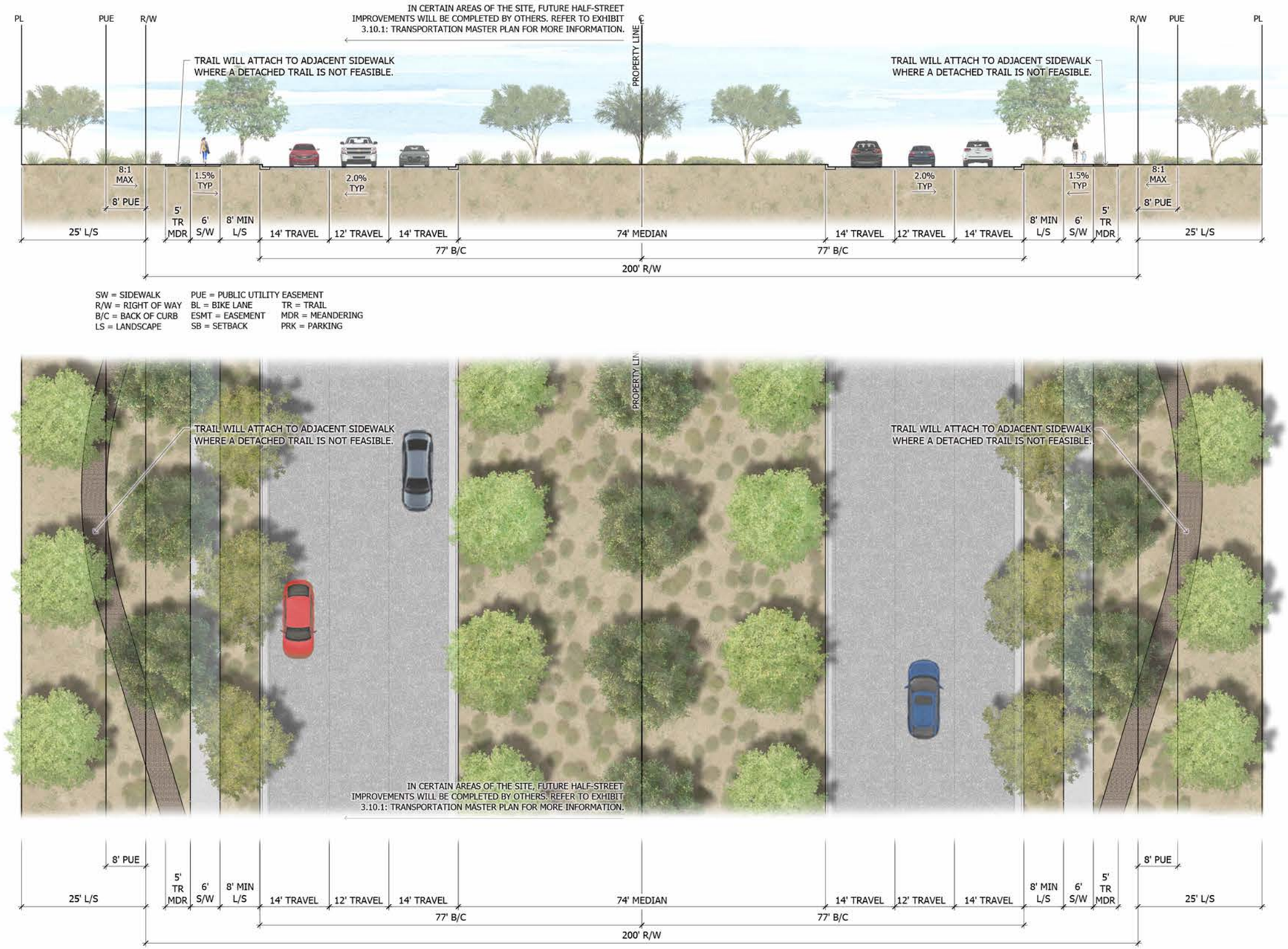
FLOREO AT TERAVALIS - MAJOR CMP AMENDMENT - 5TH AMENDMENT




A2 200' PARKWAY - SUN VALLEY PARKWAY - HALF STREET
SCALE: 1"=10'-0"

## Exhibit 13.15: Street Sections Continued

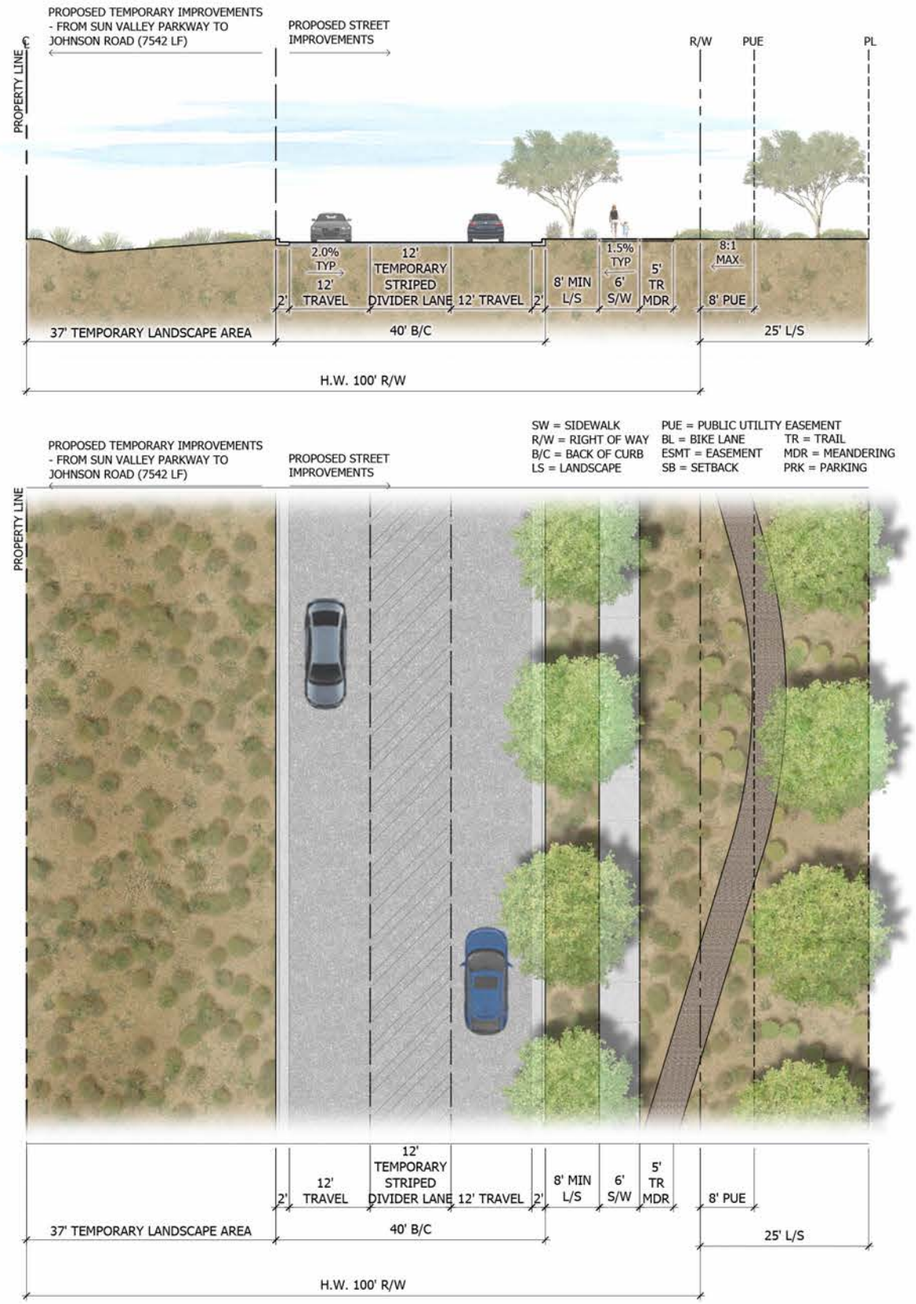
FLOREO AT TERAVALIS - MAJOR CMP AMENDMENT - 5TH AMENDMENT




B1 200' PARKWAY- TERAVALIS PARKWAY
SCALE: 1"=10'-0"

# Exhibit 13.15: Street Sections Continued

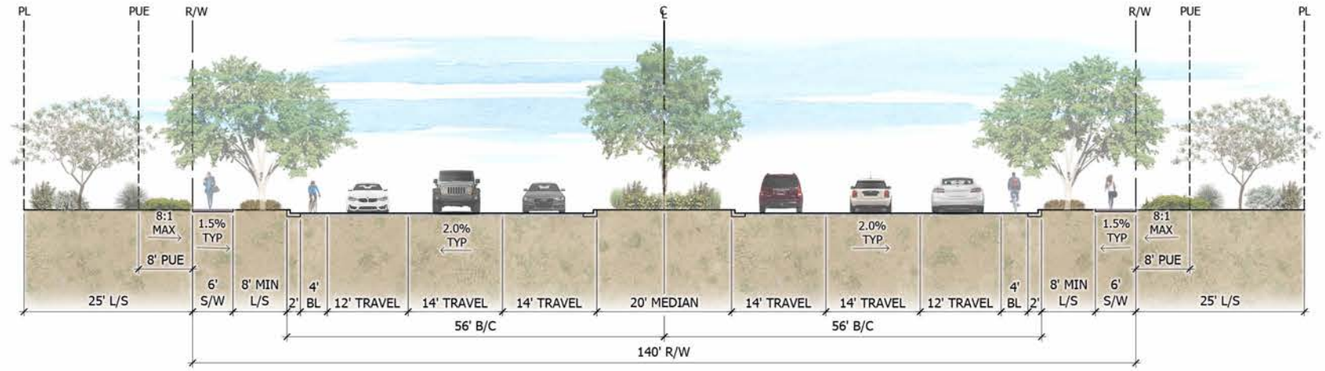
FLOREO AT TERAVALIS - MAJOR CMP AMENDMENT - 5TH AMENDMENT




B2 TERAVALIS PARKWAY INTERIM CONDITION
SCALE: 1"=10'-0"

# Exhibit 13.15: Street Sections Continued

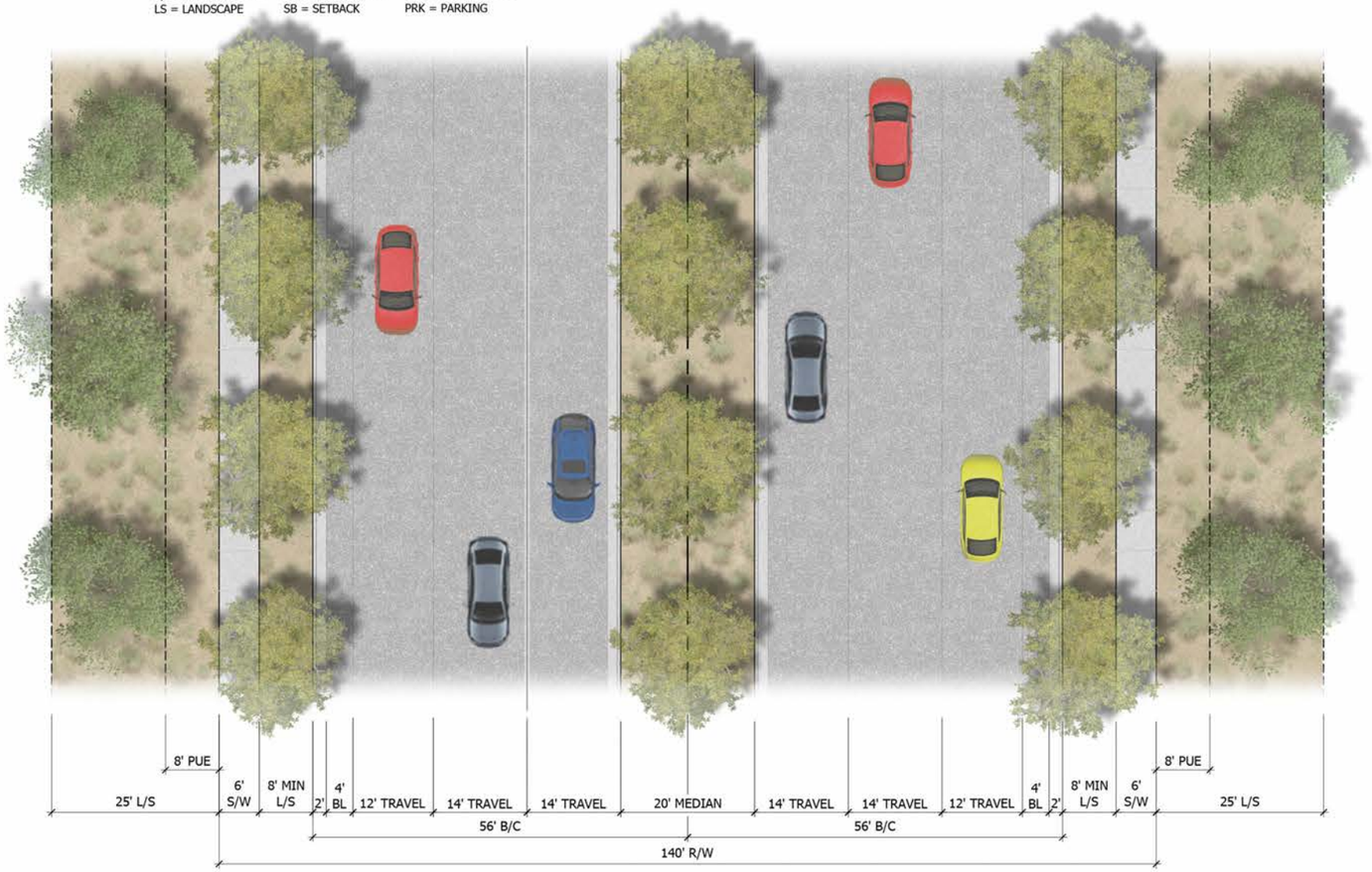
FLOREO AT TERAVALIS - MAJOR CMP AMENDMENT - 5TH AMENDMENT




SW = SIDEWALK
R/W = RIGHT OF WAY
B/C = BACK OF CURB
LS = LANDSCAPE

PUE = PUBLIC UTILITY EASEMENT
BL = BIKE LANE
ESMT = EASEMENT
SB = SETBACK

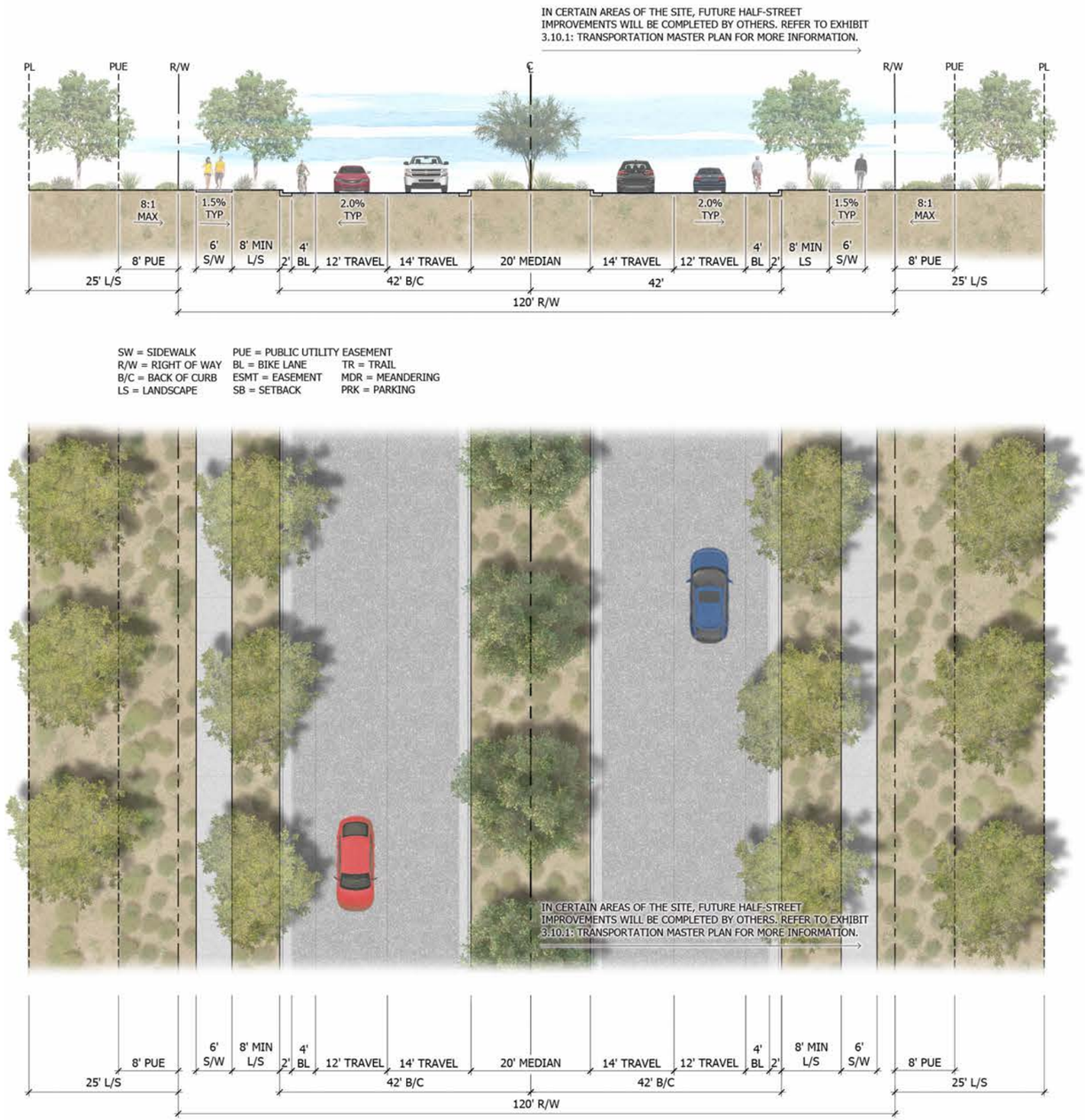
TR = TRAIL
MDR = MEANDERING
PRK = PARKING




C 140' MAJOR ARTERIAL
SCALE: 1"=10'-0"

## Exhibit 13.15: Street Sections Continued

FLOREO AT TERAVALIS - MAJOR CMP AMENDMENT - 5TH AMENDMENT

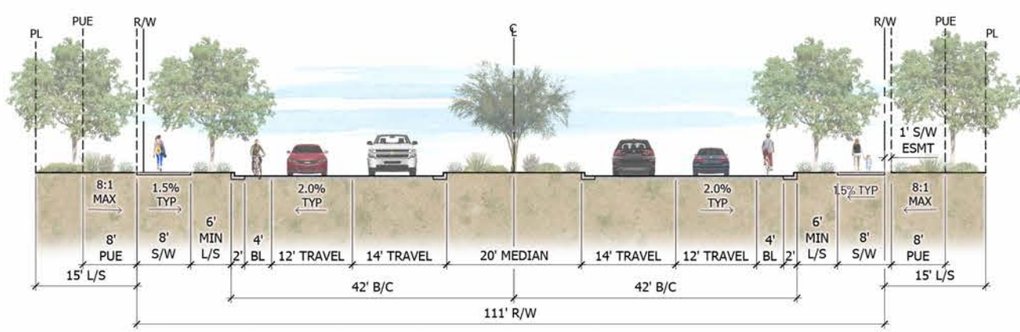



D 120' ARTERIAL

SCALE: 1"=10'-0"

# Exhibit 13.15: Street Sections Continued

FLOREO AT TERAVALIS - MAJOR CMP AMENDMENT - 5TH AMENDMENT




SW = SIDEWALK
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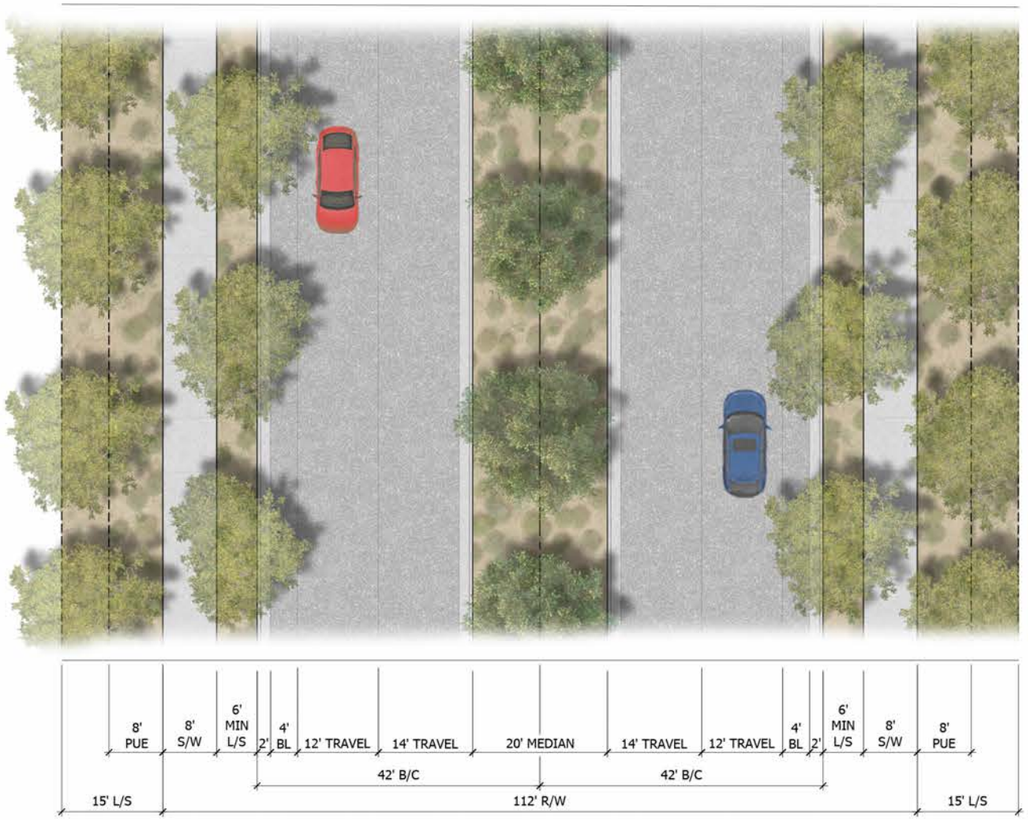
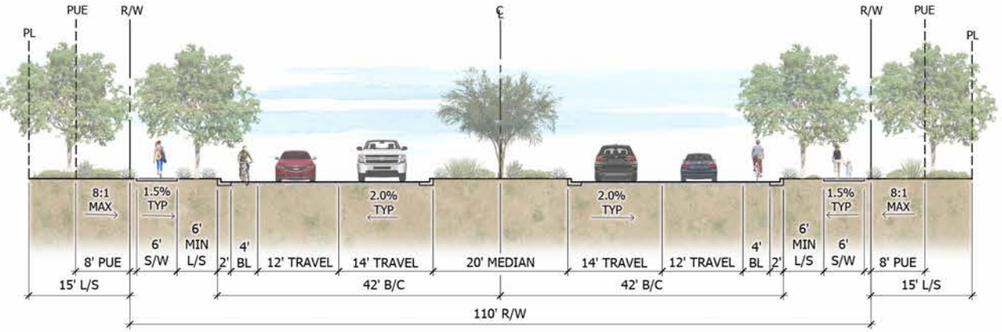
PRK = PARKING




E 112' MAJOR COLLECTOR - 8' SIDEWALK
SCALE: 1"=10'-0"




SW = SIDEWALK
R/W = RIGHT OF WAY
B/C = BACK OF CURB
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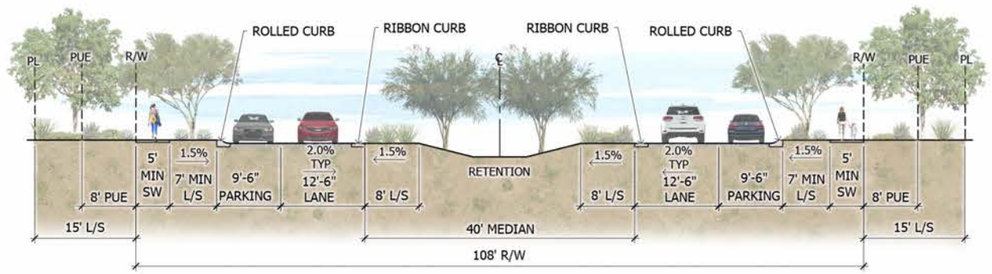
PUE = PUBLIC UTILITY EASEMENT
BL = BIKE LANE
ESMT = EASEMENT
SB = SETBACK
TR = TRAIL
MDR = MEANDERING
PRK = PARKING




F 110' MAJOR COLLECTOR - 6' SIDEWALK
SCALE: 1"=10'-0"

## Exhibit 13.15: Street Sections Continued

FLOREO AT TERAVALIS - MAJOR CMP AMENDMENT - 5TH AMENDMENT




SW = SIDEWALK
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LS = LANDSCAPE
PUE = PUBLIC UTILITY EASEMENT
BL = BIKE LANE
ESMT = EASEMENT
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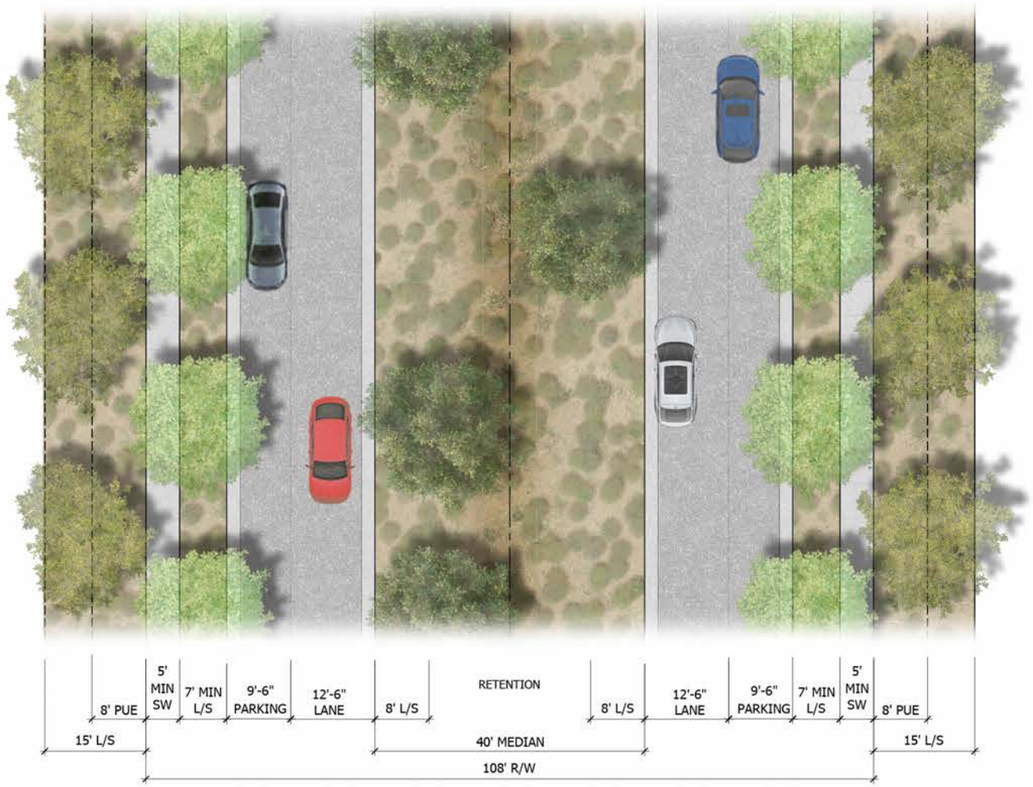
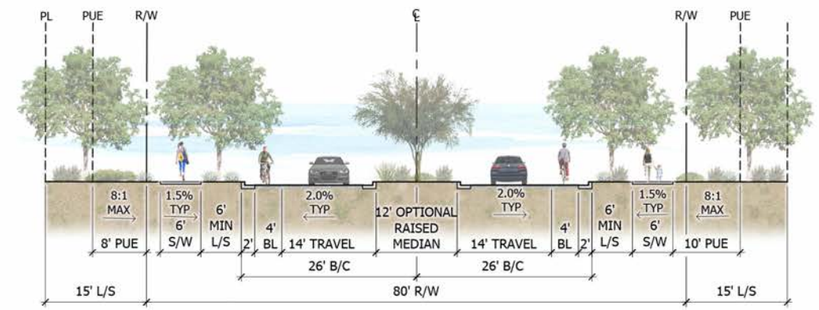
PRK = PARKING




G 108' LOCAL STREET WITH RETENTION TRACT

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




SW = SIDEWALK
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B/C = BACK OF CURB
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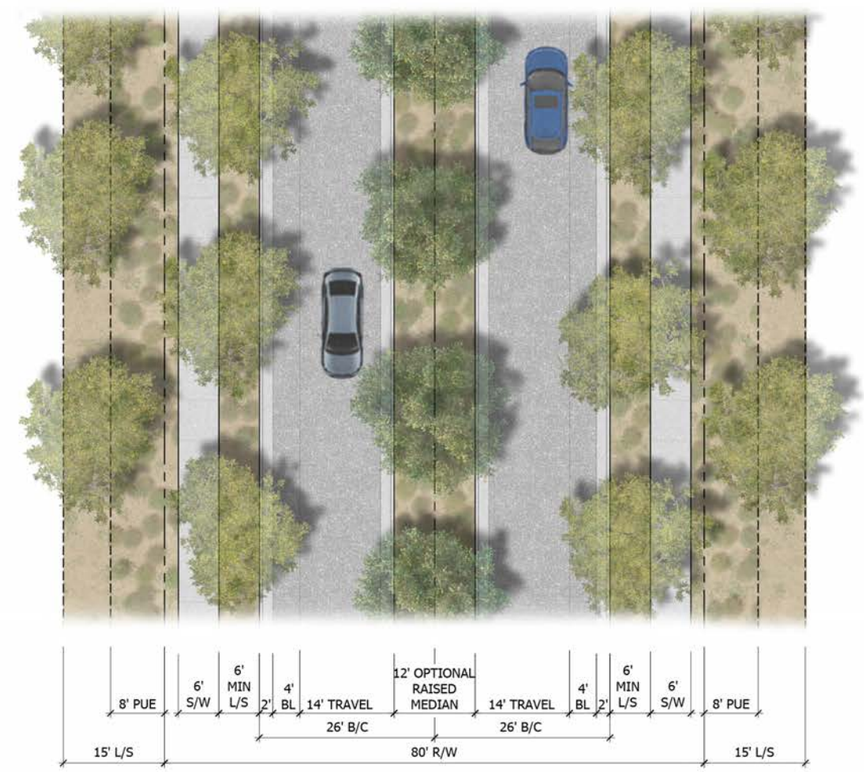
PUE = PUBLIC UTILITY EASEMENT
BL = BIKE LANE
ESMT = EASEMENT
SB = SETBACK
TR = TRAIL
MDR = MEANDERING
PRK = PARKING

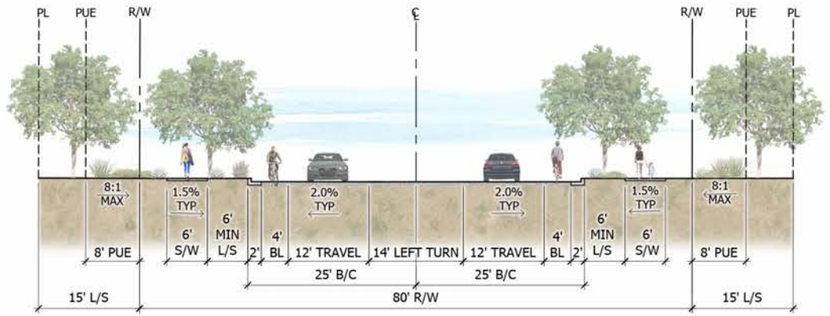



H 80' COLLECTOR - WITH OPTIONAL RAISED MEDIAN

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

## Exhibit 13.15: Street Sections Continued

FLOREO AT TERAVALIS - MAJOR CMP AMENDMENT - 5TH AMENDMENT




SW = SIDEWALK
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ESMT = EASEMENT
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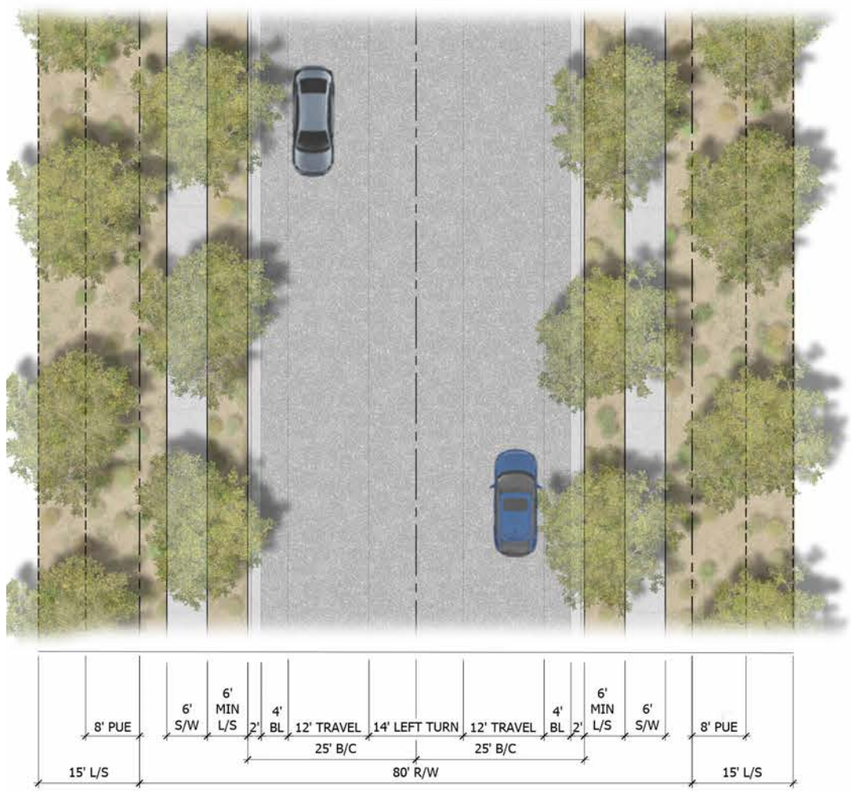
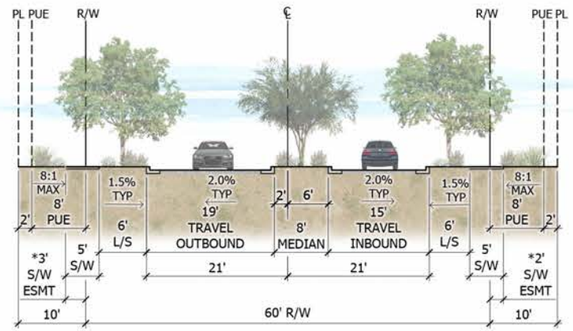
PRK = PARKING




I 80' COMMERCIAL COLLECTOR
SCALE: 1"=10'-0"




SW = SIDEWALK
R/W = RIGHT OF WAY
B/C = BACK OF CURB
LS = LANDSCAPE
PUE = PUBLIC UTILITY EASEMENT
BL = BIKE LANE
ESMT = EASEMENT
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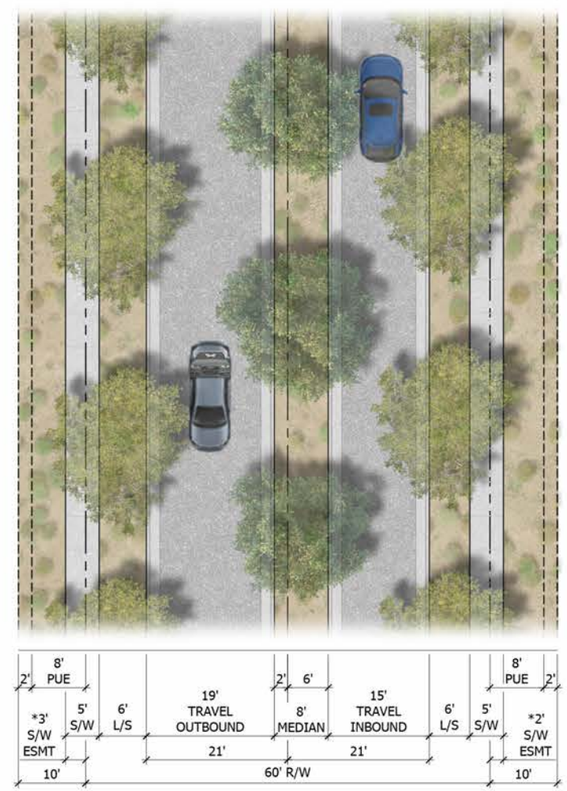
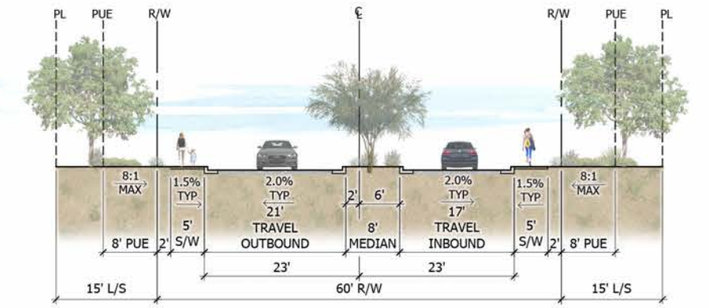
MDR = MEANDERING
PRK = PARKING




* SIDEWALK EASEMENT MAY BE REMOVED, AND RIGHT-OF-WAY WIDTH MAY BE EXPANDED.

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




SW = SIDEWALK
R/W = RIGHT OF WAY
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LS = LANDSCAPE
PUE = PUBLIC UTILITY EASEMENT
BL = BIKE LANE
ESMT = EASEMENT
SB = SETBACK
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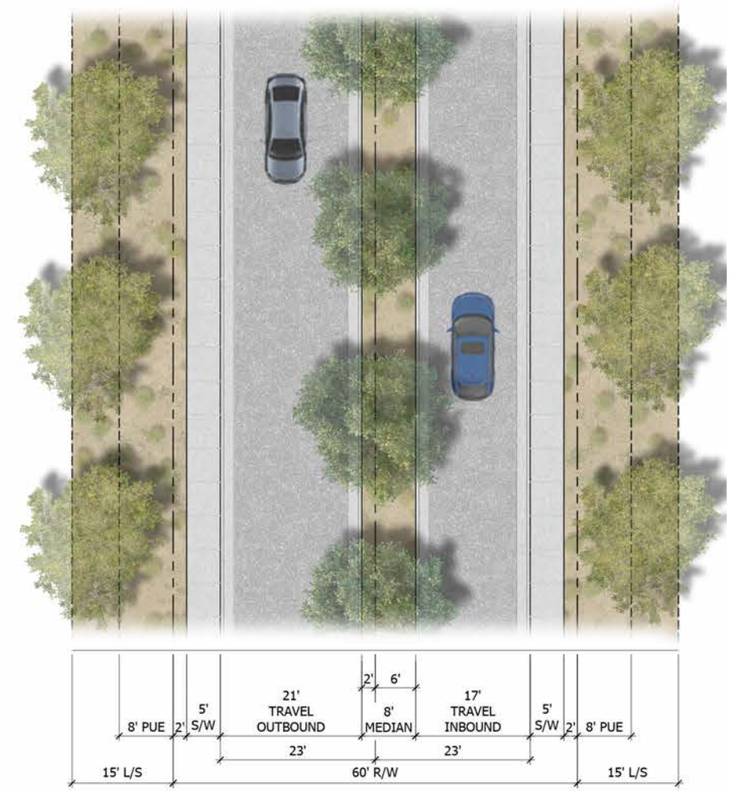
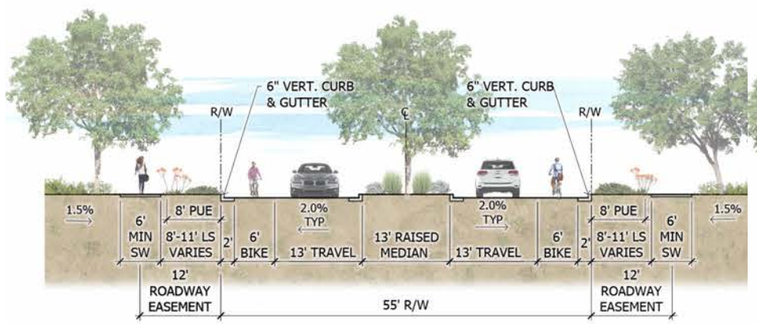



K 60' RESIDENTIAL ENTRANCE - 5' ATTACHED SIDEWALK
SCALE: 1"=10'-0"

## Exhibit 13.15: Street Sections Continued

FLOREO AT TERAVALIS - MAJOR CMP AMENDMENT - 5TH AMENDMENT




SW = SIDEWALK
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ESMT = EASEMENT
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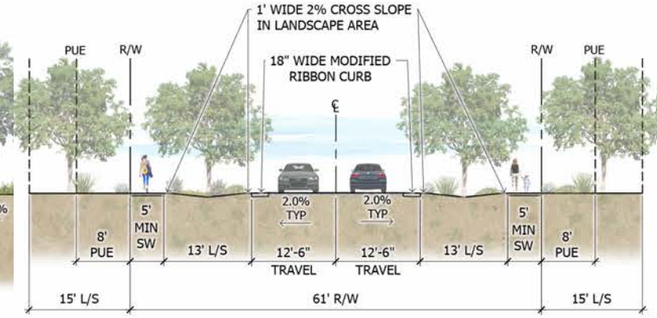


SW = SIDEWALK
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ESMT = EASEMENT
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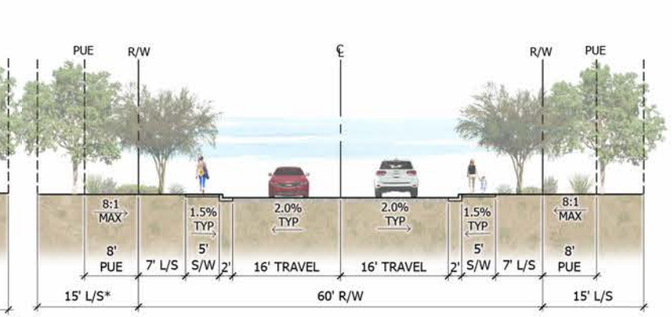


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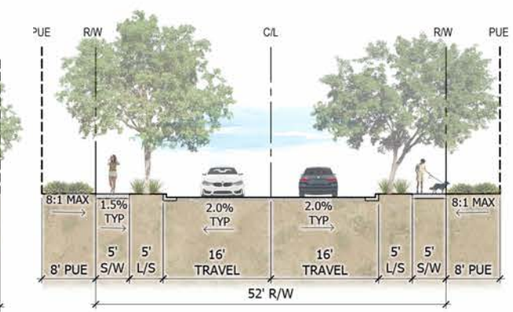


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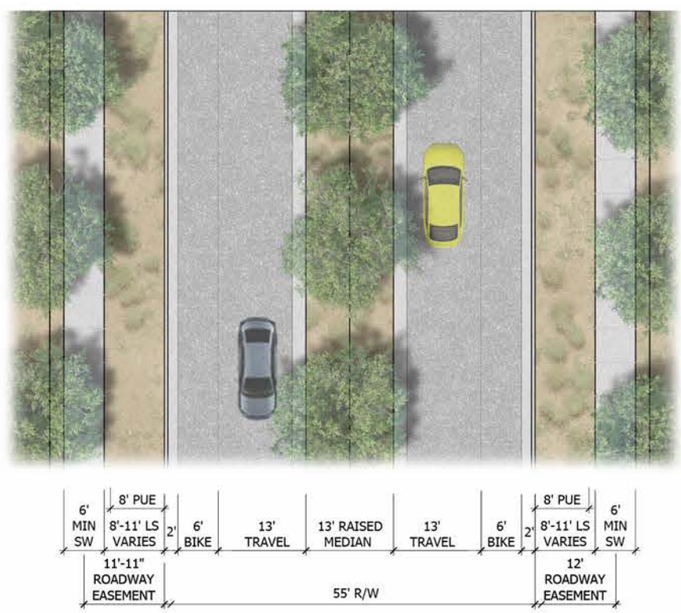
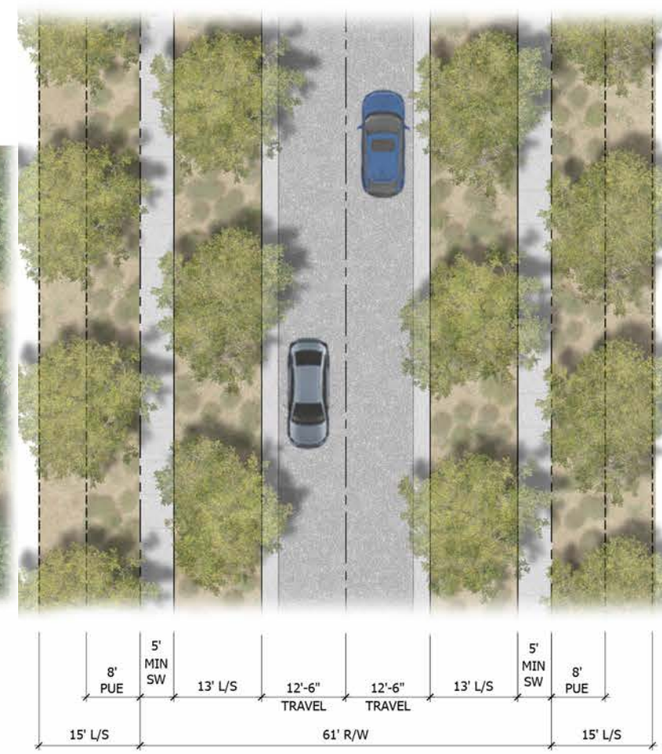


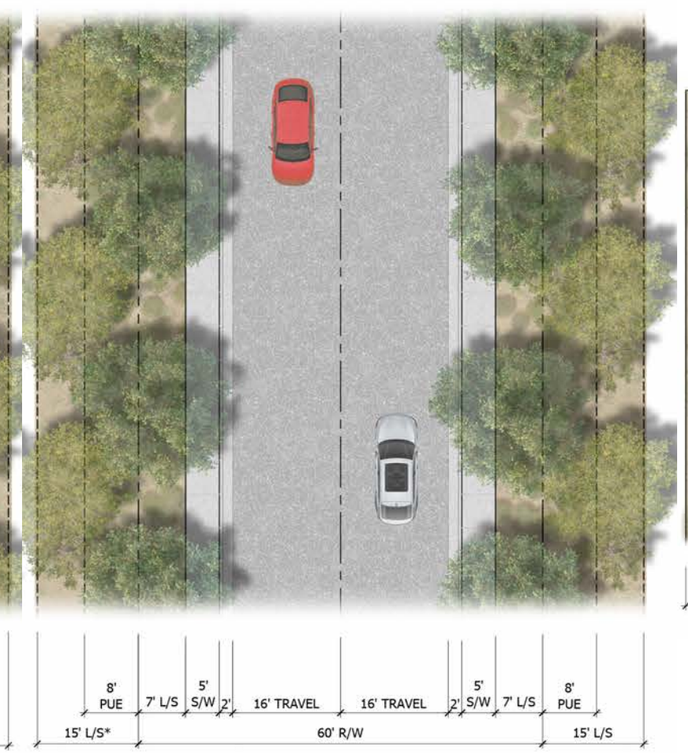

## L 55' MINOR COLLECTOR STREET - RAISED MEDIAN

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



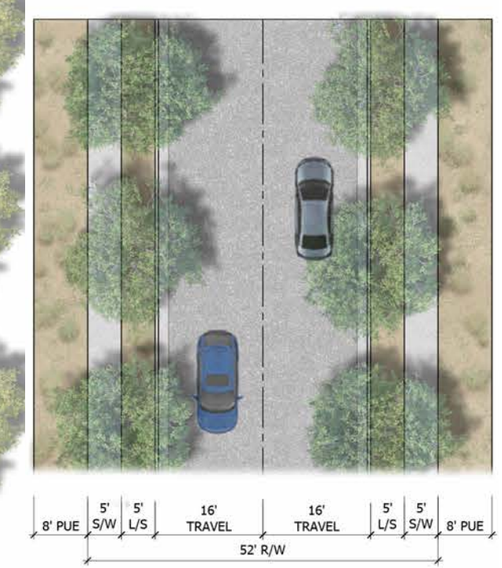

## M 61' LOCAL STREET

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




## N 60' MAJOR LOCAL STREET

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

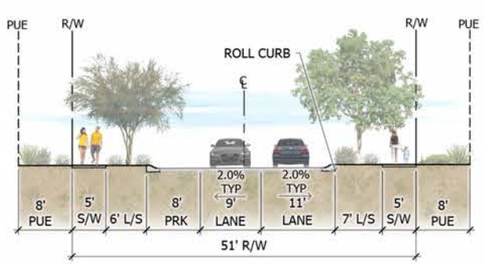



## O 52' LOCAL STREET

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

# Exhibit 13.15: Street Sections Continued

FLOREO AT TERAVALIS - MAJOR CMP AMENDMENT - 5TH AMENDMENT




SW = SIDEWALK
R/W = RIGHT OF WAY
B/C = BACK OF CURB
LS = LANDSCAPE
PUE = PUBLIC UTILITY EASEMENT
BL = BIKE LANE
ESMT = EASEMENT
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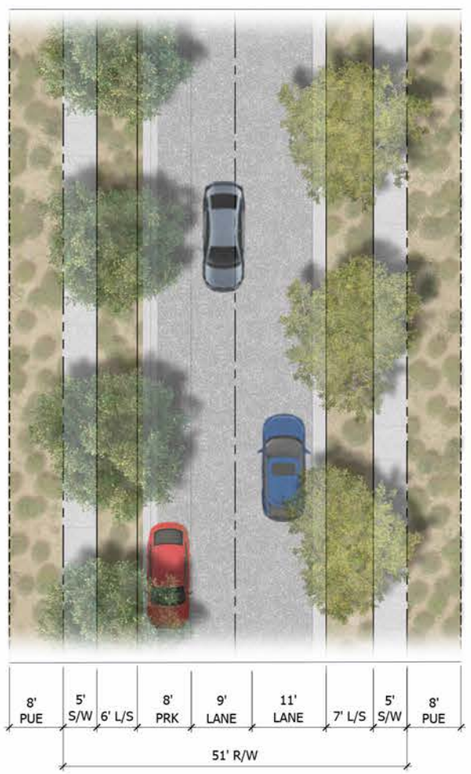
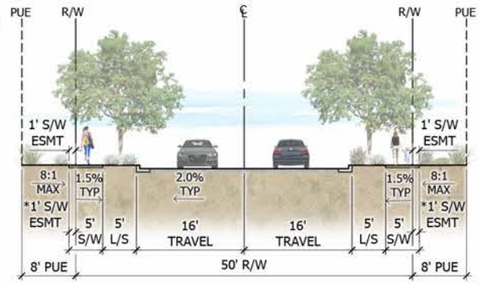



## P 51' LOCAL STREET

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




SW = SIDEWALK
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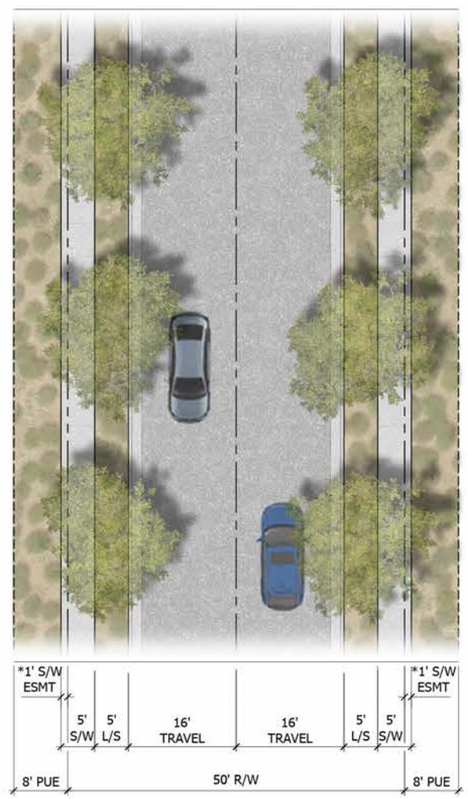
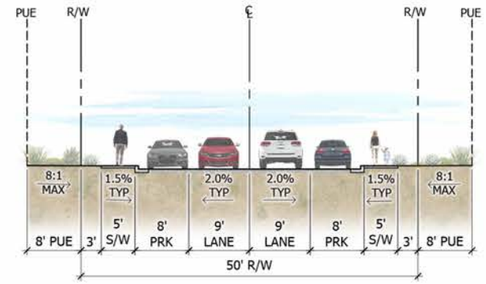



* SIDEWALK EASEMENT MAY BE REMOVED, AND RIGHT-OF-WAY WIDTH MAY BE EXPANDED.

## Q 50' LOCAL STREET

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

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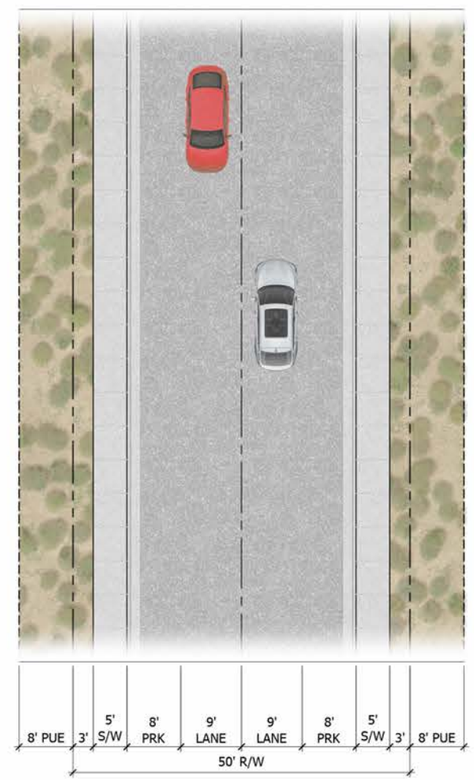
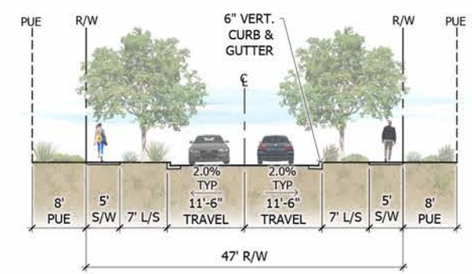
MDR = MEANDERING
PRK = PARKING




## R 50' LOCAL STREET

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




SW = SIDEWALK
R/W = RIGHT OF WAY
B/C = BACK OF CURB
LS = LANDSCAPE
PUE = PUBLIC UTILITY EASEMENT
BL = BIKE LANE
ESMT = EASEMENT
SB = SETBACK
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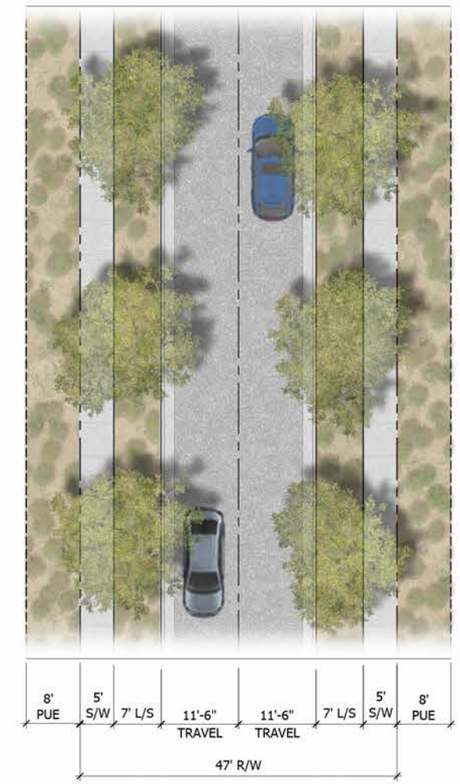
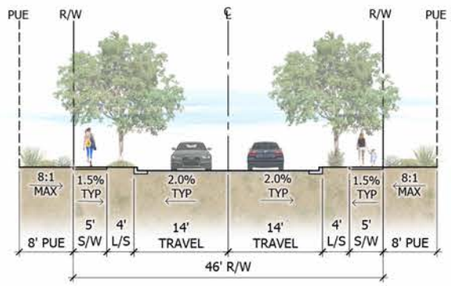



## S 47' NARROW LOCAL STREET

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

# Exhibit 13.15: Street Sections Continued

FLOREO AT TERAVALIS - MAJOR CMP AMENDMENT - 5TH AMENDMENT




SW = SIDEWALK
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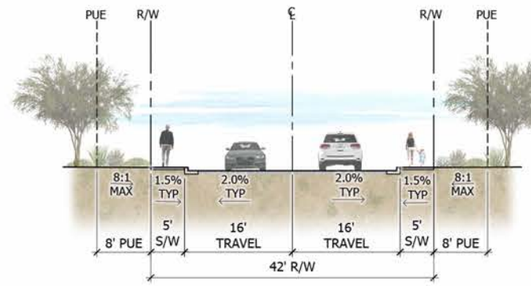
B/C = BACK OF CURB
LS = LANDSCAPE
PUE = PUBLIC UTILITY EASEMENT
BL = BIKE LANE
ESMT = EASEMENT
SB = SETBACK
TR = TRAIL
MDR = MEANDERING
PRK = PARKING

T 46' LOCAL STREET
SCALE: 1"=10'-0"
PARKING ONE SIDE OF STREET
DETACHED SIDEWALK




SW = SIDEWALK
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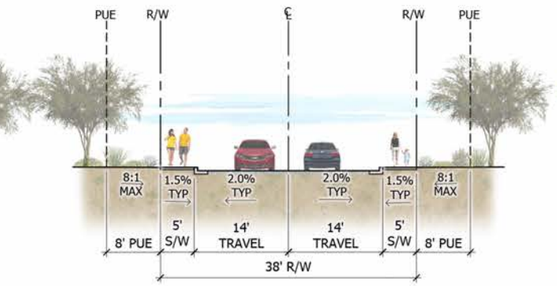
SB = SETBACK
TR = TRAIL
MDR = MEANDERING
PRK = PARKING

U 42' LOCAL STREET
SCALE: 1"=10'-0"
PARKING BOTH SIDES
ATTACHED SIDEWALK

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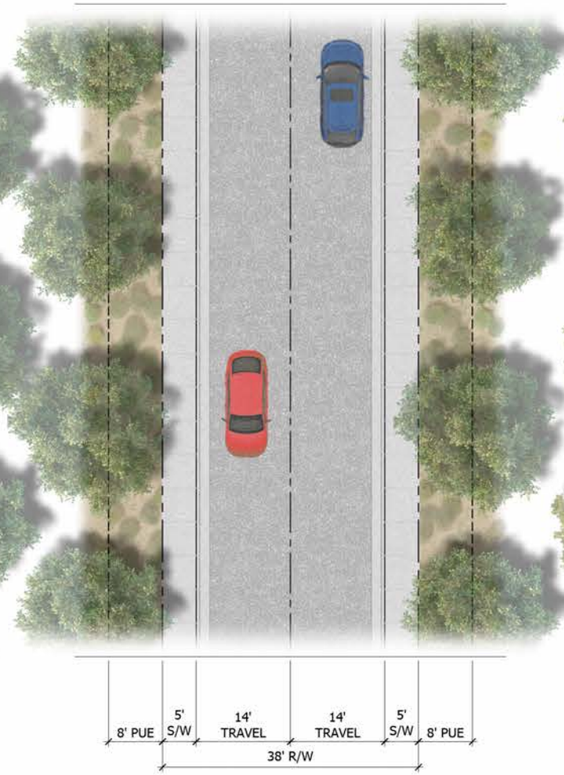
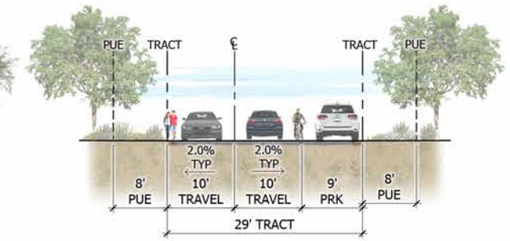



V 38' LOCAL STREET
SCALE: 1"=10'-0"
PARKING ONE SIDE OF STREET
ATTACHED SIDEWALK




SW = SIDEWALK
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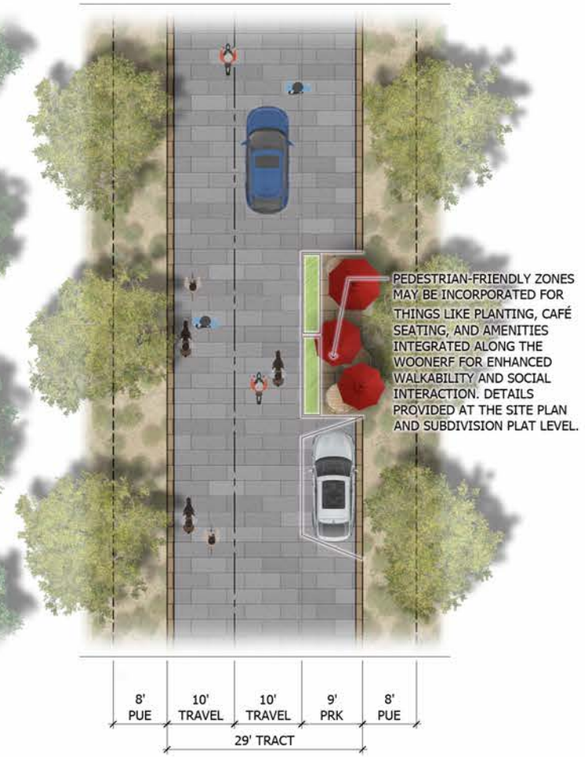
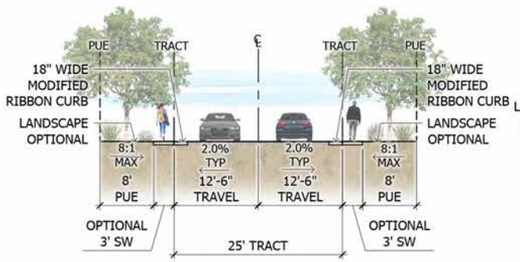



W 34' WOONERF
SCALE: 1"=10'-0"
PARKING ONE SIDE
OPTIONAL ATTACHED SIDEWALK

# Exhibit 13.15: Street Sections Continued

FLOREO AT TERAVALIS - MAJOR CMP AMENDMENT - 5TH AMENDMENT




SW = SIDEWALK
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B/C = BACK OF CURB
LS = LANDSCAPE
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ESMT = EASEMENT
SB = SETBACK
TR = TRAIL
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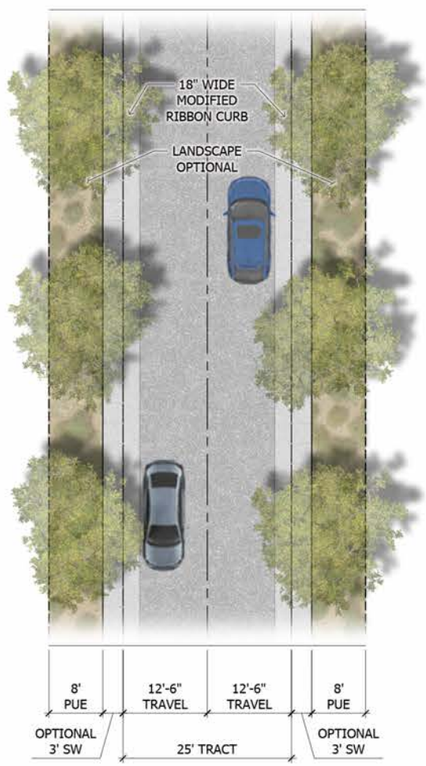
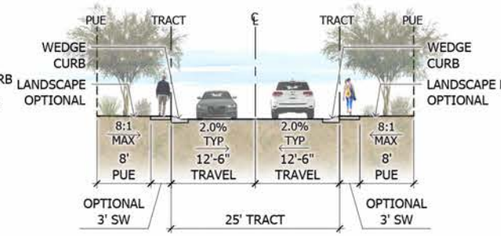



X 25' PRIVATE DRIVE (RIBBON)
SCALE: 1"=10'-0"
NO PARKING
OPTIONAL ATTACHED SIDEWALK

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ESMT = EASEMENT
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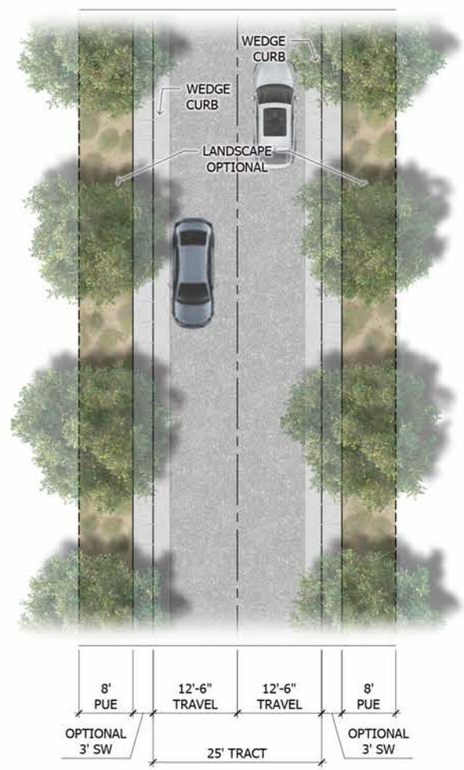
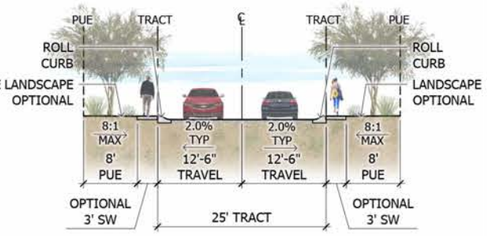
MDR = MEANDERING
PRK = PARKING




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

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LS = LANDSCAPE
PUE = PUBLIC UTILITY EASEMENT
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ESMT = EASEMENT
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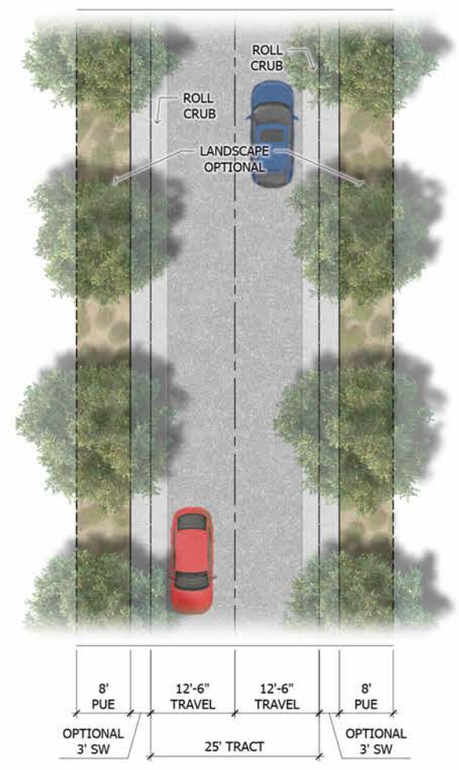
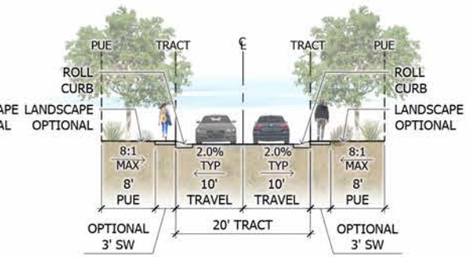
MDR = MEANDERING
PRK = PARKING




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




SW = SIDEWALK
R/W = RIGHT OF WAY
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LS = LANDSCAPE
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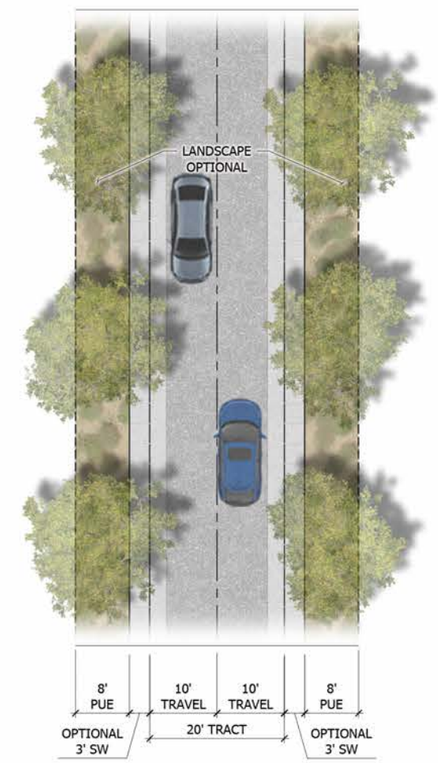
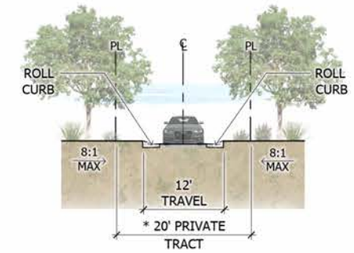



AA 20' PRIVATE AUTO COURT (ROLL CURB)
SCALE: 1"=10'-0"
NO PARKING
OPTIONAL ATTACHED SIDEWALK




SW = SIDEWALK
R/W = RIGHT OF WAY
B/C = BACK OF CURB
LS = LANDSCAPE
PUE = PUBLIC UTILITY EASEMENT
BL = BIKE LANE
ESMT = EASEMENT
SB = SETBACK
TR = TRAIL
MDR = MEANDERING
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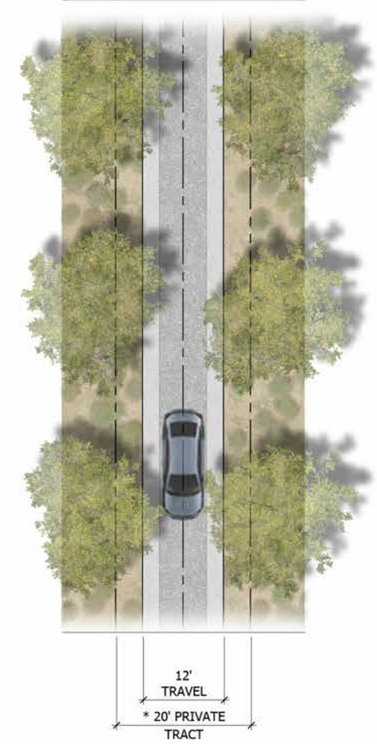
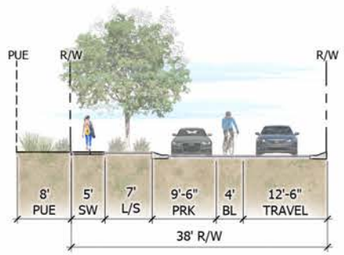


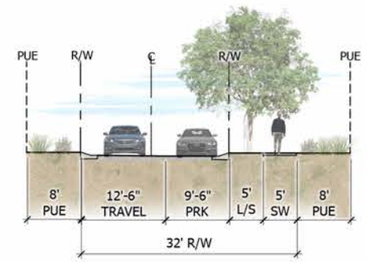

* NOT INTENDED FOR EMERGENCY VEHICLES.
ACCESS TO RESIDENTIAL GARAGE ONLY.

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

# Exhibit 13.15: Street Sections Continued

FLOREO AT TERAVALIS - MAJOR CMP AMENDMENT - 5TH AMENDMENT




SW = SIDEWALK
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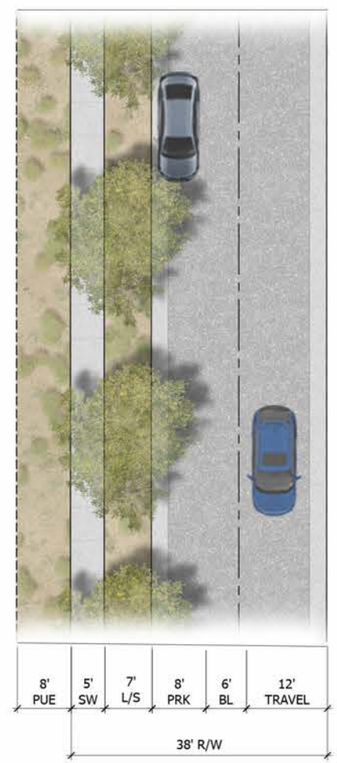


AC 38' LOCAL STREET (ONE WAY)
SCALE: 1"=10'-0"
PARKING ONE SIDE
DETACHED SIDEWALK

SW = SIDEWALK
R/W = RIGHT OF WAY
B/C = BACK OF CURB
LS = LANDSCAPE
PUE = PUBLIC UTILITY EASEMENT
BL = BIKE LANE
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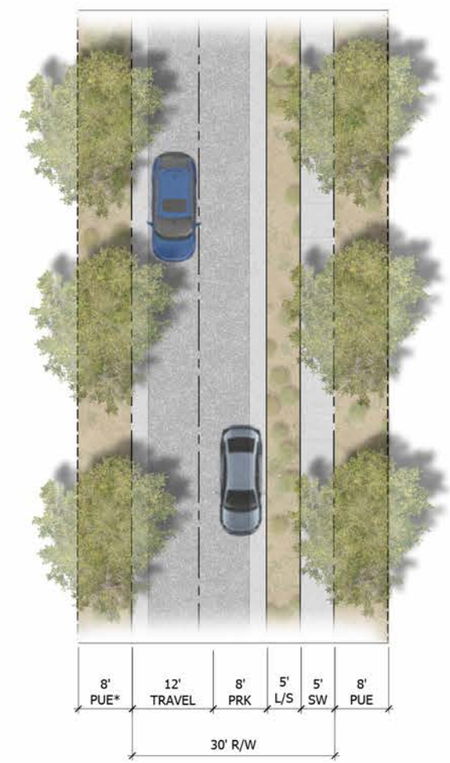



AD 32' LOCAL STREET (ONE WAY)
SCALE: 1"=10'-0"
PARKING ONE SIDE
DETACHED SIDEWALK

## Exhibit 13.15: Street Sections Continued

FLOREO AT TERAVALIS - MAJOR CMP AMENDMENT - 5TH AMENDMENT

### *3.15.1 Street Classifications*

Roadway types have been categorized into functional classifications determined by location, average daily traffic (ADT), and as identified in the master technical reports. The following terminology is used to described the different classification of roadways within the Site:

A. Freeways,
B. Parkways,
C. Major Arterials,
D. Arterials,
E. Major Collectors,
F. Collectors,
G. Minor Collector,
H. Major Local,
I. Local,
J. Commercial Collector,
K. Residential Entrance,
L. Woonerf.

### *3.15.2 General Roadway Standards*

A. If the City stated capacity for a street cannot be met per the master technical reports, then the developer shall redesign the street network to accommodate the traffic levels that are being proposed.

B. The final determination of street classification and street location shall be done by the City at the time of plan review.

   1. The City has the right to classify all streets for use during the review process.

C. For those roadways that are within a Hillside Area, refer to **Section 3.21.3: Hillside Area Street Standards** for more information.

D. All sidewalks and pedestrian paths must include provisions for ADA-compliant turn-arounds at appropriate intervals. These turn-arounds must meet the ADA minimums of clear space, free from obstructions, to allow wheelchair users to navigate and change direction safely. Where applicable, driveways or other paved areas may be utilized to satisfy this requirement, provided they meet the dimensional and surface requirements specified under ADA standards.

#### *3.15.2.1 Freeways*

A. Provide regional, statewide and national connectivity and access.

B. Owned, operated and maintained by Arizona Department of Transportation (ADOT) and the Federal Highway Administration (FHWA).

C. Access is generally restricted to one (1) or two (2) mile spacing.

#### *3.15.2.2 Parkways*

A. Provide regional connectivity within and between cities.

B. Owned and operated by either Maricopa County Department of Transportation (MCDOT) or the city within whose jurisdictional boundary the parkway falls within.

C. Design standards shall be pursuant to the MCDOT Design Guideline Recommendations for the Arizona Parkway, as modified by the City.

### *3.15.2.3 Major Arterial*

A. Provide connectivity and traffic movement for large volumes of traffic within the City.

B. All connections require right hand decel / turn lanes and left turn lanes at intersections.

C. Large pedestrian movements, i.e. major school crossing / route should occur at protected crossings such as a traffic signal or HAWK crossing.

D. Opposing traffic flows are physically separated by a raised median.

E. Provides three (3) lanes of travel in each direction.

### *3.15.2.4 Arterial and Major Collector*

A. Provide connectivity and traffic movement for moderate volumes of traffic within the City.

B. All connections require right hand decel / turn lanes and left turn lanes at intersections.

C. Opposing traffic flows are physically separated by a raised median.

D. Provides two (2) lanes of travel in each direction.

### *3.15.2.5 Collector*

A. Provides for traffic movement between arterial streets and local streets.

B. Where medians are not required, center turn lanes are required.

C. No residential driveway access is allowed.

D. Opposing traffic flows are physically separated by a raised median or center turn lane.

E. Provides one (1) travel lane in each direction.

### *3.15.2.6 Commercial Collector*

A. Shall be used in all commercial, business, industrial and other areas that are not residential.

B. Provides one (1) travel lane in each direction.

C. Center turn lanes are required.

D. All connections require right hand decel / turn lanes.

E. Left turn lanes at intersections are required and may be required at driveways.

### *3.15.2.7 Residential Entrance*

A. Street section used to connect local streets to Collectors or Arterials.

B. No driveway access is allowed.

C. Provides one (1) travel lane in each direction.

### *3.15.2.8 Major Local*

A. Provides for traffic movement between collector streets and local streets.

B. Center turn lanes may be required.

C. No driveway access is allowed.

D. Provides one (1) travel lane in each direction.

### *3.15.2.9 Local*

A. Provide direct access to abutting land uses, provide access to the collector street system and accommodate low traffic volumes.

B. Designed to discourage high travel speeds.

C. Are not intended for through traffic.

D. Provides one (1) travel lane in each direction.

### *3.15.2.10 Private Streets*

A. Private streets shall be constructed to meet Public Street construction standards, except equivalent construction materials may be approved by both the Master Developer and City.

B. No private streets shall be incorporated into the City's public street system at a future date unless they are constructed, inspected, maintained, and approved in conformance with the City's street standards and approved by the Master Developer and City Council.

C. No signage is required to notify pedestrians or vehicles that they are entering a private street system.

## *3.15.3 Street Design Criteria*

### *3.15.3.1 Lane Widths*

A. Refer to **Section 3.15 Street Standards** for street cross section lane widths. The minimum standard lane width is ten (10) feet, which may include gutter pan on local streets, alley or drives.

B. On street parallel parking lanes shall be a minimum of eight (8) feet and may include gutter pan.

### *3.15.3.2 Street ROW*

A. Right-of-way (ROW) requirements are based on the space needed for the ultimate street cross section.

B. ROW provides adequate lanes, drainage facilities, trails, sidewalks, cut or fill slopes, bicycle paths/lanes, traffic control devices, water, sewer, signage, other City utility appurtenances and other public facilities as approved by the City.

C. ROW may be required in addition to the standard ROW section in certain cases:

1. Cut or fill slopes cannot be confined within the standard ROW width.
2. The sight distance line for horizontal curves or intersections do not stay within the ROW.
3. Auxiliary lanes are required, e.g., right-turn lanes, bus bays, acceleration lanes, dual left turn lanes, slip right turn lanes, or parkway to parkway intersections.

D. ROW "clips" are required at all intersections, to follow the City of Buckeye Engineering Design Standards. However, alternative designs may be considered, subject to review and approval by the Transportation Director or their designee. Curvilinear ROW at intersections is not allowed.

E. A minimum of five (5) feet additional ROW is required at all right-hand turn bays.

F. All ROW transitions shall be made at ninety (90) degree angles and shall be widened at the starting location of the reason causing the widening. The ROW shall be widened to the full width requirement; stepping or tapering is not allowed.

G. In areas that are master planned with narrower or smaller ROW than required by the design standards set forth in this section, the development will try and comply with the design standards whenever possible; provided, however, that the development shall always comply with the street sections and widths.

### *3.15.3.3 Public Utility Easements (PUE)*

A. PUEs are required along the outside of all public and private streets and shall parallel all aspects of the ROW.

B. All locations that have overhead power line relocation require a minimum of a ten (10) foot PUE.

C. All locations without overhead power lines require an eight (8) foot PUE.

D. Limited Purpose Public Utility Easement (LPPUE) shall be used in areas where the City does not service water or sewer utilities.

### *3.15.3.4 Medians*

A. Medians shall be provided on all parkway, arterial and major collector streets.

B. Median widths are measured from the back of median curb to back of median curb.

1. Where there is no curb, it is measured from the center of the edge of lane stripe or painted median stripes. Median widths shall be pursuant to **Table 3.15: Street Standards.**

C. Medians shall never be smaller than:

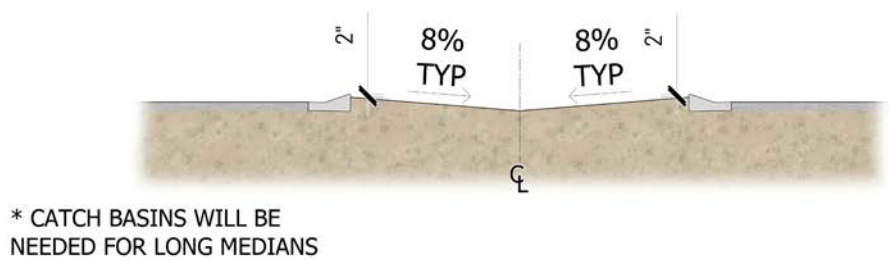
1. Twelve (12) feet for a painted median
2. Eight (8) feet for a raised median
3. Two (2) feet for a raised median nose adjacent to a left-turn lane

D. A median nose of five (5) feet or less shall be paved with concrete pavers. The paved surface should have the same cross-slope as the street.

E. Medians that are five (5) feet or more in width shall be landscaped. The grading in the median shall be pursuant to **Figure 3.15.3.4: Median Grading**.

1. Sloped to the center at a grade no less than five (5) percent.
2. Top of landscape shall be no closer than two (2) inches to the top of curb.
3. A MAG 537 catch basin shall be placed in the center of the median when necessary.
4. All median landscaping and other features shall not be in conflict with any sight visibility triangles for traffic at intersections or driveways for through traffic or vehicles entering from the side.
   a. Refer to AASHTO and the City's sight distance criteria to verify if there are conflicts.

**Figure 3.15.3.4: Median Grading**




F. Raised medians on collector and residential entrance public streets shall be maintained by the HOA. Parkway and arterial medians shall be within the ROW but still maintained by the HOA.

G. All tracts that are within the ROW shall also have a roadway easement placed over them for City Street and utility use.

H. Decorative rocks shall not be used in medians less than five (5) feet in width.

I. Flush medians should be striped to provide a continuous left turn lane. The median shall be paved with asphalt or concrete, matching the grade of the adjacent street paving in both directions.

J. Median openings shall meet the requirements on **Table 3.15: Street Standards**.

K. In all locations where cross-slope, pavement warping or other design causes runoff to collect or run along a median curb, a storm drainage system shall be provided to collect the runoff along the median curb. In no case shall nuisance water from against the median curb be allowed to drain across adjacent lanes of pavement.

### *3.15.4 Street Naming*

A. Development Units have the option to select street names that either match or enhance the unique character of their specific area, subject to the approval of the Master Developer.

B. Continuation of Existing Names

1. The subdivider shall indicate the street name for public streets on the preliminary plat by projecting existing Phoenix north-south and east- west street grid names that fall in alignment.
2. Where no current streets are in alignment, the subdivider may propose a name based on the MAG or City street naming policy.
3. All names are subject to final approval by the City and Master Developer.

C. Sign Posts

1. Street signposts shall be placed at all street intersections by the Developer and shall be in place when street paving is complete.
2. Specifications for design, construction, location, and installation shall be in accordance with City Engineering Design Standards (EDS).

### *3.15.5 Manholes*

Cast in place manholes are permitted within local and alley roadways and shall be in accordance with City Engineering Design Standards.

Alternative manhole materials to eliminate manhole corrosion area acceptable as approved by the City Engineer. Polymer concrete does not require additional coating unless otherwise required by the manufacturer.

All manhole structures in major streets which includes major collectors, arterials, and major arterials, or on public sewer mains that are fifteen (15) feet or larger in diameter, shall utilize the following details and materials unless otherwise approved by the City Engineer or designee:

1. Polymer concrete sewer manhole per Maricopa Association of Governments (MAG) Standard Detail 419-1.
2. Precast polymer concrete manhole based per MAG Standard Detail 419-2 and 419-3.
3. Manhole frame and cover adjustment – Type "B" Corrosion-Resistant Rings per MAG Standard Detail 422-2.

### *3.15.6 Street Geometric Standards*

A. The horizontal and vertical street geometric standards for the CMP will follow the City of Buckeye's Engineering Design Manual to ensure consistent and safe roadway design. Any elements of horizontal or vertical geometry not specifically addressed within the CMP will default to the requirements in the Engineering Design Manual. Where modifications to these standard requirements are necessary to support the unique goals and layout of the CMP, such adjustments will be detailed within this document.

### *3.15.7 Posted Speed Limits*

A. Speed limits within the CMP will be based on the City of Buckeye's Engineering Design Manual, aligned with each street's classification. Final speed limits will be determined in coordination with the City Engineer during the Site Plan or Preliminary Plat approval process, ensuring that speed regulations are appropriate to the roadway design and classification within the development.

### *3.15.8 Allowable Daily Trips (ADT)*

A. The allowable daily trips (ADT) for streets within the CMP will adhere to the City of Buckeye's Engineering Design Manual, based on each street's classification. ADT limits will be set in accordance with these guidelines to ensure that traffic volumes align with the intended use and capacity of each roadway classification within the development.

### *3.15.9 Custom Traffic Signal Control*

A. The Master Developer may submit custom traffic signal equipment for City review and approval by the Transportation Director or their individual designee, provided they meet all applicable regulatory requirements.

## 3.16 Landscape Standards

The following section shall replace all applicable City of Buckeye Code: Chapter 7, Article 5.4 Landscape.

The landscape within the Site is themed in keeping with the overall Sonoran Desert setting. Land uses, roadways, paths, trails, and landscape are all designed to enhance the unique environment, while providing an overall framework to tie the community together as a whole.

The native vegetation in the Site consists of native desert species typical of the Lower Colorado River Valley within the Sonoran Desert Scrub biotic community. This includes upland vegetation and xeroriparian vegetation.

### *3.16.1 Intent*

The standards and guidelines of this Section are intended to:

A. Visually unify the appearance of the developments within the Site;

B. Define major entryways, circulation (both vehicular and pedestrian), and parking patterns to help buffer less intensive adjacent uses;

C. Integrate the rugged and colorful landscape character of the Sonoran Desert into the Site;

D. Provide relief from the desert climate by providing shade and mitigating the heat island effect;

E. Preserve, protect, promote, and integrate the existing desert landscape, including riparian areas, organic and inorganic materials, and associated vegetation;

F. Preserve native vegetation, which stabilizes desert soils and is an important habitat component by providing food, cover, and nesting sites for desert wildlife species; and

G. Preserve vegetation that contributes to the high quality of life, and unique desert lifestyle for residents to enjoy.

### *3.16.2 General Landscape Requirements*

#### *3.16.2.1 Required Landscape Areas*

No part of any landscape area shall be used for any other use such as parking or display, except for required on-site retention areas or when such use is shown on the approved landscape plan.

All development projects requiring an approved landscape plan shall provide landscaped areas located in accordance with the following standards and requirements shown in **Table 3.16.3: Planting Requirements for Landscape Areas** and the following:

A. Water storage facilities, wireless communication facilities and similar land uses shall be exempt from the Landscaped Area requirements with the exception that street frontage landscaping shall be required.

B. Mini-storage facilities and similar uses shall be considered industrial developments for the purposes of landscape requirements regardless of zoning designation.

C. A landscaped area along all street frontages shall be established and maintained between the street right-of-way and any building, on-site parking area, residential property line or perimeter screen wall. The area of this landscape strip may be used to satisfy, to the extent provided, the landscaped area set forth in this Section. See **Section 3.16.2.2: Street Frontage Landscape** and **Section 3.16.2.4: Corner Lot Landscape Width** for required landscape width adjacent to streets**.** Single-family residential subdivisions may provide an average of the frontage requirement along arterial roadways to accommodate wall undulation.

D. All Landscaped Areas shall be held within a tract unless determined otherwise by the Master Developer. Front lot lines are exempt from the street frontage landscape requirements.

E. Trees shall be allowed to be located within the public utility easement (PUE), to the extent provided, there is a unobstructed PUE across the roadway. This could be adjacent to a landscape tract or on a SFD or Commercial property.

F. For all single-family subdivisions, Landscape Areas shall consist of street frontage landscape, required retention, and active open space areas. See **Table 3.13.1: Required Open Space** for required amount of active open space.

   1. All portions of the development site not occupied by buildings, structures, vehicle access and parking areas, loading, and unloading areas, and approved storage areas shall be landscaped in accordance with the provisions of this Section.

   2. Future building pads within a phased development shall be improved with temporary landscape, and maintained weed and dust free in such a manner as may be approved by the Master Developer.

#### 3.16.2.1.1 Landscape Buffers

A landscape buffer shall be provided in the manner, context and density specified in **Table 3.16.2.1.1: Landscape Buffers**:

A. For the purposes of this Section, the buffer utilized when adjacent to a residential use will be determined on the basis of the land use utilized for said area.

B. Landscape Buffers are not exclusively for landscape. Landscape Buffers are intended to provide separation between uses with landscape material to help screen differing uses from each other. Walls, fences, monumentation, utilities, signage, trails, or any other structure or feature determined to be acceptable within the Landscape Buffer as defined by the Master Developer may be developed within a Landscape Buffer.

| Table 3.16.2.1.1: Landscape Buffers | | | | | | | |
|---|---|---|---|---|---|---|---|
| **Landscape Buffer** | | **Single-Family Residential Uses (Feet)** | **Multi-Family Residential Uses (Feet)** | **Mixed-Use Uses (Feet)** | **Commercial Uses (Feet)** | **Schools (Feet)** | **Industrial Uses (Feet)** |
| | | **Proposed Use** | | | | | |
| Single-Family Residential | **Existing Use** | 0 FT | 15 FT | 15 FT | 20 FT | 0 FT | 60 FT |
| Multi-Family Residential | | 15 FT | 0 FT | 0 FT | 20 FT | 0 FT | 40 FT |
| Mixed-Use Uses | | 15 FT | 0 FT | 0 FT | 0 FT | 20 FT | 40 FT |
| Commercial Uses | | 20 FT | 20 FT | 0 FT | 0 FT | 20 FT | 30 FT |
| Schools | | 0 FT | 0 FT | 20 FT | 20 FT | 0 FT | 30 FT |
| Industrial Uses | | 60 FT | 40 FT | 40 FT | 30 FT | 30 FT | 0 FT |

| **Landscape Material** | **Density** | **Minimum Size at Planting** |
|---|---|---|
| Trees | 3 Per 1,000 SQ FT | 50% 24 Inch Box<br>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:

*36 inch box tree or larger may be substituted for 15 gallon trees at a rate of 1.5 trees for every required 15 gallon tree

### *3.16.2.2 Street Frontage Landscape*

Street Frontage landscape shall be required for all new development along roadways if a setback is provided and shall include planting requirements as prescribed in **Table 3.16.3: Planting Requirements for Landscape Areas**.

A. Arterial and higher classification streets.
   1. A minimum landscape buffer of twenty-five (25) feet shall be provided from the edge of the right-of-way or tract. Refer to **Exhibit 3.15: Street Sections**.

B. Collector classification streets.
   1. A minimum landscape buffer of fifteen (15) feet from the edge of the right-of-way or tract. Refer to **Exhibit 3.15: Street Sections**.

C. Local classification streets.
   1. A minimum landscape buffer of ten (10) feet from the edge of the right-of-way or tract. Refer to **Exhibit 3.15: Street Sections**.
   2. Where no PUE is located adjacent to the street, a minimum landscape buffer of fifteen (15) feet from the edge of the right-of-way or tract is permitted where trees will be provided.

3. Developments utilizing a setback of zero (0) feet shall not be required to provide site perimeter landscape on the zero (0) setback side.
   a. These buffers do not count toward the interior parking lot landscape requirement or the Site Enhancement landscape requirement.
   b. These buffers are exclusive of any Right-Of-Way (ROW) area as required.
   c. Trees are permitted within public utility easement areas.
   d. In areas where an existing pattern of sidewalks, street trees, or other landscape has been established, the standard may be modified through a Minor Amendment process to allow for consistency with the established pattern.

D. Along all roadways, the perimeter of parking areas shall be screened as required with one of the following:
   1. Masonry wall no less than three-and-a-half (3 ½) feet in height using materials compatible with the overall character of the Site; or
   2. A landscaped berm no less than three-and-a-half (3 ½) feet in height at a maximum slope of 4:1, including a flat four (4) foot width crown for planting purposes.
   3. No screening shall be required for the perimeter of any parking area greater than one hundred fifteen (115) feet from the adjacent roadway or as required by the Master Developer.
   4. Screening walls and landscape must not block sight lines for vehicular movement.

E. A minimum landscape buffer shall be provided per the requirements of **Table 3.16.2.1.1: Landscape Buffers** and shall include planting requirements as prescribed in **Table 3.16.3: Planting Requirements for Landscape Areas**.
   1. No development improvements, except for signage, or as required for civil or safety requirements shall be constructed within the required buffer.

F. The minimum width may be reduced within zoning districts with a building setback greater than the width prescribed within 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 must maintain a vertical canopy clearance or clear trunk height of six (6) feet above the nearest vehicular pavement or curb.
2. Trees planted within SVTs must be maintained regularly to ensure that branches do not encroach into the sight lines. Branches must be pruned to maintain a clear area between the ground and six (6) feet above ground level.
3. Trees with low branching or multiple trunks may require the installation of larger size specimens to achieve the necessary canopy clearance. Alternatively, increased tree spacing distances may be necessary to ensure adequate sight visibility is provided and maintained.

B. Height Limitations for Landscape Elements

1. Within vehicular sight distance clear zones, all other landscape elements aside from trees must not exceed a height of thirty (30) inches at maturity.
2. This includes any combination of shrubs, ground cover plant material, inert ground cover materials, or elevated landforms. No landscape element within the vehicular sight distance visibility clear zones shall exceed thirty (30) inches in height above the nearest vehicular pavement or curb when fully matured.

### *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 provided from the edge of the right-of-way or tract.

B. Collector classification streets.

1. A minimum landscape buffer of eighteen (18) feet from the edge of the right-of-way or tract.

C. Local classification streets.

1. A minimum landscape buffer of ten (10) feet from the edge of the right-of-way or tract.
2. Where no PUE is located adjacent to the street, a minimum landscape buffer of ten (10) feet from the edge of the right-of-way or tract.

#### 3.16.2.4.1 Landscape Inside Parking Areas

In all zoning districts, the following requirements apply:

A. Landscape Islands

1. Landscape islands shall be a minimum of ten (10) feet wide by the length of the parking stall at a ratio of one (1) island per fifteen (15) parking spaces and shall include planting requirements as prescribed in **Table 3.16.3: Planting Requirements for Landscape Areas**.
2. For maintenance and water conservation, turf grasses are not permitted within landscape islands.
3. In addition similar size landscape islands will be required at the end of each parking row.
4. The corners may be chamfered to allow full WB-50 turn templates. Truck aprons may also be used but shall not reduce the number of required plantings. The standards in this subsection shall not apply to truck loading and service areas or truck-only parking areas located on industrial development sites screened from public view.

B. Landscape Medians in Parking Areas

1. A landscape median having a minimum width of fifteen (15) feet and running the length of the aisle will be provided for every three (3) contiguous double loaded parking aisles. This promotes shaded pedestrian connectivity to the building entrance and additional Site Enhancement planting opportunities per **Table 3.16.3: Planting Requirements for Landscape Areas**.
   a. One tree shall be provided every thirty (30) linear feet within the fifteen (15) feet wide landscape median.
   b. The standards in this subsection shall not apply to truck loading and service areas or truck-only parking areas located on industrial development sites.

#### 3.16.2.4.2 Building Foundation Plantings

In all multi-family, commercial, mixed-use, and industrial zoning districts, new development shall provide minimum landscape as prescribed in **Table 3.16.3: Planting Requirements for Landscape Areas**. Landscape shall be provided along all sides that are adjacent to public streets or parking areas unless the building has no setback from the property line.

A. Shrubs shall be placed in-ground with a minimum landscaped area of five (5) feet wide and located within fifteen (15) feet of the building façade.

B. Raised planters or pots may alternatively be used and located within fifteen feet of the building façade.

C. Buildings above thirty (30) feet tall shall provide one (1) tree per thirty (30) linear feet of additional building frontage, in addition to the **Table 3.16.3: Planting Requirements for Landscape Areas**.

### *3.16.3 General Requirements for All Landscape*

A. Landscape Materials List

1. Landscape planting shall meet the requirements of **Table 3.16.3: Planting Requirements for Landscape Areas**.
2. Turf shall follow the requirements of **Section 3.16.3.2: Turf Requirements**.
3. Low-water, drought-tolerant, plants shall be used for all new landscape. Plant materials shall be selected from the plant list of the Arizona Department of Water Resources.
4. All plant material within the public right-of-way and common areas shall comply with the Floreo community master plant palette including sighted materials form the current edition of ADWR Phoenix Active Management Area Low-Water-Use/Drought-Tolerant Plant List. Refer to **Table 3.16.4: Suggested Plant List** for more information.
5. The male Mulberry (Morus Alba) fruiting Olive trees (Olea Europea), Sisso (Dalbergia sissoo and its cultivars) are prohibited within the Site.
6. The sterile Olive trees (Olea Europea) including Swan Hill ™ and other certified fruitless sterile Olive trees shall be permitted within the Site.
7. Shade created through significant tree canopy should be provided along Paths and Trails to improve human comfort. Trees should be low-water use.
8. Avoid the use of thorny or spiny plants trees within six (6) feet on either side of Paths; however such plants are acceptable along Trails, especially when located in parks, and edge treatment conditions to blend with the natural landscape.
9. Any other plant material with thorns are to be planted a minimum of three (3) feet away from any Path. This is measured from the edge of the pedestrian surface to the mature size of the plant material.

| Table 3.16.3: Planting Requirements for Landscape Areas | | | | | | |
|---|---|---|---|---|---|---|
| **Description** | **Single-Family Residential Uses** | **Multi-Family Residential Uses** | **Mixed-Use Uses** | **Commercial Uses** | **Schools** | **Industrial Uses** |
| 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.<br>1 Tree / 8 Shrubs Per 50 LF of Street Frontage When Building Frontage With Building Access Is Within 25'. | 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 |
| 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 | 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 | 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**.
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**.
2. Shrubs shall be planted in areas of at least three (3) feet or greater in width.

### *3.16.3.1 Turf Requirements*

Turf play an important role in creating inviting and useable destination points and open spaces. Turf will be selectively used in the Site in those areas where it will promote recreation activities and social interaction. Where turf is utilized, it shall meet the following requirements:

A. No turf, natural or artificial, shall be installed or planted in the right-of-way.

B. The use of natural turf is prohibited at entries/gated entries.

C. The use of artificial turf is permitted at entries/gated entries as approved by the Master Developer.

D. The use of natural turf as a groundcover vegetation is prohibited within residential front and rear yards.

E. The use of artificial turf shall be permitted in residential front and rear yards as approved by the Master Developer.

F. Natural turf areas that exceed two-and-a-half (2.5) acres of aggregate area within Floreo Park Types A-D shall be designed to be irrigated with non-potable water where possible.

### *3.16.3.2 Maintenance*

Landscaped areas shall be maintained in a safe, clean, and attractive condition at all times. Such maintenance shall include, but is not limited to, the following:

A. Landscaped areas shall be kept free of trash, litter, weeds, and other such materials or plants not a part of the landscape.

B. All plant material shall be maintained in a healthy and growing condition and must be replaced with plant material of similar variety and size not to be smaller than the minimum required by the CMP.

C. Proper pruning, including maintaining a clear zone where tree canopy intrudes into the travel lane of a roadway.

   1. The clear zone shall be a minimum of ten (10) feet or as defined by the Master Developer.

D. Watering on a regular basis to maintain plant health and vigor.

E. Maintenance of landscape lighting in working order.

F. Maintenance of irrigation systems in working order.

G. Cleaning of abutting waterways and landscaped areas lying between public right-of-way lines and the property, unless such streets, waterways, or landscaped areas are expressly designated to be maintained by a designated governmental authority.

### *3.16.3.3 Irrigation*

A. All landscape improvements shall include a suitable method for irrigation.
   1. Failure to maintain landscape shall be a cause for permit revocation or other enforcement action.

B. Use an underground drip irrigation system for all landscaped areas (except for turf).
   1. For turf, irrigate from a secondary, non-potable water source if available.

### *3.16.3.4 Right-of-Way*

A. To the maximum extent practicable, landscape plans shall be coordinated with the placement of utilities to avoid conflicts with above and below ground utilities and overhead light fixtures, and obstructions within the right-of-way.

B. Any object, wall, structure, mound, or landscape (mature) over twenty-four (24) inches in height is prohibited within the sight visibility triangle (SVT) or sight distance line (SDL).

C. Tree canopy's hanging over the sight visibility lines will be trimmed to seven (7) feet above street surface within the SVT or SDL.

D. Boulders are prohibited within the public utility easement (PUE), right-of-way (ROW), or within six (6) feet from the back of curb.

E. Trees adjacent to street light poles shall be located so that the mature canopy does not interfere with the light emitted from the street light pole.

F. Trees will be located no closer than six (6) feet of a fire hydrant.

G. Landscape planting will not be located within a three (3) foot diameter of a fire hydrant.

H. Cactus species will not be located within ten (10) feet of a fire hydrant.

I. Trees will be located within the outer five (5) feet of a minimum twenty-five (25) foot water easement maintaining a ten (10) foot minimum separation from the edge of a wet utility line.

J. Root barriers are required for all trees located within five (5) feet of sidewalk or paving.

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

## *3.16.4 Suggested Plant List*

See **Table 3.16.4 Suggested Plant List** for a list of suggested plants that are permitted within the Site. Additional plant material may be proposed which meet the below criteria:

A. In all cases, proposed plant material must be compatible with the character of the development and approved by the Master Developer.

B. Plant material shall meet ADWR low water use requirements.

C. Plant material that does not meet ADWR low water use requirements shall only be used in limited quantities in focal areas such as a potted plant.

D. Suggested additional plant material must be submitted and approved by the Master Developer.

| Table 3.16.4: Suggested Plant List | |
|---|---|
| **Botanical Name** | **Common Name** |
| **TREES** | |
| Acacia aneura | Mulga |
| Acacia craspedocarpa | Leather Leaf Acacia |
| Acacia salicina | Blue Leaf Wattle |
| Acacia smallii | Sweet Acacia |
| Acacia stenophylla | Shoestring Acacia |
| Bauhinia lunariodies (Bauhina congesta) | Anachacho Orchid Tree |
| Bauhinia mexicana | Orchid Tree |
| Caesalpinia cacalaco | Cascalote |
| Caesalpinia cacalaco "smoothie" | Cascalote Smoothie |
| Chilopsis linearis | Desert Willow |
| Chitalpa tashkentensis hybrid | Chitalpa |
| Ebenopsis ebano (Pithecellobium flexicaule) | Texas Ebony |
| Eucalyptus erythrocorys | Red-cap Gum |
| Eucalyptus papuana | Ghost Gum |
| Eucalyptus torquata | Coral Gum |
| Havardia mexicana (Pithecellobium mexicanum) | Mexican Ebony, Palo Chino |
| Havardia pallens (Pithecellobium pallens) | Tenaza, Ape's Earring |
| Lysiloma candida | Palo Blanco |
| Lysiloma microphylla | Feather Bush |
| Lysiloma microphylla v. thornberi | Desert Fern |
| Olea europea 'Fruitless' | Fruitless Olive Tree (Civano) |
| 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 |
| Parkinsonia praecox (Cercidium praecox) | Palo Brea |
| Pistacia chinensis | Chinese Pistache |
| Pistacia X 'Red Push' | Red Push Pistache |
| Pistace lentiscus | Mastic Tree |

| Table 3.16.4: Suggested Plant List Continued | |
|---|---|
| **Botanical Name** | **Common Name** |
| Prosopis alba | Argentine Mesquite |
| Prosopis chilensis | Chilean Mesquite |
| Prosopis glandulosa | Texas Honey Mesquite |
| Prosopis hybrid | Thornless Mesquite |
| Prosopis juliflora | Arizona Native 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** | |
| Abutilon palmeri | Indian Mallow |
| Ambrosia deltoidea | Triangel Bursage |
| Anisacanthus spp. | Desert Honeysuckle |
| Artemisia spp. | Sagebrush |
| Baccharis spp. | Desertbroom |
| Bahiopsis tomentosa | Golden Eye |
| Bougainvillea spp. | Bougainvillea |
| Buddleia marrubifolia | Wooly Butterfly Bush |
| Caesalpinia spp. | Bird of Paradise |
| Calliandra californica | Baja Red Fairy Duster |
| Calliandra eriophylla | Fairy Duster |
| Callistemon viminalis 'Little John' | Little John Bottlebrush |
| Celtis pallida | Desert Hackberry |
| Chrysactinia mexicana | Damianita |
| Cistus spp. | Rockrose |
| Convolvulus cneorum | Bush Morning Glory |
| Cordia parvifolia | Small Leaf Cordia |
| Dalea spp. | Dalea |
| Dodonea viscosa | Hopbush |

| Table 3.16.4: Suggested Plant List Continued | |
|---|---|
| **Botanical Name** | **Common Name** |
| Dodonea viscosa 'purple' | Purple Hopbush |
| Encelia farinosa | Brittlebush |
| Ephedra spp. | Mormon Tea |
| Eremophila spp. | Emu Bush |
| Ericameria laricifolia | Turpentine Bush |
| Eriogonum fasciculatum | Buckwheat |
| Hamelia patens | Scarletbush |
| Hibiscus coulteri | Desert Rosemallow |
| Hyptis albida | Desert Lavender |
| Hyptis emoryii | Desert Lavender |
| Justicia spp. | Water-willow |
| Lantana spp. | Trailing Lantana |
| Larrea tridentata | Creosote Bush |
| Leucophyllum spp. | Texas Sage |
| Lippia graveolens | Mexican Oregano |
| Lycium spp. | Wolfberry |
| Melaleuca spp. | Australian Myrtle |
| Mimosa aculeaticarpa | Catclaw Mimosa |
| Mimosa dysocarpa | Velvetpod Mimosa |
| Myrtus communis 'compacta' | Dwarf Myrtle |
| Nerium oleander (dwarf varieties only) | Little Red or Petite Pink |
| Olea europea 'Little Ollie' | Dwarf Olive |
| Perovskia atriplicifolia 'Heavenly Blue' | Russian Sage |
| Plumbago auriculata | Cape Leadwort |
| Plumbago zeylanica | Doctorbush |
| Punica granatum (varieties) | Pomegranate varieties |
| Pyracantha spp. | Firethorn |
| Rosmarinus officinalis | Rosemary |
| Ruellia peninsularis | Shrub Ruellia |
| Salvia spp. | Sage |
| Senna spp. (Cassia spp.) | Cassia |
| Simmondsia chinensis | Jojoba |
| Tecoma spp. | Tecoma species |
| Teucrium chamaedrys | Germander |

| Table 3.16.4: Suggested Plant List Continued | |
|---|---|
| **Botanical Name** | **Common Name** |
| Tecucrium fruticans | Shrubby Germander |
| Vaquelinia spp. | Rosewood |
| Viguiera deltoidea | Goldeneye |
| Viguiera stenoloba | Resinbush |
| Xylosma congesta | Dense Logwood |
| Ziziphus obtusifolia | Greythorn |
| | |
| **CACTI / ACCENTS** | |
| Agave spp. | Agave varieties |
| Aizoaceae spp | Ice Plant Family |
| Aloe spp. | Aloe |
| Asclepias subulata | Desert Milkweed |
| Bulbine frutescens | Bulbine |
| Carnegia gigantea | Saguaro |
| Cephalocereus senilis | Old Man Cactus |
| Cactaceae spp. | Cactus Family |
| Dasylirion spp. | Desert Spoon |
| Echinocactus grusonii | Golden Barrel Cactus |
| Euphorbia antisyphilitica | Candelilla |
| Euphorbia lomelii | Slipper Flower |
| Euphorbia rigida | Blue Euphorbia |
| Euphorbia tirucalli | Fire Stick |
| Fouquieria splendens | Ocotillo |
| Hesperaloe spp. | Hesperaloe |
| Nolina spp. | Beargrass |
| Opuntia basilaris | Beavertail Prickly Pear |
| Opuntia englemannii | Englemann's Prickly Pear |
| Opuntia santa rita Tubac | Purple Prickly Pear |
| Opuntia violacea 'Santa Rita' | Santa Rita Prickly Pear |
| Pachycereus marginatus | Mexican Fence Post Cactus |
| Pedilanthus macrocarpus | Slipper Plant |
| Portulaca grandiflora | Rose Moss |
| Portulacaria afra | Elephant Bush |
| Portulacaria afra minima | Dwarf Elephant Food |
| Yucca spp. | Yucca varieties |
| | |

## Table 3.16.4: Suggested Plant List Continued

| Botanical Name | Common Name |
|---|---|
| **GRASS** | |
| Andropogon gerardii | Big Bluestem |
| Aristida purpurea | Purple Three-Awn |
| Bothriochloa barbinodis | Cane Bluestem |
| Bouteloua aristidoides | Needle Grama |
| Bouteloua curtipendula | Sideoats Grama |
| Bouteloua gracilis | Blue Grama |
| Dasyochloa pulchella | Low Woollygrass |
| Digitaria californica | Arizona Cottontop |
| Hilaria rigida | Big Galleta |
| Muhlenbergia capillaris | Gulf Muhly |
| Muhlenbergia dumosa | Bamboo Muhly |
| Muhlenbergia emersleyi | Bullgrass |
| Muhlenbergia lindheimeri | Lindheimer's Muhly |
| Muhlenbergia porteri | Bush Muhly |
| Muhlenbergia rigens | Deergrass |
| Muhlenbergia rigida | Purple Muhly |
| Nassella tenuissima | Finestem Needlegrass |
| Pennisetum setaceum 'Cupreum' | Red Fountain Grass |
| Schismus barbatus | Common Mediterranean Grass |
| Setaria macrostachya | Large-spike Bristlegrass |
| Sporobolus airoides | Alkali Sacaton |
| Sporobolus cryptandrus | Sand Dropseed |
| Sporobolus wrightii | Big Sacaton |
| | |
| **GROUNDCOVERS** | |
| Acacia spp. | Acacia |
| Acalypha monostachya 'Raspberry Fuzzies' | Round Copperleaf |
| Asparagus densiflorus | Sprenger's Asparagus Fern |
| Baccharis hybrid | Trailing Desertbroom |
| Baccharis pilularis | Coyotebrush |
| Baccharis x 'Centennial' | Centennial Baccharis |
| Calylophus hartwegii subsp. fendleri | Hartweg's Sundrops |
| Cephalophyllum alstonii `Red Spike' | Red Spike Ice Plant |

## Table 3.16.4: Suggested Plant List Continued

| Botanical Name | Common Name |
|---|---|
| Convolvulus mauritanicus | Ground Morning Glory |
| Dalea spp. | Prairie Clover |
| Eremophila prostrata | Outback Sunrise Eremophila |
| Euphorbia rigida | Blue Euphorbia |
| Gazania spp. | Gazania spp. |
| Glandularia bipinnatifida | Dakota Mock Vervain |
| Lantana spp. | Trailing Lantana |
| Malephora crocea | Coppery Mesemb |
| Myoporum parvifolium | Slender Myoporum |
| Oenothera stubbei | Saltillo Evening Primrose |
| Pentzia incana | African Sheepbush |
| Rosmarinus officinalis | Rosemary |
| Rosmarinus officinalis 'Prostratus' | Prostate Rosemary |
| Ruellia coerulea 'Katie' | Katie Ruellia |
| Sesuvium verrucosum | Verrucose Seapurslane |
| Sphagneticola trilobata | Bay Biscayne Creeping-Oxeye |
| Swainsona formosa | Sturt's Desert Pea |
| Teucrium chamaedrys 'Prostratum' | Prostrate Germander |
| Thymophylla acerosa | Pricklyleaf Dogweed |
| Thymophylla pentachaeta | Fiveneedle Pricklyleaf |
| Verbena rigida | Tuberous Vervain |
| Zauschneria spp. | Hummingbird Flower |
| | |
| **VINES** | |
| Antigonon leptopus | Coral Vine |
| Bougainvillea spp. | Bougainvillea |
| Callaeum macropterum | Hillyhock |
| Campsis radicans | Trumpet Creeper |
| Cissus trifoliata | Sorrelvine |
| Clematis drummondii | Drummond's Clematis |
| Cottsia gracilis | Slender Janusia |
| Cucurbita digitata | Fingerleaf Gourd |
| Dolichandra unguis-cati | Catclaw vine |
| Hardenbergia comptoniana | Purple Coral Pea |
| Hardenbergia violacea | Coral-pea |
| Jasminum mesnyi | Japanese Jasmine |

| Table 3.16.4: Suggested Plant List Continued | |
|---|---|
| **Botanical Name** | **Common Name** |
| Kennedia nigricans | Black Coral-Pea |
| Mascagnia lilacina | Purple Orchid Vine |
| Maurandya antirrhiniflora | Roving Sailor |
| Maurandya wislizeni | Balloonbush |
| Merremia aurea | Yellow Morning Glory Vine |
| Passiflora foetida | Fetid Passionflower |
| Podranea ricasoliana | Zimbabwe Creeper |
| Rhynchosia senna var. texana | Texas Snoutbean |
| Rosa banksiae | Lady Banks Rose |
| Solanum jasminoides | Jasmine Nightshade |
| | |
| **PERENNIAL** | |
| Anigozanthos spp. | Kangaroo Paw |
| Anisodontea hypomandarum | African Mallow |
| Arctotis spp. | African Daisy |
| Argemone munita | Flatbud Pricklypoppy |
| Argemone platyceras | Crested Pricklypoppy |
| Baileya multiradiata | Desert Marigold |
| Coreopsis bigelovii | Bigelow's Tickseed |
| Datura wrightii | Sacred Thorn-Apple |
| Delphinium parishii subsp. parishii | Parish's Larkspur |
| Delphinium scaposum | Tall Mountain Larkspur |
| Dichelostemma pulchellum | Bluedicks |
| Dicliptera resupinata | Arizona Foldwing |
| Erigeron karvinskianus | Latin American Fleabane |
| Evolvulus arizonicus | Wild Dwarf MorningGlory |
| Gaura lindheimeri | Lindheimer's Beeblossom |
| Glandularia gooddingii | Southwestern Mock Vervain |
| Glandularia peruviana | Peruvian Mock Vervain |
| Glandularia tenera | South American Mock Vervain |
| Helianthus maximiliani | Maximilian Sunflower |
| Hesperocallis undulata | Desert Lily |
| Ipomopsis longiflora | Flaxflowered Ipomopsis |

| Table 3.16.4: Suggested Plant List Continued | |
|---|---|
| **Botanical Name** | **Common Name** |
| Linum lewisii | Lewis Flax |
| Lotus rigidus | Shrubby Deervetch |
| Machaeranthera gracilis | Slender Goldenweed |
| Melampodium leucanthum | Plains Blackfoot |
| Mirabilis multiflora | Colorado Four o'clock |
| Oenothera berlandieri | Mexican Evening Primrose |
| Oenothera caespitosa | Tufted Evening Primrose |
| Penstemon spp. | Penstemon |
| Phlomis fruticosa | Shrubby Jerusalem Sage |
| Proboscidea altheifolia | Devil's Claw |
| Psilostrophe cooperi | Whitestem Paperflower |
| Psilostrophe tagetina | Woolly Paperflower |
| Ratibida columnifera | Upright Prairie Coneflower |
| Romneya coulteri | Coulter's Matilija Poppy |
| Ruellia coerulea | Britton's Wild Petunia |
| Salvia spp | Sage |
| Santolina virens | Green Santolina |
| Senna covesii | Coues' Cassia |
| Solanum xanti | Chaparral Nightshade |
| Sphaeralcea spp | Globemallow |
| Stachys coccinea | Scarlet Hedgenettle |
| Tagetes spp. | Marigold |
| Tetraneuris acaulis | Stemless Four-nerve Daisy |
| Wedelia acapulcensis var. hispida | Hairy Wedelia |
| Xylorhiza tortifolia | Mojave Woodyaster |
| Zauschneria californica | Hummingbird Trumpet |
| Zephyranthes spp. | Zephyrlily |
| Zinnia acerosa | Desert Zinnia |
| Zinnia grandiflora | Rocky Mountain Zinnia |

### *3.16.5 Prohibited Plant List*

See **Table 3.16.5 Prohibited Plant List** for a list of plant materials which are prohibited on 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 |
| Phoenix roebelenii | Pigmy Date Palm |
| Oleander sp. | Oleanders - except for petite varieties |
| Olea sp. | Olive Species - except for 'Little Ollie' and 'Fruitless' * |
| Parkinsonia aculeata | Jerusalem Thorn/Mexican Palo Verde |
| Platanus wrightii | Sycamore |
| Rhus lancea | African Sumac |
| Syagrus romanzoffiana | Queen Palm |
| Thevetia peruviana | Yellow Oleander |

*Note: Refer to **Table 3.16.4: Suggested Plant List** for permitted species and cultivars.

### *3.16.6 Recommended Native Tree Inventory and Salvage Practices*

Recognizing the ecological and aesthetic value of the native desert, typical of the Sonoran Desert, it is highly recommended that developers incorporate Native Tree Inventory and Salvage Practices into their development process. These practices aim to sustain and integrate native flora, enhancing both environmental sustainability and community appeal.

### *3.16.6.1 Native Tree Inventory (Recommended):*

Developers are encouraged to conduct an inventory of native trees prior to land alteration. This inventory should identify species, assess plant health, measurement of caliper and sizes of material (heigh and width). This documented list of significant native trees, shrubs and cacti species would be included with the required plan submittals for the Master Developer or Agent's review. Landscape planting plans shall provide locations of inventoried materials anticipated for relocation on the site.

### *3.16.6.2 Protection of Existing Vegetation During Construction*

To safeguard trees, shrubs, and cacti during construction, developers are encouraged to implement protective measures including the erection of temporary fencing around the drip line of vegetation designated to remain, maintaining a consistent watering schedule, preventing soil compaction within root zones, and avoiding chemical exposure. Regular monitoring and post-construction assessments are recommended to ensure the health of preserved vegetation, with necessary remedial actions taken to support recovery. Adopting these guidelines not only promotes the preservation of the desert ecosystem but also contributes to the aesthetic and biodiversity of the community, underscoring a commitment to environmental stewardship and sustainable development practices.

### *3.16.6.3 Tree Salvage and Relocation (Recommended):*

It is advisable for developers to salvage healthy native trees prior to any construction efforts. Efforts should focus on preserving the tree's root system to facilitate successful relocation. When feasible, relocating these trees to community spaces enriches biodiversity and maintains the area's desert character.

### *3.16.6.4 Advantages of Adopting These Practices*

A. Community Enhancement:
    1. Adopting these practices promotes a sustainable approach, preserving local ecosystems and enhancing biodiversity.

B. Aesthetic Value:
    1. Integrating native trees into landscape efforts creates a harmonious blend of development and natural desert scenery, reinforcing a unique community identity.

C. Sustainability and Stewardship:
    1. Voluntary adherence showcases a commitment to environmental stewardship and sustainable development principles.

### *3.16.6.5 Encouragement of Implementation*

While adherence to these practices is optional, it is strongly encouraged. Their implementation can significantly impact the preservation of the desert environment and the overall success of the development project. Developers are urged to consider these practices to contribute positively to the community's sustainability and aesthetic appeal.

By engaging in Native Tree Inventory and Salvage Practices, developers can play a crucial role in preserving our unique desert landscape for future generations, aligning with broader sustainability goals.

## 3.17 Fences, Walls, and Screening Standards

A structured hierarchy of walls and fences has been designed to enrich the community through diverse forms and materials. Walls and fences help establish a unique community identity, bolster privacy and security, highlight neighborhood characteristics, screen uses from streets, and separate different land uses. For a detailed overview of the specific types of walls and fences designated for Floreo, refer to **Exhibit 3.10.7: Wall and Fence Character** for more information.

### *3.17.1 General Wall Standards*

These standards are designed to ensure that walls throughout the Site not only meet functional needs but also contribute to the aesthetic and cohesive character of Floreo.

A. Materials for walls and fences constructed within the Site shall complement the character of the community and architecture.

B. All walls and fences visible from public streets and open spaces should be a decorative wall type. A higher level of design detail shall be utilized for highly visible walls and fences along major arterial roadways and Interstates.

   1. Walls along Edge Conditions which include view fence conditions and solid walls shall have a maximum height of seven (7) feet and a solid base of two (2) feet above the finished grade of the lot to maintain Maricopa County pool code requirements. For more information on Edge Conditions, refer to **Section 3.13.4: Edge Condition Treatment for Open Space and Parks** and **Section 3.21: Hillside Standards**.

   2. Security fencing for water campuses and wellsite locations will be required to maintain a minimum of eight (8) feet tall Theme Walls with a three (3) inch spiked barrier strip.

C. No walls or fences may be placed within the public right-of-way.

D. A variety of columns, walls, fences, and materials will be used throughout the Site to establish identity, provide privacy and security, and provide protection from roadway and other noise.

   1. Neighborhood features can be accentuated using walls and fences while screening streets and adjacent uses.

E. Walls and fence heights are measured from finished grade at the base of the wall to the top of the wall or fence. Refer to **Section 3.17.1.1: Measuring Fence and Wall Height** for more information.

F. Grade transitions will happen in eight (8) inch steps and four (4) foot lengths as required to meet site grading requirements.

G. Walls and fences may be constructed with any combination of the following materials. All materials, colors and finishes must be approved by the Master Developer prior to implementation:

1. Decorative concrete masonry units (CMU) such as, but not limited to, split-face, or ground-face or single-score;
2. Integrally colored CMU;
3. CMU that has been painted, stuccoed, or faced with another permitted material;
4. Stone (natural or simulated);
5. Concrete;
6. Stucco;
7. Brick;
8. Tile;
9. Glass;
10. Architectural metal;
11. Wrought-iron or other decorative metal;

H. Chain link fencing is prohibited on commercial and residential development sites, except as approved by the Master Developer.

1. Chain link fence is allowed as necessary to ensure public safety during approved construction activities on the site.
2. Chain link fencing is permitted in industrial districts but shall not be viewable from public rights-of-way (ROW).

I. Barbed wire shall be prohibited in the Site except for the following:

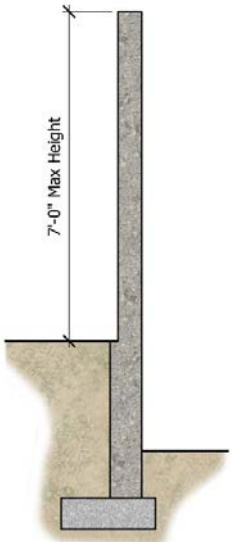
1. Barbed wire shall be permitted for temporary construction sites or yards provided that the barbed wire is located seven (7) feet or more above grade.
2. Barbed wire shall be permitted for security purposes for commercial and industrial uses provided that the barbed wire is located seven (7) feet or more above grade.
3. All barbed wire fencing locations must be approved by the Master Developer prior to implementation.

### *3.17.1.1 Measuring Fence and Wall Height.*

The height of any fence or wall shall be calculated to the uppermost points as follows:

A. In areas where residential walls are required and abutting a street, opens space, sidewalk, or trail, the height of the fence shall be measured from the base of the wall finished grade on the retained side of the fence or wall ensuring a maximum height of seven (7) feet is met. Refer to **Figure 3.17.1.1: Measuring Wall Height.**

**Figure 3.17.1.1: Measuring Wall Height**




B. Final design of fence or wall and the finished grade of the lot must meet Maricopa County pool code height requirements.

C. Finished Elevations.

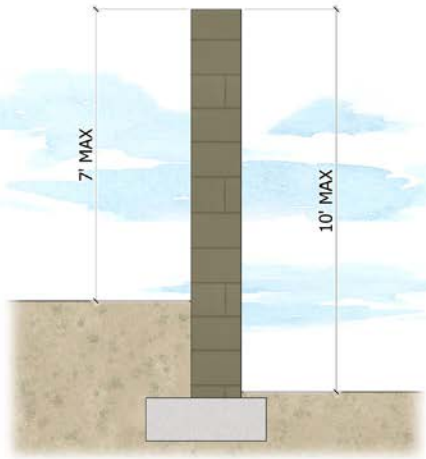
1. Any fence or wall that is constructed to have only one (1) elevation "finished", which shall be defined as not having its supporting members significantly visible, shall be erected such that the finished elevation of the fence is exposed to the adjacent street or public/semi-public area.

## *3.17.2 Retaining Walls*

A. *Adjacent Residential Lots*

1. Where two (2) residential lots abut one another and have differing finished grades, the wall heights shall be limited to seven (7) feet in height on the high side and ten (10) feet in height on the low side as shown in **Figure 3.17.2.A – Single Retaining Wall**.

**Figure 3.17.2.A – Single Retaining Wall**



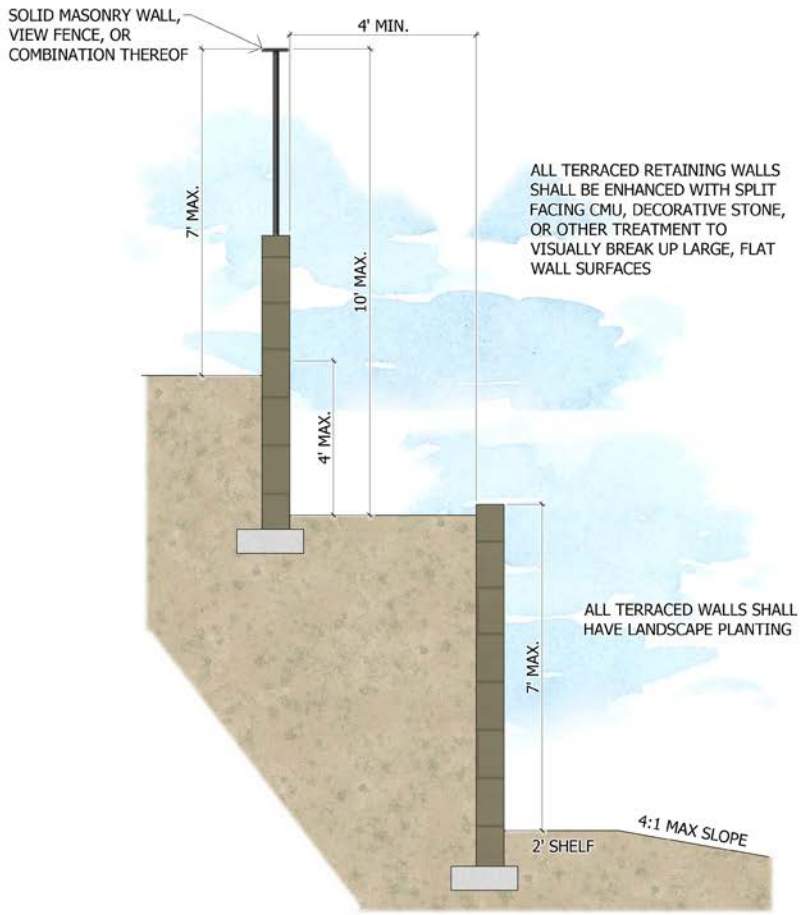

*B. Lots Adjacent to Streets*

1. The lot side of a wall shall not exceed seven (7) feet in height.
2. The Street side shall not exceed ten (10) feet in height as shown in **Figure 3.17.2.A – Single Retaining Wall**.

C. Any wall retaining more than twelve (12) inches of earth shall be considered a retaining wall and shall meet the following:

1. If retaining requirements exceed ten (10) feet in height, then terracing shall be required.
2. When terracing walls, the first wall at grade level shall not exceed seven (7) feet in height and each retaining wall above the first wall shall not exceed six (6) feet in height.
3. When terracing, if a combination privacy yard wall and retaining wall are utilized, that wall cannot exceed ten (10) feet in height, as measured from the low side adjacent to residential uses, and twelve (12) feet when adjacent to non-residential uses. In each case, the wall cannot exceed seven (7) feet in height on the high side of the wall. See **Figure 3.17.2.C – Residential Terrace Walls.**
4. Terraced walls shall be offset a minimum of four (4) feet and meet the following with an additional one (1) foot of offset for every one (1) foot of wall height above four (4) feet:
   a. Each terrace shall be landscaped and cannot exceed a slope of 3:1. A two (2) foot shelf is required on both top and bottom of slope.
   b. Non-irrigated hydroseed may be used to landscape terraces.
   c. Terraces and terraced walls shall be designed to include weep holes for drainage. Sleeves shall also be provided where irrigation landscape occurs within terraces.
   d. All terracing shall be subject to review by the Master Developer prior to being submitted to the City Engineer and Building Safety Division.
5. Retaining walls shall be of similar construction, appearance, and finish of the approved design theme for the village in which the wall is located.

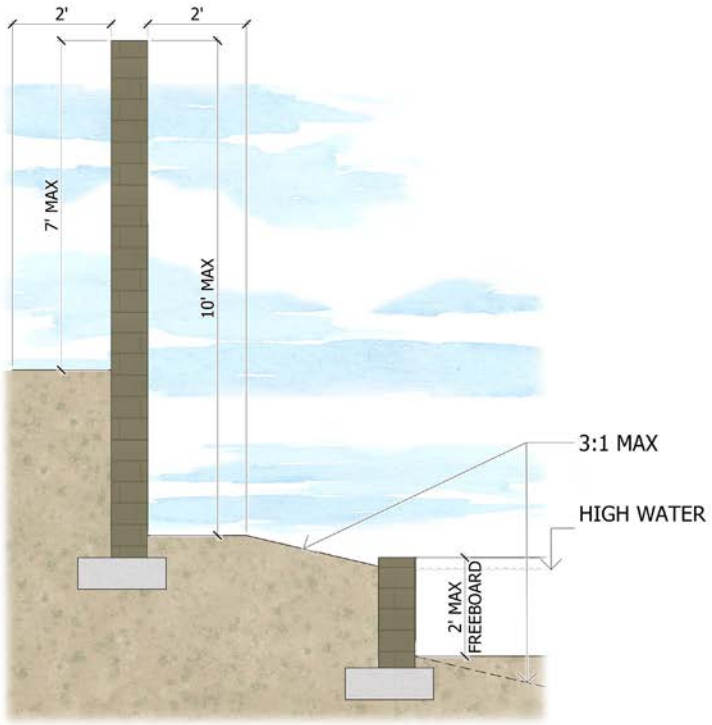
## Figure 3.17.2.C – Residential Terrace Walls




D. Lots Adjacent to Retention Areas.

1. Walls adjacent to planned or natural retention areas, waterways, or similar features shall not exceed six (6) feet in height on the lot side and shall not exceed ten (10) feet on the retention side as measured to the required two (2) foot shelf at the base of the wall.
2. The maximum slope of the retention shall be no greater than 4:1. If additional retention depth is required, retaining walls may be added in the sloped banks of the retention area. Such walls shall not exceed two (2) feet in height and shall be offset by no less than four (4) feet.
3. The maximum slope between walls shall not exceed 3:1, refer to **Figure 3.17.2.D: Residential Wall to Retention Wall.**
4. All terraced walls shall be subject to review by the Master Developer prior to review with the City Engineer and the Building Safety Division.
5. All retaining walls are subject to review by the Master Developer or designee.

**Figure 3.17.2.D: Residential Wall to Retention Wall**




E. Wall and fence design, types, and locations shall be defined at the time of preliminary plat or site plan submittal. Refer to **Exhibit 3.10.7: Walls and Fence Character** for more information on the level of quality and finish envisioned for the Site.

### *3.17.3 Wall Heights*

The following standards describe the requirements for wall heights.

A. Front.

1. No fence or wall located between the principal structure on a lot and the front property line shall exceed three-and-a-half (3.5) feet in height.
2. Multi-family development will allow for a seven (7) foot wall between the principal structure and the front property line.

B. Side and Rear.

1. No fence or wall located between the principal structure and the rear or side property line shall exceed seven (7) feet in height; additional height may be granted for retaining walls or sites with elevated foundations.
2. For commercial and industrial development adjacent to residential uses, no wall located between the principal structure and the rear or side property line shall exceed eight (8) feet in height.
3. Residential walls located directly adjacent to a City wellsite or water campus shall be required to meet **Section 3.17.1: General Wall Standards** security wall requirements.

C. Articulation.

1. Walls and fences shall be articulated to avoid continuous, unbroken expanses.
2. No wall or fence facing an arterial or highway may extend continuously without articulation, for more than four hundred (400) feet for walls or fences facing any other type of Public Street.
3. Fences or walls may be articulated using any combination of the following:
   a. Changes in material or texture, including the use of view walls that allow for views into the site;
   b. Offsets (projections or recessions); or
   c. Landscape pockets.
   d. Similar features as approved.

### *3.17.4 Residential Lot Wall Returns*

To allow flexibility to account for a variety of conditions such as the architecture footprint, window placement, and utility on the side of the home, wall returns shall meet the following:

A. Front Loaded Homes

1. Wall returns may be located twenty-five (25) feet to forty (40) feet as measured from the right-of-way, tract, or property line.

B. Rear Loaded Homes

1. Front wall return may be located fifteen (15) feet to forty (40) feet as measured from the right-of-way, tract, or property line.
2. Rear wall return may be located fifteen (15) feet to forty (40) feet as measured from the right-of-way, tract, or property line.

C. Where no right-of-way, tract, or property line occurs, measurement shall be from the back of curb or sidewalk, whichever is closest to the home.

### *3.17.5 Theme Walls*

Theme Walls are those walls that are adjacent to streets, common areas, and include heightened elements.

A. Theme walls will be constructed of a minimum of two (2) materials:

1. Integrally colored, split-face, or ground-face concrete masonry units (CMU);
2. Concrete masonry units that have been painted, stuccoed, or faced with another permitted material;
3. Stone (natural or simulated);
4. Brick;

5. Wrought-iron or other decorative metal;
6. Plastic or vinyl; or
7. Wood (painted or stained) or other materials as approved by the Planning Commission.
8. Other as approved by the Master Developer and the City.

B. Theme walls may range in height from five (5) feet to eight (8) feet tall, not including retaining walls.

C. Theme walls along arterial or collector streets with a continuous length greater than four hundred (400) feet will incorporate an undulating pattern (horizontal movement) at minimum intervals of every four hundred (400) feet.

1. The undulation depth of these horizontal movements from the street line will be a minimum of three (3) feet.
2. The wall offset may occur with the same wall materials, pilaster, or decorative column made up of complementary materials.
3. Wall undulation requirements may also be satisfied with accent panels which are four (4) feet or greater in length and provide a contrast against the theme wall.
   a. Accent panels may be composed of one (1) or more material or a combination of materials.

D. If there is a change in the design of the wall, a transition to the new design must be incorporated into the design of the proposed wall.

### *3.17.6 Screening of Services, Refuse Collection, And Utilities*

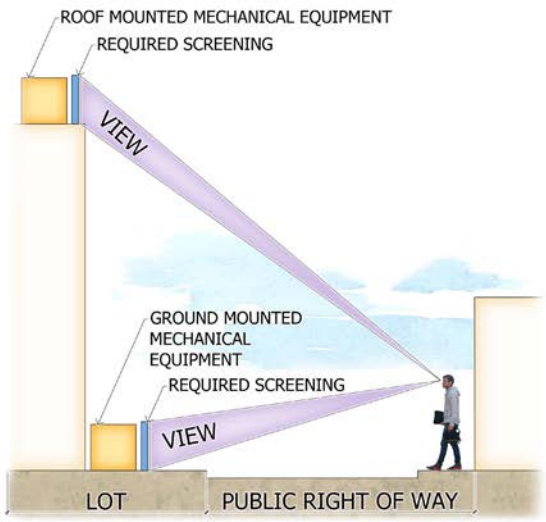
A. The following criteria establish the requirements for screening refuse collection, services such as loading areas, and utilities.

B. Solid waste collection areas and mechanical equipment, including equipment located on a rooftop, shall be screened from the view of a person standing on the property line on the far side of an adjacent public street. Refer to **Figure 3.17.6: Screening of Equipment** for more information.

C. Individual screening of rooftop mechanical equipment is prohibited.

D. Units shall be screened with a parapet wall the entire length of the building. Such a parapet wall shall be designed to be integral to the overall architecture of the building.

**Figure 3.17.6: Screening of Equipment**




E. Areas designated for storage, solid waste collection, and loading areas that are not within mixed-use districts shall be located at least twenty (20) feet from any public street, public sidewalk, or building with a residential use.

1. Placement of storage, solid waste collection, and loading areas shall be sited so as not to interfere with vehicular visibility or circulation.
2. Opening of enclosure must face the internal portion of the Site. Gates/doors of enclosure shall not be visible to any adjacent public street or residential property.

F. Loading docks, truck parking, outdoor storage, trash collection, trash compaction, and other service functions shall be incorporated into the overall design of the building and landscape so that the acoustic impacts of these functions are contained to the maximum extent feasible, and so that such features are fully screened and out of view from public streets.

G. Use screening materials for solid waste collection and loading areas that match the style and quality of the materials used for the primary building and landscaping.

H. Exterior loading areas must be screened on three (3) sides. This enclosure consists of a building, a decorative screen wall that is a minimum of eight (8) feet in height, and a landscaping tract five (5) feet in width, adjacent to the screen wall.

I. All parking areas shall be screened from view by one (1) of the following methods:

1. An informal hedge at least four (4) feet in height at maturity consisting of a double row of evergreen shrubs planted three (3) feet on-center in a triangular pattern; or
2. Berming of the grade to at least two-and-a-half (2 ½) feet in height above the finish grade of the parking lot, and with slopes no greater than three to one (3:1). Slopes shall be covered with shrubs spaced a maximum of three (3) feet on center; or
3. A masonry wall no less than three-and-a-half (3½) feet in height.

## 3.18 Parking Standards

Parking is an important part of every community. The standards in this section are provided to ensure minimum parking and loading facilities based on the generalized parking, loading, and transportation demands of different uses to avoid the negative impacts associated with spillover parking into adjacent neighborhoods and uses.

### *3.18.1 Applicability*

The off-street parking and loading standards of this Section shall apply to all parking lots and parking structures accessory to any building constructed and to any use established in every district. Except when specifically exempted, the requirements of this section shall apply to all temporary parking lots and parking lots that are the principal use on a site.

A. Expansions and Enlargements

1. The off-street parking and loading standards of this section shall apply when an existing structure or use is expanded or enlarged.
2. Additional off-street parking and loading spaces shall be required to serve the enlarged or expanded area, provided that in all cases the number of off-street parking and loading spaces provided for the entire use (pre-existing plus expansion) must equal one hundred (100) percent of the minimum ratio established in this section and shall not exceed any maximum standards established in this section.

B. Regulation of Parking Space

1. The providers of required off-street parking spaces and the City of Buckeye may reasonably control the users thereof by means that may include, but are not limited to, restricting all parking to the users of the facility; parking lot attendants; control gates; tow-away areas; areas for exclusive use by employees, tenants or staff; areas restricted for use by customers or visitors; and imposing reasonable time limitations on users other than tenants, employees, or staff.

C. Direct charges may be made to users who exceed maximum time limits.

### *3.18.2 Off-Street Parking Requirements*

A. Schedule A.

1. Unless otherwise expressly stated in this CMP or otherwise approved with a Parking Demand Study, off-street parking spaces shall be provided in accordance with **Table 3.18.2.A: Off-Street Parking Schedule A.**

| Table 3.18.2.A: Off-Street Parking Schedule A | | |
|---|---|---|
| **Use Category** | **Use Type** | **Number of Spaces Required ("sf" = square feet)** |
| **RESIDENTIAL USES** | | |
| Household Living | All use types not listed below | 2/dwelling unit |
| | Dwelling, multi-family | - 1/studio or one-bedroom unit |
| | | - 1.5/two-bedroom unit |
| | | - 2 for each unit in excess of two bedrooms |
| | | - In addition, all multi-family dwellings shall provide 1 guest space for every 5 units |
| 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 |
| | Assembly hall, public | 1/100 sf of principal assembly area + 1/350 sf of offices |
| | Cemetery | See Schedule C |
| | Crematorium or funeral parlor | 1/150 sf of principal assembly areas |
| | Religious assembly | 1/6 seats of assembly area + 1/300 sf of classrooms or other meeting areas |
| Cultural Facility | Library | 1/300 sf |
| | Museum | 1/500 sf |
| 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 |
| Education | College or university | 10/classroom |
| | Private elementary or middle school | 1/classroom + 1/250 sf of administrative offices |
| | Private high school | 7/classroom + 1/250 sf of administrative offices |
| Health Care Facility | Medical office or clinic | 1/350 sf |
| | Hospital | 1/bed + 1/350 sf of office, laboratory, or administrative area |
| | | + required parking for accessory uses |
| Parks and Open Space | Arboretum or botanical garden | 1/10,000 sf outdoor lot area |
| | Campground | 1/campsite |
| | 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 Schedule C |
| Telecommunication Facility | All uses not listed below | None |
| | Broadcasting or recording studio (no tower) | 1/1,000 sf |
| Transportation Facility | Airport/Heliport | 1 space per 400 sf passenger terminal area |
| | Bus terminal | 1 space per 200 sf |

| Table 3.18.2.A: Off-Street Parking Schedule A Continued | | |
|---|---|---|
| **Use Category** | **Use Type** | **Number of Spaces Required ("sf" = square feet)** |
| Utility | Utility facility, major | 1 space per employee plus 1 space per fleet vehicle kept at the site |
| | Utility facility, minor | none |
| **COMMERCIAL USES** | | |
| Agriculture and Ranching | All use types not listed below | See Schedule C |
| | 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 Schedule C |
| Financial Service | Financial institution | 1/350 sf (+ vehicle stacking spaces per Subsection 5.6.10 if drive-through is provided) |
| Food and Beverage Service | Food sales, wholesale | See Schedule B |
| | Bar, lounge, or tavern | Same as restaurant |
| | Catering service | See Schedule B |
| | Farmers market | 1/500 sf of sales area |
| | Nightclub | 1/100 sf |
| | Restaurant | 1/100 sf (+ vehicle stacking spaces if drive-through is provided) |
| | | (area devoted to kitchen and food preparation are excluded) |
| Office | Office, business or professional | 1/350 sf |
| | Research laboratory | 1/350 sf |
| Recreation and Entertainment, Outdoor | General outdoor recreation, commercial | Athletic field: 1/5,000 sf of land- |
| | | Court sports and swimming pools: 1 per 3 persons permitted capacity |
| | Golf course | 4/tee + 1/staff + 1/500 sf of putting/chipping green |
| | Driving range | 2/tee + 1/500 sf of putting/chipping green |
| | Major entertainment facility, outdoor | 1/3 seats |
| | Race track (auto, dog, and horse) | See Schedule C |
| | RV campground/ park | 1/RV or campsite space |
| | Shooting range, outdoor | 2/target area + 1/500 sf of office/enclosed area |
| | Zoo | See Schedule C |
| Recreation and Entertainment, Indoor | All use types not listed below | 1/400 sf |
| | Major entertainment facility, indoor | See Schedule C |
| | Movie theater | 1/3 seats |
| Personal Services | All use types | 1/300 sf |

| Table 3.18.2.A: Off-Street Parking Schedule A Continued | | |
|---|---|---|
| **Use Category** | **Use Type** | **Number of Spaces Required ("sf" = square feet)** |
| 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 Schedule B |
| | Plant sales, retail | 1/400 sf of sales and service building |
| Vehicles and Equipment | Boat, RV storage | See Schedule B |
| | Boat, RV sales and rental | |
| | Car wash | 1/200 sf of sales, office or lounge area + vehicle stacking spaces per Sec. 4.7.10 |
| | 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 Schedule B |
| | 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 Schedule B |
| | Vehicle service and repair, minor | 1 space per 300 sf |
| | Vehicle storage | See Schedule B |
| Visitor Accommodation | Bed and breakfast | 1 /guestroom |
| | Hotel or motel | 1/guestroom + 1/500 sf of meeting space or other enclosed area |
| | Resort | See Schedule C |
| **INDUSTRIAL USES** | | |
| Industrial Service | Building materials sales, indoor retail | See Schedule B |
| | Building material sales, outdoor or wholesale | |
| | Drilling company, no outside storage | See Schedule C |
| | Drilling company, with outside storage | |
| | Resource extraction | See Schedule C |
| | General industrial service | - 1-3,000 sf gross floor area: 1/750 sf |
| | | - 3,001 – 5,000 sf gross floor area: 1/1,000 sf |
| | | - 5,001+ sf gross floor area: 1/1,500 sf |
| Manufacturing and Production | Assembly, light | - 1-3,000 sf gross floor area: 1/750 sf |
| | Manufacturing, heavy | - 3,001 – 5,000 sf gross floor area: 1/1,000 sf |
| | Manufacturing, light | - 5,001+ sf gross floor area: 1/1,500 sf |
| Warehouse and Freight Movement | Mini-storage | 1/100 units + 1/500 sf office. Aisles suitable for temporary loading and unloading may be counted as determined by the Traffic Engineer. |
| | Motor freight terminal | - 1-3,000 sf gross floor area: 1/750 sf |
| | | - 3,001 – 5,000 sf gross floor area: 1/1,000 sf |
| | | - 5,001+ sf gross floor area: 1/1,500 sf |
| | Storage yard | See Schedule B |
| | Office warehouse (flex space) | See Schedule B |
| | Warehouse | See Schedule B |
| | Wholesale establishment | 1/500 sf |
| Waste and Salvage | All use types | See Schedule C |

| Table 3.18.2.A: Off-Street Parking Schedule A Continued | | |
|---|---|---|
| **Use Category** | **Use Type** | **Number of Spaces Required ("sf" = square feet)** |
| **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. Schedule B

1. Uses that reference Schedule B in **Table 3.18.2.A: Off-Street Parking Schedule A** shall provide the minimum number of off-street parking spaces listed in **Table 3.18.2.B: Off-Street Parking Schedule B**. Unless otherwise approved with a Parking Demand Study, lots containing more than one activity shall provide parking and loading in an amount equal to the total of the requirements for all activities.

| Table 3.18.2.B: Off-Street Parking Schedule B | |
|---|---|
| **Activity** | **Number of Spaces Required** |
| Office or Administrative Area | 1 per 300 square feet |
| Indoor Sales Area | 1 per 200 square feet |
| Outdoor Sales or Display Area (3,000 square feet or less) | 1 per 750 square feet |
| 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 |
| Indoor Storage/Warehousing/Vehicle Service/Manufacturing Area | |
| 1 - 3,000 square feet | 1 per 250 square feet |
| 3,001 - 5,000 square feet | 1 per 500 square feet |
| 5,001 – 10,000 square feet | 1 per 750 square feet |
| 10,001 and greater | 1 per 1,250 square feet |

C. Schedule C

1. Uses that reference "Schedule C" in **Table 3.18.2.A: Off-Street Parking Schedule A** have widely varying parking and loading demand characteristics, making it impossible to specify a single off-street parking or loading standard.

2. Upon receiving a development application for a use subject to Schedule C standards, the Planning Director 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 and loading study prepared by the applicant. Such a study shall include estimates of parking demand based on recommendations of the Institute of Transportation Engineers (ITE), or other acceptable estimates as approved by the Planning Director or their individual designee, and should include other reliable data collected from uses or combinations of uses that are the same as or comparable with the proposed use. Comparability will be determined by density, scale, bulk, area, type of activity, and location. The study shall document the source of data used to develop the recommendations.

D. Parking Demand Study.

1. In order to evaluate a proposed project's compliance with the above criteria, the Planning Director or their individual designee may require submittal of a parking demand study that substantiates the basis for granting a specific number of spaces. The Planning Director or their individual designee may approve a reduction in the minimum parking space requirement is justified based on the analysis in the Parking Demand Study.

### *3.18.3 Park Amenity Parking*

A. Floreo Park Type A parks and Floreo Park Type B 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 Floreo Park Type B park exceeding five (5) acres in size and is required for any Floreo Park Type B park exceeding eight (8) acres in size.

B. All Floreo Park Type C parks, Minor Trailhead and Major Trailheads shall provide off-street parking.

C. Parks and trailheads that are required to provide off-street parking may count on-street parking from abutting streets towards the required parking, so long as the parking does not negatively impact the required parking for the adjacent uses.

D. Park Amenity Parking shall meet the requirements shown on **Table 3.18.3.C: Park Parking**.

E. A study may be completed in accordance with **Section 3.18.2.C: Schedule C** by the developer when the developer believes that the use of Schedule A or Schedule B would result in too much or too little parking based on the intended use of the development. The study shall be reviewed by the Planning Director or their individual designee.

F. Where appropriate, parking lots shall have trees to provide shade.

G. Interior park roads should be designed to minimize speed through curvilinear roads, speed humps, speed tables, bump outs, etc.

H. Pedestrian and bicycle routes should be demarcated and, where feasible, separated from roads.

| Table 3.18.3.C: Park 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 |

### *3.18.4 Computation of Parking and Loading Requirements*

A. Fractions

1. When measurements of the number of required spaces result in a fractional number, any fraction exceeding five tenths (0.5) shall be rounded up to the next higher whole number.

B. Multiple Uses

1. Developments containing more than one (1) use shall provide parking and loading in an amount equal to the total of the requirements except where **Section 3.18.7: Parking Alternatives** applies.

C. Area Measurements

1. Unless otherwise specified, all square footage-based parking and loading standards shall be computed on the basis of gross floor area of the use in question. Structured parking within a building shall not be counted in such measurement.

D. Computation of Off-Street Parking

1. Required off-street loading space shall not be included as off-street parking space in computation of required off-street parking space.

E. Parking for Unlisted Uses

1. Parking requirements for uses not specifically listed in **Table 3.18.2.A: Off-Street Parking Schedule A** and **Table 3.18.2.B: Off-Street Parking Schedule B** shall be determined by the Planning Director or their individual designee based on the requirements for the closest comparable use, as well as on the particular parking demand and trip generation characteristics of the proposed use.
2. The Planning Director or their individual designee may alternately require the submittal of a parking demand study that justifies estimates of parking demand based on the recommendations of the Institute of Transportation Engineers and/or Urban Land Institute, and includes relevant data collected from uses or combinations of uses that are the same or comparable to the proposed use in terms of density, scale, bulk, area, type of activity, and location.

### *3.18.5 Dedicated Spaces for Alternative Energy Vehicles and Carpooling*

All development required to provide twenty (20) or more off-street parking spaces shall reserve a minimum of five (5) percent of its required parking spaces per the following:

A. The reserved spaces shall be for the exclusive use of hybrid or alternative energy vehicles, compact cars, or carpool vehicles.

B. Electric vehicle charging stations are highly encouraged in multi-family and non-residential developments.

### *3.18.6 Off-Street Loading Requirements*

A. Spaces Required

1. Off-street loading spaces must be provided in accordance with the following table of minimum 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 |

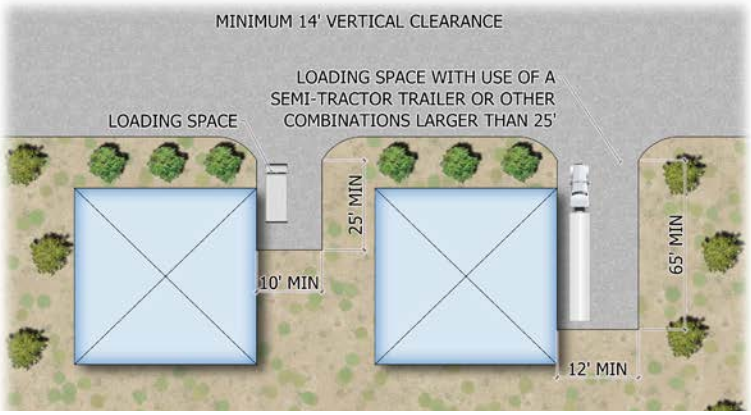
B. Design

1. Off-Street Loading Space Size

a. Off-street loading spaces, excluding maneuvering areas, must be at least ten (10) feet in width and twenty-five (25) feet in length unless off-street loading will involve the use of semi-tractor trailer combinations or other vehicles in excess of twenty-five (25) feet in length, in which case loading spaces must be 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**.

b. A minimum vertical clearance of fourteen (14) feet must be maintained. The Planning Director or their individual designee may allow an equivalent amount of loading zone or dock space to fulfill the off-street loading requirement.

**Figure 3.18.6.B.1: Off-Street Loading Spaces Size**




2. Surfacing and Maintenance
   a. Loading areas and access drives must be paved and maintained with concrete, asphalt, or similar material of sufficient thickness and consistency to support anticipated traffic volumes and weights.

C. Location

1. Off-street loading facilities required under this Development Code shall be in all cases on the same lot or parcel of land as the structure they are intended to serve. The required off-street loading space shall not be part of the area used to satisfy the off-street parking requirements.
2. At no time may goods be loaded or unloaded from the right-of-way of a collector or arterial street.
3. No part of any vehicle may extend into the right-of-way of a collector or arterial street while being loaded or unloaded.
4. On a site adjoining an alley, a required loading space must be accessible from the alley.
5. A required loading space must be accessible without backing a truck across a collector or arterial street property line unless the provision of turnaround space is infeasible.
6. A loading space must not intrude into any portion of a required aisle or access dimension.
7. An occupied loading space must not prevent access to a required parking space.
8. To the maximum extent feasible, loading areas shall be located to the rear of a site and/or away from adjacent residential areas.

D. Setbacks and Screening

1. Loading areas may not be located in a required setback.
2. Exterior loading areas must be screened on three sides by a building, a decorative screen wall a minimum eight (8) feet in height, and a landscape tract five (5) feet in width, adjacent to the screen wall.

E. Signs

1. The owners of the property may provide, locate, and maintain loading signs as approved by the Planning Director or their individual designee. Such signs shall not be counted against allowed advertising sign area.

### *3.18.7 Parking Alternatives*

The Planning Director or their individual designee may approve alternatives to providing the number of off-street parking spaces required by **Section 3.18.2: Off-Street Parking Requirements**, in accordance with the following standards.

A. Shared Parking

1. The Planning Director or their individual designee may approve shared parking facilities for developments or uses with different operating hours or different peak business periods if the shared parking complies with all of the following standards:
2. Location
   a. Shared parking spaces shall not be located farther than eight hundred (800) feet from an entrance.
3. Shared Parking Study
   a. Those proposing to use shared parking as a means of satisfying off-street parking requirements shall submit a shared parking analysis to staff that clearly demonstrates the feasibility of shared parking. The applicant shall also demonstrate that any parking reduction requested as part of the shared parking study will not result in the spillover of parking onto other properties.
4. Agreement for Shared Parking
   a. The parties involved in the joint use of off-street parking facilities shall submit a written agreement in a form to be recorded for such joint use, approved by the Planning Director or their individual designee as to form and content.
   b. The Planning Director or their individual designee may impose such conditions of approval as may be necessary to ensure the adequacy of parking in areas affected by such an agreement. Recordation of the agreement shall take place before issuance of a building permit for any use to be served by the shared parking area.
   c. A shared parking agreement may be revoked only if all required off-street parking spaces will be provided in accordance with the requirements of **Section 3.18.2: Off-Street Parking Requirements**.

B. Off-Site Parking

1. The Planning Director or their individual designee may approve the location of required off-site parking spaces on a separate lot from the lot on which the principal use is located if the off-site parking complies with all of the following standards:
   a. Location
      i. Off-site parking may be allowed only upon issuance of a conditional use permit or a temporary use permit for special events.
      ii. No off-site parking space may 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 **Section 3.15: Street Standards**.

iii. Off-site parking spaces may not be separated from the use served by a street right-of-way 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. Zoning Classification

i. Off-site parking areas shall have the same or a more intensive zoning classification applicable to the primary use served.

2. Control of Site

a. Required parking spaces for residential uses must be located on abutting roadways to the site of the use or within a tract owned in common by all the owners of the properties that will use the tract.

3. Ineligible Activities

a. Required parking spaces for persons with disabilities may not be located off-site.

4. Agreement for Off-Site Parking

a. In the event that an off-site parking area is not under the same ownership as the principal use served, a written agreement between the record owners shall be required.

b. An attested copy of the agreement between the owners of record shall be submitted to the City for recordation in a form acceptable to the City Attorney.

c. Recordation of the agreement shall take place before issuance of a building permit or certificate of occupancy for any use to be served by the off-site parking area.

d. In the event that an off-site parking agreement is terminated, all required off- street parking spaces shall be provided in accordance with the requirements of this chapter.

e. No use shall be continued if the parking is removed unless substitute parking facilities are provided, and the Planning Director or their individual designee shall be notified at least sixty (60) days prior to the termination of a lease or agreement for off-site parking.

C. Structured Parking

1. Maximum Parking Waiver

a. Where seventy-five (75) percent or more of the parking accessory to a use is in structured parking, there shall be no maximum cap on the number of parking spaces in that structure.

2. Credit for Nearby Public Structured Parking

a. Spaces available in public parking structures located within one thousand (1,000) feet of the subject use may be counted toward the total amount of required off-street parking.

3. Floor Area Bonus for Underground and Above Ground Parking in the Commercial and Mixed-use Districts

a. A floor area bonus shall be granted for underground parking structures in the commercial and mixed-use districts. The bonus shall be granted at a ratio of three (3) square feet of additional bonus area for each square foot of structured parking that is underground.

b. A floor area bonus shall be granted for parking provided above ground level in parking structures in the commercial and mixed-use districts. The bonus shall be granted at a ratio of two (2) square feet of additional bonus area for each square foot of structured parking that is underground.

4. Height of Parking Structure

a. The height of a parking structure may not exceed the height of the principal building it is intended to serve. Where no principal building exists, the maximum height of the parking structure shall be limited to the maximum building height allows in the zoning district in which the structure is located.

D. Sites in Mixed Use Districts

1. In the mixed-use districts, the total requirement for off-street parking facilities shall be the sum of the requirements for the various uses computed separately, subject to the modifications set forth below.

a. All uses within mixed-use districts shall be eligible for a fifteen (15) percent parking reduction to reflect the reduced automobile use associated with mixed-use developments.

b. A fifteen (15) percent parking reduction for multifamily residential dwellings may be allowed if the proposed use is located within three hundred (300) feet of a transit stop.

c. For non-residential uses, the minimum parking requirement may be reduced twenty (20) percent if the use incorporates a transit stop or is within five hundred (500) feet of a transit stop that meets minimum design standards established by the City.

d. The total number of parking spaces required of a use or uses in a mixed-use district may be further reduced by the Planning Director or their individual designee if the applicant prepares a parking evaluation that demonstrates a reduction is appropriate based on the expected parking needs of the development, availability of mass transit, and similar factors. The parking evaluation shall be prepared in a form and manner prescribed by the Planning Director or their individual designee.

E. On-Street Parking

1. On-street parking spaces in the right-of-way along the property line, between the lot lines of the site, may be counted to satisfy the minimum off-street parking requirements with a parking study showing existing space is available for use.

F. District Parking

1. Minimum required off-street parking spaces may be waived or reduced for properties within the boundaries of a public parking or local improvement district that provides district-wide parking facilities, based on the projected parking demand to be addressed by the district-wide facility.

G. Stacked, Tandem, and Valet Parking

1. Stacked, tandem, or valet parking for nonresidential uses is allowed if an attendant is present to move vehicles. In addition, a guarantee acceptable to the City shall be filed with the City ensuring that a valet parking attendant shall always be on duty when the parking lot is in operation.

### *3.18.8 Dimensions of Parking Spaces*

A. Angled Parking Dimensions

1. The parking configuration stated in the following table shall apply to all required off-street parking.

**Table 3.18.8.A Angled Parking Dimensions**

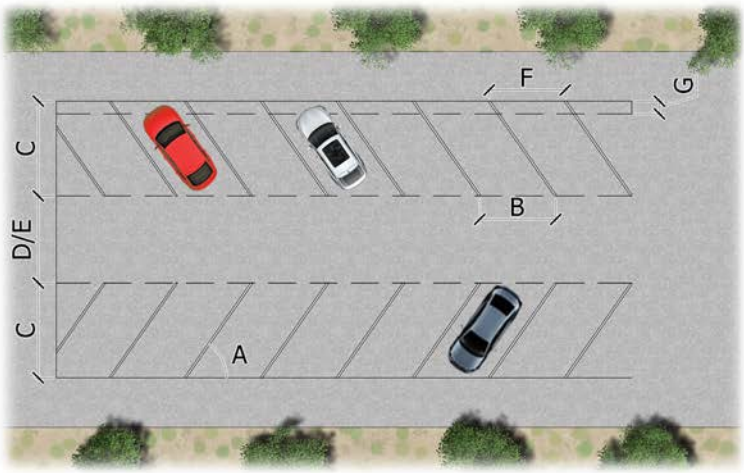
| A | B | C | D | E | F | G |
|---|---|---|---|---|---|---|
| **Parking Angle** | **Stall Width** | **Stall to Curb** | **Aisle Width 1-way** | **Aisle Width 2-way** | **Curb Length** | **Overhang** |
| 0° | 9.0 | 9.0 | 12.0 | 24 | 23.0 | 0 |
| | 9.5 | 9.5 | 12.0 | 24 | 23.0 | |
| | 10.0 | 10.0 | 12.0 | 24 | 23.0 | |
| 45° | 9.0 | 19.8 | 12.0 | 24 | 12.7 | 1.4 |
| | 9.5 | 20.1 | 12.0 | 24 | 13.4 | |
| | 10.0 | 20.5 | 12.0 | 24 | 14.1 | |
| 60° | 9.0 | 21.0 | 18.0 | 24 | 10.4 | 1.7 |
| | 9.5 | 21.2 | 18.0 | 24 | 11.0 | |
| | 10.0 | 21.5 | 18.0 | 24 | 11.5 | |
| 90° | 9.0 | 20.0 | 23.0 | 24 | 9.0 | 2.0 |
| | 9.5 | 20.0 | 22.0 | 24 | 9.5 | |
| | 10.0 | 20.0 | 22.0 | 24 | 10.0 | |

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

B. Calculation of Parking Space Dimensions

1. The spatial relationships described in **Table 3.18.8.A Angled Parking Dimensions** shall be calculated in the manner depicted in the following diagram:

**Figure 3.18.8.B Spatial Relationships of Parking**




C. Recreational Vehicle Spaces

1. Parking spaces for recreational vehicles, if provided, shall be a maximum of ten (10) feet by sixty (60) feet.

### *3.18.9 Parking Lot Design Standards*

A. Surface

1. All parking and driveway areas and primary access to parking facilities shall be surfaced with asphalt, concrete, or other similar materials, unless otherwise approved. Accent paving is recommended to indicate pedestrian linkages. Pedestrian linkages shall comply with **Section 3.14: Path and Trail Circulation Standards**.

B. Design and Maintenance

1. All parking areas shall be designed, constructed, and drained in accordance with all applicable City ordinances and regulations.
2. To control dust and drainage, parking areas shall be constructed with dust-free materials in accordance with City ordinances and regulations.
3. All parking spaces shall be permanently marked.
4. Parking facilities shall be continually maintained in compliance with the approved site and/or subdivision plan and shall be free of litter and debris at all times.

C. Circulation Area Design

1. Circulation areas shall be designed to facilitate the safe movement of vehicles without posing a danger to pedestrians or impeding the function of the parking area. Parking lots that accommodate ten or more vehicles must maintain continuous circulation patterns, with no dead-ends, and safe access to public streets.

**Figure 3.18.9.C: Example Circulation Area Design**

D. Buffering and Screening; Location of Lot

1. All parking areas shall be separated at least ten (10) feet from buildings, in order to allow room for sidewalks, landscape, and other plantings between the building and the parking area. For industrial and warehouse buildings, this separation may be eliminated in the rear of buildings in areas designed for unloading and loading of materials.
2. Outside the downtown, the visibility of all parking areas shall be reduced by placing at least fifty (50) percent of the parking to the rear or side of buildings facing public streets. See **Figure 3.18.9.D: Example of Parking Located to Side**. No more than one (1) two-sided bay of nose-in parking should be placed between the building(s) and the street.
3. In the downtown, the visual impact and presence of vehicles shall be minimized by siting parking areas to the rear or interior of the property rather than along street frontage, providing underground and structured parking, and screening parking areas from views both interior and exterior to the site.

**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, each accommodating no more than two hundred fifty (250) vehicles. Each parking sub-area shall be separated by a minimum fifteen (15) foot wide landscaped feature, which shall include pedestrian walkways and shade features. This technique shall be used to minimize the "sea of parking" between the building and the principal street and to require that the majority of off-street parking be located to the side or rear of the buildings served.

F. Parking Lot Landscape

1. The perimeter and interior of parking lots shall be landscaped pursuant to the requirements in **Section 3.16.2.4.1: Landscape Inside Parking Areas**.

G. Parking for Single-Family Residential Dwelling Units

1. The CMP requires two parking spaces per single-family residential dwelling unit. The on-street parking lane at each lot's street frontage may fulfill the requirement for one parking space, with driveway and garage/carport meeting the additional requirement. Driveways and garage/carport entrances from interior block alleys are preferred.

H. Shared Access

1. Parking lots shall share access drives with adjacent property with similar land uses and, when requested by the City, a cross-access easement shall be provided.

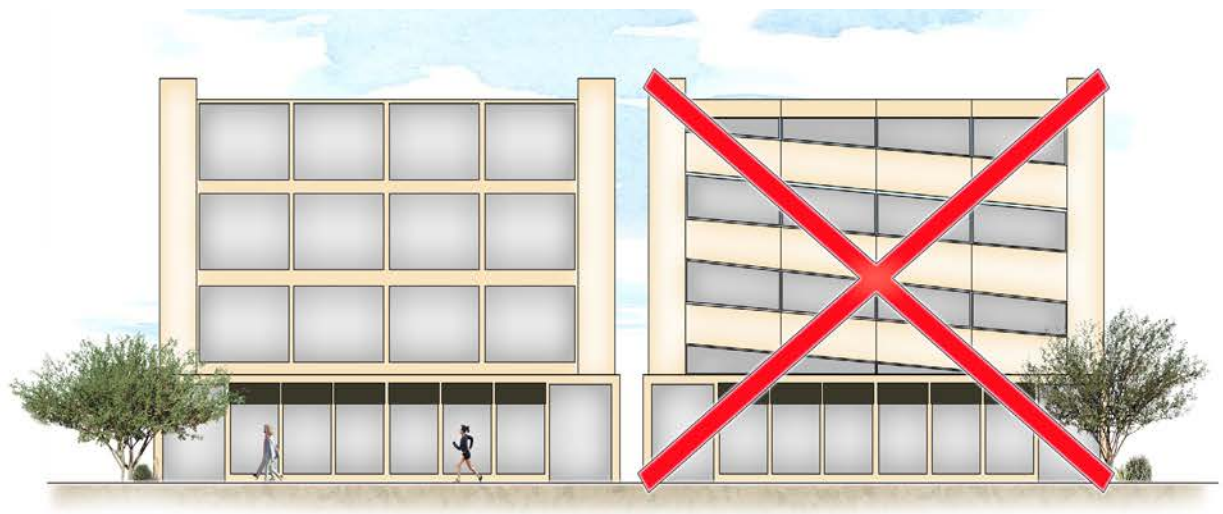
I. Lighting and Maintenance

1. All parking area lighting shall comply with the City's lighting requirements and provide adequate lighting for safety if night use is intended. Parking lots should provide adequate security and should limit visual clutter, parking lot signs, and equipment.

J. Parking Structures

1. Parking structures located along a public street or public pedestrian thoroughfare shall provide for at least fifty (50) percent of the frontage to be active uses (other than parking) such as retail storefronts, entry lobbies, and or public art at street level.
2. Internal circulation and parking levels shall be oriented so that a horizontal, rather than sloped, plane faces public streets. See **Figure 3.18.9.J: Parking Garage Design**.
3. Design parking structures to incorporate a comparable level of architectural detailing and quality materials as the primary building.

**Figure 3.18.9.J: Parking Garage Design**



### *3.18.10 Drive-Through Facilities*

In addition to meeting the off-street parking requirements of this section, drive-through facilities shall comply with the following minimum stacking space standards:

A. Required Drive-Through Stacking Spaces

1. Uses with drive-through shall meet the minimum number of stacking spaces as shown in **Table 3.18.10.A Required Drive Through Spaces.**

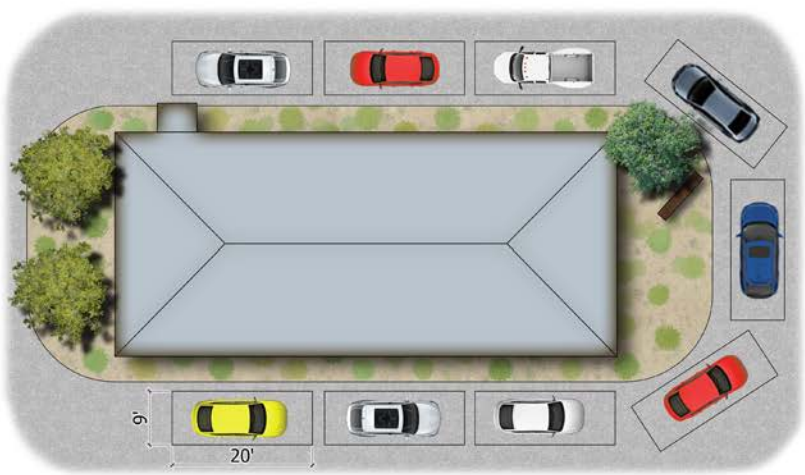
**Table 3.18.10.A Stacking Spaces for Drive-Through Uses**

| Type of Use | Minimum Stacking Spaces | Measured From |
|---|---|---|
| Financial institution, teller lane | 3 | Teller window |
| Financial institution, ATM | 3 | Teller machine |
| Restaurant, with drive through | 8 | Pick-up window (also see Section 3.18.10.A.1) |
| Car wash, automatic | 4 | Bay entrance |
| Car Wash, self-service | 2 | Bay entrance |
| Car Wash, full service | 4 | Vehicle drop-off point |

B. Restaurant Drive-Through Standards

1. For restaurants with drive-through facilities, provide a minimum of eight (8) stacking spaces (measuring a minimum of nine (9) feet by twenty (20) feet for each stacking space), with no less than four (4) spaces located between the street and the order box and four (4) spaces located between the order box and the pick-up window. See **Figure 3.18.10.B.1: Restaurant Stacking Spaces**.

**Figure 3.18.10.B.1: Restaurant Stacking Spaces**



2. In order to evaluate a proposed project's compliance with the design criteria, the Planning Director or their individual designee may require submittal of a drive through queuing study that substantiates the basis for granting a specific number of drive through spaces.
3. For other uses with drive-through facilities, provide a minimum of four (4) stacking spaces (measuring a minimum of nine feet by twenty (20) feet for each stacking space) located between the service window and the street.
4. Locate stacking spaces for drive-through facilities so that waiting vehicles do not block parking stalls, drive aisles, city streets, or interfere with the movement of traffic (on or off-site) or pedestrians.
5. Use landscape to screen drive-through windows and order boxes on building facades facing the principal street.

C. Guidelines

1. Design drive-through windows to incorporate architectural coverings consistent with the design of the buildings in order to break up the building mass.
2. Design architectural coverings for drive-through windows to provide shade and shelter for drive-through customers; examples include canopies, trellises, porte cocheres, or other similar devices.

## 3.19 Signage Standards

Project signage plays a critical role in marking the arrival into a community and providing wayfinding for vehicular and pedestrian traffic. These signage standards regulate design, construction, and placement to protect the community's aesthetic and ensure that signs are both functional and harmonious with the environment.

### *3.19.1 City Code Modifications*

This section provides specific direction for signage design, construction, and use across the development site. **Section 3.19: Signage Standards** replaces Subsection 5.11: Signs of the City of Buckeye Code and shall be the governing standard for all signage within the Site.

### *3.19.2 Interpretation*

A. The Planning Director or their individual designee shall be responsible for the interpretation of the Sign Standards.

B. Interpretation decisions made by the Planning Director or designee may be appealed as described in **Section 3.1.4.3.2 Application Review and Approval**.

### *3.19.3 Scope and Applicability*

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

### *3.19.4 Calculating Sign Area*

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

A. For a sign having more than one (1) component (e.g., a service station identification/price sign combination on a monument base, mounted on the same surface), the sign area shall be measured as the sum of the smallest rectangles that encompass the several components being the type face, logo, and associated artwork.

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

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

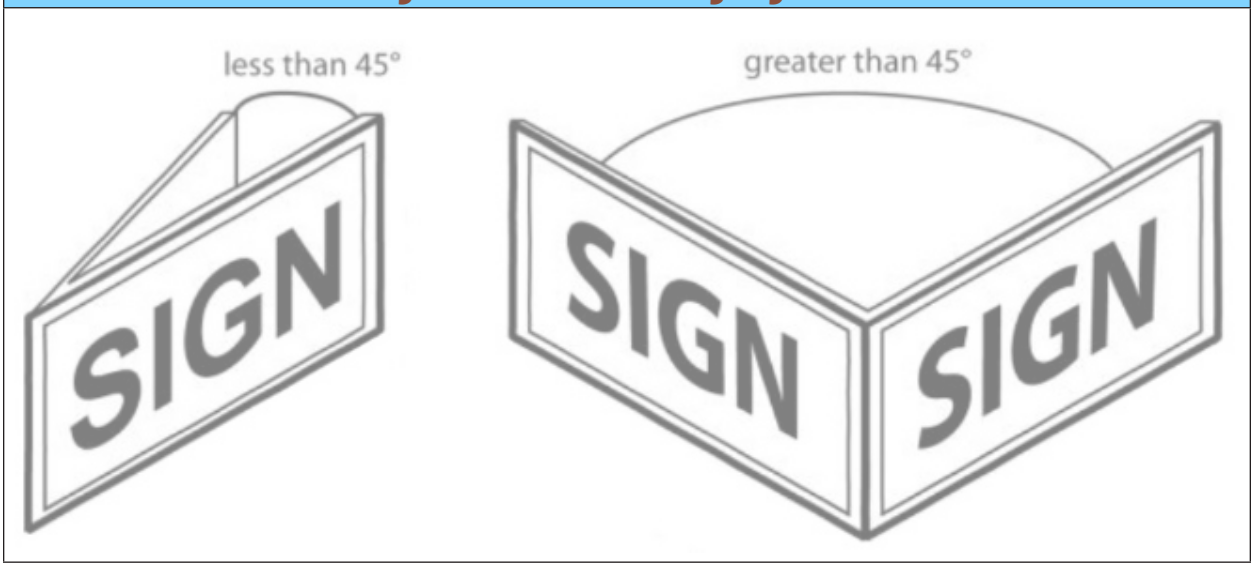
D. A sign mounted or painted on an illuminated surface, illuminated architectural element of a building, or if the sign is the actual illuminated surface itself, shall be measured as the entire surface or illuminated architectural element which contains the type face, logo, and associated artwork.

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

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

1. One (1) face: Area of the single face only;
2. Two (2) faces - If the interior angle between the two (2) faces is forty-five (45) degrees or less, the area will be the area of one (1) face only; if the interior angle between the two (2) sign faces is greater than forty-five (45) degrees, the sign area will be the sum of the areas of the two (2) faces. Refer to **Figure 3.19.4: Defining Sign Area**.

**Figure 3.19.4: Defining Sign Area**




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

### *3.19.5 Calculating Sign Height*

Height shall be the distance from the top of the sign structure to the top of the closest adjacent curb or crown of roadway where no curb exists, or the surrounding ground plane, whichever is greater. For Signs mounted on buildings the height shall be the distance from the top of the sign, the type face, logo, and associated artwork, to the top of the closest adjacent curb or crown of road where no curb exists. Refer to **Figure 3.19.5: Calculating Sign Height**.

**Figure 3.19.5: Calculating Sign Height**

### *3.19.6 Exempt Signs*

Signs that are exempt from these regulations are as follows:

A. One (1) nameplate sign or cornerstone up to four (4) square feet in size for residences and businesses.

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

C. Sign maintenance.

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

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

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

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

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

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

J. Temporary signs for exterior sales where the property is one (1) acre or greater in size.

   1. Signs located on the premises where most of the business is conducted, or items are displayed, in an open exterior area.

2. For this allowance, temporary signs may include banners, balloons (under twenty-four (24) inches in diameter), flags, streamers, or pennants.
3. These signs shall be limited in duration from Friday through Sunday, and on recognized holidays.
4. Such signs shall meet all other requirements as described in **Section 3.19.8 Permitted Signs and Sign Regulations**.

K. Holiday and seasonal decorations.

1. Temporary, non-commercial decorations or displays associated with the celebration of a particular civic, patriotic, or religious holiday or season.
2. Such decorations shall be displayed for a maximum of sixty (60) days total during the relevant season, and must be maintained in good condition (e.g., not torn, soiled, or faded).
3. Such decorations shall not be displayed in such a manner as to constitute a hazard to pedestrian or vehicular traffic.

### *3.19.7 Prohibited Signs*

Prohibited signs are as follows:

A. Cabinet signs mounted to a wall are prohibited.

B. Signs in violation of these Sign Regulations.

C. Signs not listed as permitted in **Section 3.19.8 Permitted Signs and Sign Regulations**.

D. Off-site signs except those permitted in **Section 3.19.8 Permitted Signs and Sign Regulations**.

E. Obscene signs.

F. Signs located in the public right-of-way or public easement except for permitted emergency signs, regulatory signs, sign walkers, political signs, garage sale signs, temporary real estate directional signs, and signs that extend between a right of way on either side of a roadway which meet all traffic safety requirements as permitted by the Planning Director or Designee.

G. Signs attached to any public or private utility pole or structure, streetlight, tree, fence, fire hydrant, fire escape, building access ladder, bridge, curb, sidewalk, park bench, or other location on public property, except for official government signs and signs for City sponsored events or as agreed to by the Planning Director or Designee.

H. Unsafe signs as determined by the City Engineer, Building Official and/or Chief of Police.

I. Roof signs.

J. Audible signs.

K. Digital projection signs.

L. Vehicle signs.

1. Vehicle signs are exempt if the vehicle is consistently used in the normal daily conduct of the business (e.g., delivery or service vehicle).

2. The vehicle shall be operable, properly licensed, and parked in a lawful manner.
3. The intent of these regulations is to prohibit the use of vehicle signs as permanent freestanding signs in order to protect the aesthetic qualities of the Site and promote the effectiveness of permitted signs as provided for in this Section.

### *3.19.8 Permitted Signs and Sign Regulations*

A. This list of signage is not meant to be exhaustive, therefore, other signage types may be proposed and added to these Signage Regulations per **Section 3.1.4.3.2 Application Review and Approval.**

B. For the sign types which show a range of area, height or quantity, the minimum value shown for each sign type shall be permitted and a submittal made as described in **Section 3.19.11: Signage Applications and Signage Permits**.

C. Where an increase over the minimum is desired for a sign type and the increase is within the maximum permitted range of area, height or quantity of a sign type, justification for the request shall be provided in addition to the submittal materials.

D. The Planning Director or their individual designee shall approve, approve with conditions, or deny the request and shall forward their decision to the Master Developer or landowner. A decision of the Planning Director or their individual designee to deny a request may be appealed as described in **Section 3.1.4.3.2 Application Review and Approval.**

## Table 3.19.8A: Freestanding Sign Types

| **Monument Sign (Non-Residential and Residential Uses)** | | |
|---|---|---|
| Description | A freestanding monument sign designed to provide identification and enhance visibility for residential or non-residential developments. This standard applies to Primary Entry Monuments, Neighborhood Entry Monuments, and Parcel Entry Monuments that are freestanding. Monument signs are also permitted along parkways to establish a cohesive visual identity and serve as prominent entry or directional features. Refer to **Exhibit 3.10.6: Signage Master Plan** for additional details. | |
| Non-Residential Uses | Max. Sign Area [1] | N/A |
| | Permitted Sign Area [1] | one hundred fifty (150) square feet |
| | Max. Height [1] | one hundred (100) feet |
| | Permitted Height [1] | thirty-five (35) feet |
| | Min. Projection | N/A |
| | Max. Projection | N/A |
| | Max. Quantity | N/A |
| | Illumination | N/A |
| Residential Uses | Max. Sign Area [1] | three hundred (300) square feet |
| | Permitted Sign Area [1] | one hundred fifty (150) square feet |
| | Max. Height [1] | thirty-five (35) feet |
| | Permitted Height [1] | twenty-five (25) feet |
| | Min. Projection | N/A |
| | Max. Projection | N/A |
| | Max. Quantity | one (1) sign on each side of entry way |
| | Illumination | Internal , external, or backlit, refer to **Section 3.20: Lighting Standards** |
| Permit Required | Yes, signage permit is required and reviewed through AAP. | |
| Notes | Max height for non-residential signs are subject to contextual considerations such as surrounding development, visibility needs, and approval by the City and the Master Developer. | |

Sign Type Example: These examples are intended to illustrate the general type of signage and do not represent the specific character or design. Actual signage shall comply with the design standards set forth in the project's signage regulations.

Notes:

1. Signs proposed that meet the permitted values shall be approved through the process outlined in **Section 3.19.11: Signage Applications and Permits**. For requests exceeding the permitted values, the procedure described in **Section 3.19.15: Modifications and Appeals for Signage** must be followed.

| Table 3.19.8A: Freestanding Sign Types Continued | | |
|---|---|---|
| **Secondary Monument Sign (Non-Residential Uses)** | | |
| Description | A freestanding monument sign adjacent to a non-residential development | |
| Non-Residential Uses | Max. Sign Area | one hundred forty eight (148) square feet |
| | 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]<br>0'-450' feet = one(1) sign;<br>451' - 900' feet = two (2) signs;<br>901' feet or greater = three (3) signs, final counts are subject to approval of the Master Developer |
| | Max. Sign Area | Internal , external, or backlit, refer to S**ection 3.20: Lighting Standards** |
| Residential Uses | Not Permitted | |
| Permit Required | Yes, signage permit is required and reviewed through AAP. | |
| Notes | Non-residential standards are based on the entire center or campus where applicable. All Primary Monument Signs shall be located a minimum of thirty-five (35) feet from all other Primary and Secondary Monument Signs. | |

Sign Type Example: These examples are intended to illustrate the general type of signage and do not represent the specific character or design. Actual signage shall comply with the design standards set forth in the project's signage regulations.

Notes:

1. Signs proposed that meet the permitted values shall be approved through the process outlined in **Section 3.19.11: Signage Applications and Permits**. For requests exceeding the permitted values, the procedure described in **Section 3.19.15: Modifications and Appeals for Signage** must be followed.

| Table 3.19.8A: Freestanding Sign Types Continued | | |
|---|---|---|
| **Monument Sign (Non-Residential Uses)** | | |
| Description | A freestanding monument sign adjacent to a non-residential development | |
| Non-Residential Uses | Permitted Sign Area [1] | ninety six (96) square feet |
| | Max. Sign Area [1] | eight (8) feet |
| | Max. Height [1] | twelve (12) feet |
| | Min. Projection | N/A |
| | Max. Projection | N/A |
| | Max. Quantity | calculated based on street frontage [3]<br>0'-450' feet = one(1) sign;<br>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** |
| Residential Uses | Not Permitted | |
| Permit Required | Yes, signage permit is required and reviewed through AAP. | |
| Notes | Non-residential standards are based on the entire center or campus where applicable.<br>All Secondary Monument Signs shall be located a minimum of thirty-five (35) feet from all other Primary and Secondary Monument Signs located in the same center or parcel. | |

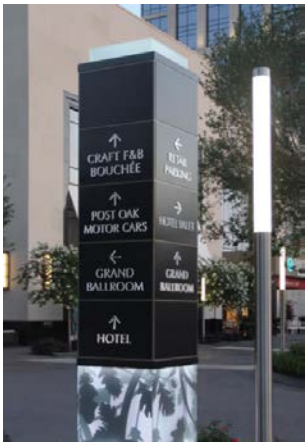
Sign Type Example: These examples are intended to illustrate the general type of signage and do not represent the specific character or design. Actual signage shall comply with the design standards set forth in the project's signage regulations.

Notes:

1. Signs proposed that meet the permitted values shall be approved through the process outlined in **Section 3.19.11: Signage Applications and Permits**. For requests exceeding the permitted values, the procedure described in **Section 3.19.15: Modifications and Appeals for Signage** must be followed.

| Table 3.19.8A: Freestanding Sign Types Continued | | |
|---|---|---|
| **Internal Sign** | | |
| Description | An internal freestanding sign within a non-residential development | |
| Non-Residential Uses | Max. Sign Area | sixteen (16) square feet |
| | Min. Height | N/A |
| | Max. Height | twelve (12) 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** |
| Residential Uses | Not Permitted | |
| Permit Required | No signage permit is required | |
| Notes | Non-residential standards are based on the entire center or campus where applicable.<br>All Internal Signs must be located internal to a site, outside of all street frontage landscape areas. | |

Sign Type Example: These examples are intended to illustrate the general type of signage and do not represent the specific character or design. Actual signage shall comply with the design standards set forth in the project's signage regulations.

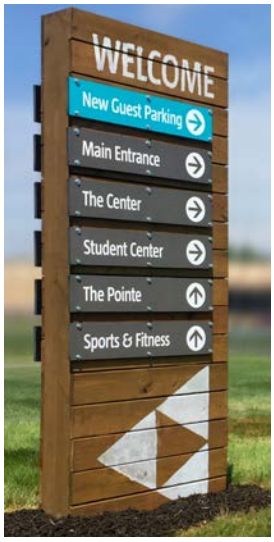


| Table 3.19.8A: Freestanding Sign Types Continued | | |
|---|---|---|
| **Perimeter Wall Sign** | | |
| Description | A sign consisting of a sign mounted on a perimeter wall. This standard applies to Primary Entry Monuments, Neighborhood Entry Monuments, and Parcel Entry Monuments when the signage is mounted on a perimeter wall. Refer to **Exhibit 3.10.6: Signage Master Plan** for further details | |
| Non-Residential Uses | Max. Sign Area | ninety six (96) square feet or less than fifty (50) percent of wall area, whichever is less |
| | Min. Height | N/A |
| | Max. Height | eight (8) feet or wall height, whichever is less |
| | Min. Projection | N/A |
| | Max. Projection | N/A |
| | Max. Quantity | one (1) sign on each side of entry way |
| | Illumination | Internal, external, or backlit, refer to **Section 3.20: Lighting Standards** |
| Residential Uses | Max. Sign Area | one hundred forty four (144) square feet |
| | Min. Height | N/A |
| | Max. Height | twelve (12) feet or wall height, whichever is less |
| | Min. Projection | N/A |
| | Max. Projection | N/A |
| | Max. Quantity | one (1) sign on each side of entry way |
| | Illumination | Internal, external or backlit, refer to **Section 3.20: Lighting Standards** |
| Permit Required | Yes, signage permit is required and reviewed through AAP. | |
| Notes | N/A | |

Sign Type Example: These examples are intended to illustrate the general type of signage and do not represent the specific character or design. Actual signage shall comply with the design standards set forth in the project's signage regulations.

| Table 3.19.8A: Freestanding Sign Types Continued | | |
|---|---|---|
| **Wayfinding Signage** | | |
| Description | A sign which provides information regarding location of community features, places, destinations or other community features which require signage | |
| Non-Residential Uses | Not Permitted | |
| Residential Uses | Max. Sign Area | ninety six (96) square feet |
| | Permitted Height [1] | twelve (12) feet |
| | Max. Height [1] | twelve (12) feet |
| | Min. Projection | N/A |
| | Max. Projection | N/A |
| | Max. Quantity | See notes |
| | Illumination | Internal, external, or backlit, refer to **Section 3.20: Lighting Standards** |
| Permit Required | Yes, signage permit is required and reviewed through AAP. | |
| Notes | Quantity to be determined based on the application request.<br>Where signs are in the right-of-way, signs shall be breakaway. | |

Sign Type Example: These examples are intended to illustrate the general type of signage and do not represent the specific character or design. Actual signage shall comply with the design standards set forth in the project's signage regulations.



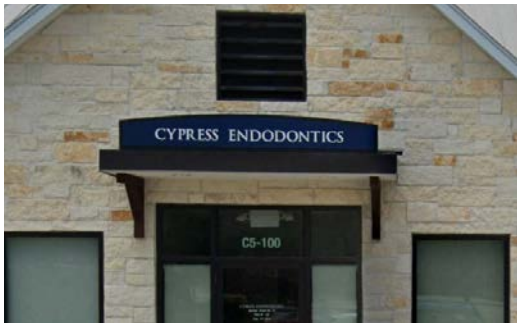
## Table 3.19.8B: Building Sign Types

| Address Sign | | |
|---|---|---|
| Description | Numbers which identify the street address of a property | |
| Non-Residential Uses and Residential Uses | Refer to **Section 3.20: Lighting Standards** | |
| Permit Required | No signage permit is required | |
| Notes | Permitted in compliance with all building and fire code requirements within all non-residential uses and all residential uses and the requirements of the Teravalis Residential Design Guidelines and the Teravalis Non-Residential Design Guidelines. | |

Sign Type Example: These examples are intended to illustrate the general type of signage and do not represent the specific character or design. Actual signage shall comply with the design standards set forth in the project's signage regulations.

| Awning and Attached Canopy Sign | | |
|---|---|---|
| Description | A sign that is affixed to an awning or canopy which is attached to a building. | |
| Non-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 |
| | 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** |
| Residential Uses | Not Permitted | |
| Permit Required | Yes, signage permit is required and reviewed through AAP. | |
| Notes | Awning and Attached Canopy Signs may be mounted on or extend above the attached canopy so long as they do not extend above the roof line of the building.<br>Signage may not be painted or printed on the awning canopy itself. | |

Sign Type Example: These examples are intended to illustrate the general type of signage and do not represent the specific character or design. Actual signage shall comply with the design standards set forth in the project's signage regulations.



| Table 3.19.8B: Building Sign Types Continued | | |
|---|---|---|
| **Building Wall Sign** | | |
| Description | A permanent sign attached to, painted on, or otherwise assembled against the wall or fascia of a building with the exposed face of the sign parallel to the face of the wall or fascia. | |
| Non-Residential Uses | Permitted Sign Area [1] | two (2) square feet per one (1) lineal foot of business frontage, not to exceed a total of 150 square feet |
| | Max. Sign Area [1] | four (4) square feet per one (1) lineal foot of business frontage |
| | Min. Height | N/A |
| | Max. Height | N/A |
| | Min. Projection | N/A |
| | Max. Projection | fourteen (14) inches |
| | Max. Quantity | N/A |
| | Illumination | Internal , external, or backlit, refer to **Section 3.20: Lighting Standards** |
| Residential Uses | Not Permitted | |
| Permit Required | Yes, signage permit is required and reviewed through AAP. | |
| Notes | | |

Sign Type Example: These examples are intended to illustrate the general type of signage and do not represent the specific character or design. Actual signage shall comply with the design standards set forth in the project's signage regulations.

Notes:

1. Signs proposed that meet the permitted values shall be approved through the process outlined in **Section 3.19.11: Signage Applications and Permits**. For requests exceeding the permitted values, the procedure described in **Section 3.19.15: Modifications and Appeals for Signage** must be followed.

| Table 3.19.8B: Building Sign Types Continued | | |
|---|---|---|
| **Entry Sign** | | |
| Description | A sign located adjacent to an entry door. | |
| Non-Residential Uses | Max. Sign Area | four (4) square feet per sign |
| | Min. Height | N/A |
| | Max. Height | eighteen (18) feet from the door threshold (placement relative to door) |
| | Min. Projection | N/A |
| | Max. Projection | N/A |
| | Max. Quantity | one (1) per business |
| | Illumination | External or backlit, refer to **Section 3.20: Lighting Standards** |
| Residential Uses | Max. Sign Area | four (4) square feet per sign |
| | Min. Height | N/A |
| | Max. Height | eighteen (18) feet from the door threshold (placement relative to door) |
| | Min. Projection | N/A |
| | Max. Projection | N/A |
| | Max. Quantity | one (1) per dwelling unit |
| | Illumination | External or backlit, refer to **Section 3.20: Lighting Standards** |
| Permit Required | No signage permit is required | |
| Notes | N/A | |

Sign Type Example: These examples are intended to illustrate the general type of signage and do not represent the specific character or design. Actual signage shall comply with the design standards set forth in the project's signage regulations.

| Table 3.19.8B: Building Sign Types Continued | | |
|---|---|---|
| **Free Standing Canopy Sign** | | |
| Description | A sign on a freestanding canopy, such as a fuel canopy or other shade structure | |
| Non-Residential Uses | Max. Sign Area | sixteen (16) square feet per side, limited to two (2) sides on a four (4) sided or greater |
| | Min. Height | N/A |
| | Max. Height | N/A |
| | Min. Projection | N/A |
| | Max. Projection | N/A |
| | Max. Quantity | N/A |
| | Illumination | Internal, external or backlit, refer to **Section 3.20: Lighting Standards** |
| Residential Uses | Not Permitted | |
| Permit Required | Yes, signage permit is required and reviewed through AAP. | |
| Notes | N/A | |

Sign Type Example: These examples are intended to illustrate the general type of signage and do not represent the specific character or design. Actual signage shall comply with the design standards set forth in the project's signage regulations.

| Table 3.19.8B: Building Sign Types Continued | | |
|---|---|---|
| **Projecting Sign** | | |
| Description | A sign that is attached to and supported by a building or other structure | |
| Non-Residential Uses | Max. Sign Area | sixty (60) square feet |
| | Min. Height | N/A |
| | Max. Height | location to be eight (8) foot above adjacent sidewalk or ground plane |
| | Min. Projection | fourteen (14) inches from building |
| | Max. Projection | thirty-six (36) inches from wall or less than awning, canopy depth, or architectural feature |
| | Max. Quantity | N/A |
| | Illumination | Internal, external or backlit, refer to **Section 3.20: Lighting Standards** |
| Residential Uses | Not Permitted | |
| Permit Required | Yes, signage permit is required and reviewed through AAP. | |
| Notes | The maximum projection is based on the type of attachment | |

Sign Type Example: These examples are intended to illustrate the general type of signage and do not represent the specific character or design. Actual signage shall comply with the design standards set forth in the project's signage regulations.

| Table 3.19.8C: 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 | No signage permit is required |
| | Limitations | Located within neighborhood common area | | | |
| New Subdivision Sign | two(2) per street frontage | ninety six (96) square feet | | Up to three (3) years | None |
| | Limitations | sign shall be removed once all lots in the subdivision area are sold | | | |
| Subdivision Flags | six (6) flags* | sixteen (16) square feet per flag | | Up to three (3) years | None |
| | Limitations | For new subdivisions per model complex.<br>Spacing between flags shall shall be twenty (20) feet.<br>Flags shall be located five (5) feet behind property line.<br>*Includes Banners, Balloons, Flags, Fin Flags, Pennants and Streamers. | | | |
| Event Flags | six (6) flags* | sixteen (16) square feet per flag | twenty (20) feet | twenty-four (24) hours before/ after | No signage permit is required |
| | Limitations | Only for events.<br>Spacing between flags shall be twenty (20) feet.<br>Flags shall be located five (5) feet behind property line.<br>*Includes Banners, Flags, Fin Flags, and Streamers. | | | |

Notes:

Signs proposed that meet the permitted values shall be approved through the process outlined in **Section 3.19.11: Signage Applications and Permits**. For requests exceeding the permitted values, the procedure described in **Section 3.19.15: Modifications and Appeals for Signage** must be followed.

All temporary sign types shall not be illuminated.

## Table 3.19.8C: Temporary Sign Types Continued

| Non-Residential Uses | | | | | |
|---|---|---|---|---|---|
| **Sign Type** | **Quantity** | **Max. Sign Area** | **Max. Height** | **Duration** | **Permit** |
| Entry A-Frame | One (1) A-Frame or one (1) T-sign | six (6) square feet | three (3) feet | Only during business hours | No signage permit is required |
| | Limitations | Signs shall be located within six (6) inches of the building entrance.<br>Signs shall not be placed in parking areas nor block traffic flow or accessibility. | | | |
| Grand Opening / New Business | Includes Banners only | sixty four (64) square feet max. | | | No signage permit is required |
| | Limitations | See **Section 1.7: Definitions** for Grand Opening/New Business.<br>Must be obtained within six (6) months of receiving a valid business license.<br>Not permitted for Home Occupations. | | | |
| Special Promotion | Not Permitted | | | | |

## Special - in addition to the temporary signage permitted by use or development type, the following signs are allowed where unique conditions occur

| Property offered for Sale, Lease or Rent | | | | | |
|---|---|---|---|---|---|
| **Sign Type** | **Quantity** | **Max. Sign Area** | **Max. Height** | **Duration** | **Permit** |
| Parcels less than one (1) acre | One (1) sign [1] | eight (8) square feet | four (4) feet | See note [2] | No signage permit is required |
| | Limitations | [1] A residential property abutting an arterial or collector roadway may have one (1) additional sign, maximum four (4) SF in size. The additional sign shall be placed in a manner where it is visible from the abutting roadway.<br>[2] Duration is limited to while the property is offered for sale, lease or rent until ten (10) days after completion or execution of a lease, sale, or rental transaction. | | | |
| Parcels greater than one (1) acre | One (1) sign plus one (1) sign for every six hundred (600) lineal feet of street frontage | sixty four (64) square feet per sign | ten (10) feet | While property is offered for Sale, Lease or Rent | No signage permit is required |
| | Limitations | Where multiple signs are permitted, they shall be space a minimum of one hundred fifty (150) feet between signs. | | | |

Notes:

Signs proposed that meet the permitted values shall be approved through the process outlined in **Section 3.19.11: Signage Applications and Permits**. For requests exceeding the permitted values, the procedure described in **Section 3.19.15: Modifications and Appeals for Signage** must be followed.

All temporary sign types shall not be illuminated.

## Table 3.19.8C: 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 [3] | sixty four (64) square feet per sign | ten (10) feet | At issue of building permit until close of permit | No signage permit is required |
| | Limitations | [3] Where a property is under construction and a banner or other material is to be used for display of information, graphics or other marketing purposes, the quantity and sign area shall be limited by the size of the surface the banner or other material is to be attached. | | | |
| 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 | No signage permit is required |
| | Limitations | As approved by the Master Developer<br>Spacing between flags shall be twenty (20) feet.<br>Flags shall be located five (5) feet behind the property line.<br>*Includes Banners, Flags, Fin Flags, and Streamers. | | | |
| Construction Fencing Wraps | Per the Master Developer | No max. | | | No signage permit is required |
| | Limitations | N/A | | | |
| **Right-of-Way Signage** | | | | | |
| **Sign Type** | **Quantity** | **Max. Sign Area** | **Max. Height** | **Duration** | **Permit** |
| Residential Signs | One (1) sign per turning movement within radius [4] | six (6) square feet, double sided | three (3) feet | six hours (6) hours before and six (6) hours after event | No signage permit is required |
| | Limitations | [4] These signs are only allowed in right-of-ways adjacent to residential zoned property, and shall be located a maximum one (1) mile radius from the subject owner's/resident's property within the City of Buckeye. | | | |
| Air Activated Signage | Not permitted | | | | |
| Balloons | Not Permitted | | | | |
| Sign Walker | Not Permitted | | | | |

| Table 3.19.8C: 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 [5] | ninety six (96) square feet | permitted height of twelve (12) feet. Up to a maximum of eighteen (18) feet [6] | For the duration of active home sales within the Property | Yes, signage permit is required and reviewed through AAP. |
| | Limitations | [5] Signs may be located up to a one-mile radius from the Property. Quantity to be determined based on the application request. | | | |

Notes:

Signs proposed that meet the permitted values shall be approved through the process outlined in **Section 3.19.11: Signage Applications and Permits**. For requests exceeding the permitted values, the procedure described in **Section 3.19.15: Modifications and Appeals for Signage** must be followed.

All temporary sign types shall not be illuminated.

| Table 3.19.8D: Other Sign Types | | |
|---|---|---|
| **Permanent Flags** | | |
| **Description** | Flags that are intended for long-term display, typically used for ongoing purposes like identifying a business, institution, or public facility. | |
| Non-Residential Uses | Max. Sign Area [1] | thirty six (36) square feet per flag |
| | Permitted Sign Area [1] | twenty four (24) square feet per flag |
| | Max. Height [1] | fifty (50) feet |
| | Permitted Height [1] | twenty five (25) feet |
| | Min. Projection | N/A |
| | Max. Projection | 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 premises.<br>Two (2) flags per pole |
| | Permitted Quantity [1] | two (2) poles per property, two (2) flags per pole |
| | Illumination | N/A |
| Residential Uses | Max. Sign Area [1] | N/A |
| | Permitted Sign Area [1] | twenty four (24) square feet per flag |
| | Max. Height [1] | thirty (30) feet |
| | Permitted Height [1] | twenty five (25) feet |
| | Min. Projection | N/A |
| | Max. Projection | N/A |
| | Max. Quantity [1] | three (3) flags for every one (1) pole |
| | Permitted Quantity [1] | two (2) poles per property, two (2) flags per pole |
| | Illumination | N/A |
| Permit Required | No signage permit is required | |
| Notes | Flags shall meet the minimum building setbacks.<br>Flags may be mounted on street light poles within City right-of way. | |

Sign Type Example: These examples are intended to illustrate the general type of signage and do not represent the specific character or design. Actual signage shall comply with the design standards set forth in the project's signage regulations.

Notes:

1. Signs proposed that meet the permitted values shall be approved through the process outlined in **Section 3.19.11: Signage Applications and Permits**. For requests exceeding the permitted values, the procedure described in **Section 3.19.15: Modifications and Appeals for Signage** must be followed.

| Table 3.19.8D: Other Sign Types Continued | | |
|---|---|---|
| **Window Sign** | | |
| Description | A sign on the interior surface of the glass adjacent to or on the Tenant's primary entry door | |
| Non-Residential Uses | Max. Sign Area | two (2) square feet |
| | Min. Height | N/A |
| | Max. Height | N/A |
| | Min. Projection | N/A |
| | Max. Projection | N/A |
| | Max. Quantity | N/A |
| | Illumination | N/A |
| Residential Uses | Max. Sign Area | no limit, non-commercial messages |
| | Min. Height | N/A |
| | Max. Height | N/A |
| | Min. Projection | N/A |
| | Max. Projection | N/A |
| | Max. Quantity | no limit, non-commercial messages |
| | Illumination | N/A |
| Permit Required | No signage permit is required | |
| Notes | Within Non-Residential Uses, window signage is prohibited above the ground floor of a building. When window signage is displayed on two (2) or more sides of a building, each side shall comply with the maximum sign area within Non-Residential Uses. | |

Sign Type Example: These examples are intended to illustrate the general type of signage and do not represent the specific character or design. Actual signage shall comply with the design standards set forth in the project's signage regulations.

Notes:

1. Signs proposed that meet the permitted values shall be approved through the process outlined in **Section 3.19.11: Signage Applications and Permits**. For requests exceeding the permitted values, the procedure described in **Section 3.19.15: Modifications and Appeals for Signage** must be followed.

| Table 3.19.8D: Other Sign Types Continued | |
|---|---|
| **Animated Sign** | |
| Description | A sign, excluding an electronic changeable copy sign, which involves motion or rotation of any part by mechanical or artificial means or which displays flashing or intermittent lights. |
| Not Permitted | |

### *3.19.9 Special Sign Regulations*

Special sign regulations are as follows:

A. Manual changeable message signs.

1. The maximum size of up to fifty (50) percent of the maximum size allowed for the Monument Sign. Refer to **Table 3.19.8A: Freestanding Sign Types** for more information.
2. Maximum height shall be in accordance with allowed Freestanding Signs. Refer to **Table 3.19.8A: Freestanding Sign Types** for more information.
3. Maximum quantity is one (1) changeable message sign per property to be incorporated into the permitted Freestanding Sign.
4. Location shall comply with a minimum five (5) foot front, side, and rear setback. The freestanding sign setback shall also comply with the City's sight visibility requirements.
5. Allowed in all non-residential development categories.
6. The design of the changeable letter sign shall be incorporated into a decorative monument base.
7. The commercial message displayed on the sign shall directly relate to the business or businesses conducted on-site.
8. Signs may be illuminated and lighting shall comply with **Section 3.20: Lighting Standards**.
9. Signage shall be reviewed and approved through the Administrative Use Permit ("AUP") process.

B. Electronic changeable message signs.

1. The maximum size of up to fifty (50) percent of the maximum size allowed for the Freestanding Sign. Refer to **Table 3.19.8A: Freestanding Sign Types** for more information.
2. Maximum height shall be in accordance with allowed Freestanding Sign. Refer to **Table 3.19.8A: Freestanding Sign Types** for more information.
3. Maximum quantity is one (1) changeable electronic message sign per property to be incorporated into the permitted Freestanding Sign.
4. Location shall comply with a minimum five (5) foot front, side, and rear setback. The freestanding sign setback shall also comply with the City's sight visibility requirements.
5. Allowed in all residential development categories that include public or institutional uses such as schools, churches or other public facilities and all non-residential development categories.
6. Displays may use full color and animation, however, no flashing, rotating or strobe effects shall be allowed.
7. The digital sign of the electronic changeable message sign shall be incorporated into a decorative monument base.

8. Static images shall maintain a minimum display time of at least five (5) seconds before transitioning to another static message.
9. Transition method and duration.
   a. Such electronic message sign shall be limited to static displays, messages that appear or disappear from the display through dissolve, fade, travel, scroll or similar transitions and frame effects that have text, animated graphics or images that appear to move or change in size, or be revealed sequentially rather than all at once.
   b. The transition duration between messages shall not exceed one (1) second.
10. The commercial message displayed on the electronic/digital sign shall directly relate to the business or businesses conducted on-site.
11. Signs may be illuminated and lighting shall comply with **Section 3.20: Lighting Standards**.
12. Signage shall be reviewed and approved through the AUP process.

C. Political and campaign signs.
1. The maximum size shall be up to sixteen (16) square feet on residential property and thirty-two (32) square feet on non-residential property and City rights-of-way.
2. The maximum height may be up to six (6) feet.
3. There is no limit on quantity other than the total dimensions of all signs on a property must not exceed nine (9) square feet per the requirements set by ARS 33-1808.
4. Location.
   a. Political signs placed in public rights-of-way shall not be hazardous to public safety, obstruct clear vision in the area or interfere with the requirements of the Americans with Disabilities Act, as determined by the City Engineer.
   b. If the City Engineer deems that the placement of a political sign constitutes an emergency, City representatives may immediately relocate the sign. The City shall notify the candidate or campaign committee that placed the sign within twenty-four (24) hours after the relocation.
   c. If a sign is placed in violation of this section and the placement is not deemed to constitute an emergency, the City may notify the candidate or campaign committee that installed the sign. If the sign remains in violation at least twenty-four (24) hours after the City notified the candidate or campaign committee, the City may remove the sign and shall contact the candidate or campaign committee to retrieve the sign within ten (10) business days. After such time, the signs may be disposed of as the City deems fit.
5. Political and campaign signs are permitted in all development categories.
6. Display period.
   a. Political signs may be posted any time after a candidate has officially declared their candidacy for the next coming election but must be removed within fifteen (15) calendar days after a primary election for candidates who do not advance to the general election.
   b. All candidate signs must be removed within fifteen (15) days after the general election.

7. The sign shall contain the name and telephone number of the candidate or campaign committee contact person.
8. Political and campaign signage shall not be illuminated.
9. A permit is not required for political and campaign signs.

D. Custom Regulatory Signage.

1. Custom Regulatory Signage Options:
   a. Regulatory signage within the Floreo at Teravalis development may adhere to City of Buckeye standards or may utilize custom materials to create a unique character within neighborhoods, communities, or Development Units. All custom regulatory signage elements must maintain compliance with state and federal regulations regarding size, color, and messaging to ensure safety and proper identification.
2. Materials and Design Integration:
   a. Custom materials used for regulatory signage (e.g., stop signs, speed limit signs) shall be selected to complement and enhance the established character of the Site. These materials should blend with the overall design theme while ensuring durability and compliance with applicable standards.
3. Regulatory Sign Messaging and Standards:
   a. The regulatory messaging, shape, color, and size of signs, such as stop signs, speed limit signs, caution signs, and other traffic-related signs, shall not be altered in any way that affects the visibility or understanding of the sign. The signage must meet all state and federal requirements for proper identification and safety.
   b. The City of Buckeye shall be responsible for the maintenance and replacement of all regulatory signs, ensuring that they remain compliant with traffic and safety standards.
4. Custom Elements Allowed:
   a. Custom regulatory signage shall only apply to the following design elements, without altering the essential regulatory function of the sign:
      i. Pole Type and Finish:
         (a.) Poles for regulatory signs may include custom designs such as finials or other decorative treatments that complement the development's aesthetic and do not interfere with the readability or visibility of the regulatory message.
         (b.) All pole finishes must meet the color contrast and reflectivity requirements as outlined by the regulating agency to ensure legibility.
      ii. Sign Combination:
         (a.) Regulatory signs may be combined with other signage elements, such as street name placards, into one cohesive device.
         (b.) Material Options for the sign poles and structures may include:
            (1.) Architectural metals (e.g., aluminum, steel).
            (2.) Spun concrete or other durable, decorative materials.

(3.) Natural finishes that complement the character of the development (e.g., painted or coated finishes).

iii. Prohibited Materials: Wood products are not permitted for any regulatory signage elements due to durability and maintenance concerns.

iv. Color Palette: Colors for custom elements must be complementary to the project's character and shall be selected to ensure that they do not detract from the legibility of the sign or create confusion with standard regulatory signs.

5. Approval Process for Custom Regulatory Signage:

a. All custom regulatory signage designs, including materials, pole types, finishes, and color selections, must be submitted to ARC for initial review and approval.

b. Upon ARC approval, the custom signage application will be submitted through the AAP for review by the City of Buckeye.

c. The Planning Director or their designee will review the submission to ensure that all custom signage elements comply with City, state, and federal standards, and that the designs align with the character of the development.

### *3.19.10 Sign Design Criteria*

The following design criteria shall guide the design of signage.

A. Design integration

1. Permanent signs shall be fully integrated with the design of the building and the site development, reflecting the architecture, building materials, and landscape elements of the project.

2. The means of integrating Freestanding Signs with the architecture of the building shall be achieved through the use of complimentary architectural embellishments, colors, building materials, texture, and other elements found in the building design.

B. Sign style

1. Freestanding Signs shall be installed as either a monument style sign or a post and panel style sign.

C. Lighting and illumination

1. Unless specifically prohibited, signs may be either illuminated or non-illuminated and must comply with the requirements detailed in **Section 3.20: Lighting Standards**

2. The direct source of the sign's illumination shall not be visible from any public street, sidewalk, or adjacent residential area.

D. Action signs

1. There shall be no physical movement or rotation of the sign body or any segment thereof by mechanical or any other means.

E. Design guidelines

1. **Section 3.19: Sign Standards** includes examples of signage that may be proposed within the Site. However, the images provided are not meant to be representative of all examples of signage to be utilized within the Site.
2. Any signage type may be proposed so long as it is consistent with the proposed character of the neighborhood, community or Development Unit.

F. Neon signs

1. Permitted freestanding, wall and/or window signs may use neon display in their design.

G. Building Wall Signage

1. A building owner may choose to have the entirety of a building used for computing sign area, even if it is divided into multiple suites occupied by separate tenants. In this case, it is the responsibility of the building owner to determine the percentage of total allowable signage that shall be allocated to every business/tenant.
2. Signage for individual businesses/tenants in buildings where signage is approved on a whole-building basis may be placed on any facade otherwise meeting the Sign Regulations, regardless of the location of the tenant's main entrance.
3. Whole building calculations shall afford a minimum of thirty (30) square feet of signage to each business/tenant.

H. Signage Placement on Multi-Story Buildings

1. The building owner(s) shall be responsible for designating the allowable areas where signs may be placed on the building façade.
2. For multi-story buildings, the allowable areas may be located anywhere on the building façade, so long as the signage does not project above the roof of the building.

I. Signage Projection

1. Building Wall Signage may extend up to thirty-six (36) inches away from the building.
2. For buildings constructed on or near a property line that abuts a public right-of-way or public access easement (where no building setback exists), the projection may encroach into the public right-of-way or public access easement provided such signs are located higher than eight (8) feet above ground level.

### *3.19.11 Signage Applications and Signage Permits*

All signage within the Floreo at Teravalis development must first be reviewed and approved by ARC prior to submission to the City of Buckeye. A letter of approval from the ARC is required in order for any signage submittal to be considered by the City. This process ensures that all signage is consistent with the design vision of the development while complying with the CMP and relevant City regulations.

No sign shall be erected, installed, enlarged, or maintained without first obtaining an approved signage permit that includes submittal approval from ARC and AAP.

#### *3.19.11.1 Signage Submittal Requirements*

A. ARC Review

1. All signage applications must be submitted to ARC for initial review. ARC will assess each submission for compliance with the aesthetic, architectural, and design standards of the CMP.
2. The ARC review must include, at minimum:
   a. Fully dimensioned plans and specifications for each sign including:
      i. Location, size, and height of all proposed signs.
      ii. Design elements, including materials, colors, structural supports, and illumination methods.
      iii. Integration with the overall development's aesthetic and compliance with the CMP's specific sign guidelines of **Section 3.19: Signage Standards**.
   b. A plot plan showing the proposed location of the sign. This shall in include details such as:
      i. Property lines, building footprints, and distances from streets and sidewalks.
      ii. Any existing signage on the property, if applicable.
   c. The application must also include the firm or person designing the sign and their contact information.
3. Once reviewed, the ARC will issue a letter of approval for signage that meets the CMP's standards. This approval letter must accompany any subsequent submittal to the City of Buckeye.
4. If the ARC finds the signage submission to be non-compliant, feedback will be provided, and the applicant will be required to revise and resubmit to the ARC for approval

B. City Submittal

1. Upon receiving ARC approval, the applicant must submit a formal signage application to the City of Buckeye to be reviewed through AAP. The submission must include the ARC's approval letter, payment of the required permit fee according to the City of Buckeye's fee schedule, and all required documentation, including:
   a. A detailed Sign Plan with specifications for location, dimensions, and materials.
   b. Any relevant information on illumination, safety features, and landscape integration.
   c. Requests for temporary signage or variances, if applicable.
2. The City's Planning Director or their individual designee will review the signage application to ensure compliance with the CMP and any applicable City of Buckeye regulations.
3. The Planning Director may approve signs administratively if they conform to the CMP and meet all ARC-approved specifications.
   a. Minor deviations of to ten (10) percent from the CMP's signage standards may also be approved administratively through this process.
   b. Any proposed deviations beyond this threshold will require additional review and approval, as outlined in **Section 3.1.4.3.2: Development Application and Submittal of Preliminary Plats, Final Plats, Site Plans, and Conditional Use Permits**.

C. Temporary Signage

1. Temporary signage applications must also follow the ARC and AAP process. These signs may be approved to limited duration as specified in the CMP, and they must conform to the CMP's standards regarding size, placement, and materials.

### *3.19.11.2 Permit Expiration*

If work to install or construct the approved sign is not commenced within one hundred eighty (180) days from the date of permit issuance, the sign permit shall become null and void. Extensions may be requested in writing before the expiration of the permit, subject to approval by the Planning Director or their designee.

### *3.19.11.3 Permit Fee*

Before issuing a sign permit required by these Sign Regulations, the City of Buckeye shall collect a fee in accordance with the fee schedule established by the City of Buckeye Development Services Department. All applicable fees shall be paid at the time of permit application submittal.

### *3.19.11.4 Permit Revocation*

A. A sign permit may be revoked by the Planning Director or their designee for failure to comply with the approved signage plan, these Sign Standards, or any applicable conditions of approval.

B. The permit holder will be provided with a fourteen (14) calendar day written notice prior to revocation, outlining the specific non-compliance issues. The permit holder may take corrective actions within this timeframe to avoid permit revocation. If compliance is not achieved within the specified period, the permit will be automatically revoked..

## *3.19.12 Construction Requirements for Signage*

All signs within the Floreo at Teravalis development shall be designed and constructed in accordance with the City of Buckeye Building Code and any additional applicable construction codes or standards. All materials, electrical connections, structural components, and methods of installation shall comply with relevant safety and building standards as outlined in the current adopted Building Code.

## *3.19.13 Nonconforming Signs*

Any new or additional signage for a legal nonconforming use shall fully comply with the requirements outlined in the Signage Standards of this section. Existing nonconforming signs may be maintained, but any modifications or replacements must conform to the current Sign Standards as set forth in the CMP and approved through AAP.

## *3.19.14 Maintenance and Repair of Signage*

A. Sign Maintenance: All signs shall be maintained in a safe, presentable, and good condition, which includes:

   1. Regular maintenance: Replacing defective parts, repainting, cleaning, and performing any necessary repairs to keep the sign in proper working order.

   2. Illumination: If applicable, ensuring that all lighting components remain functional and comply with the original permit specifications.

B. Dangerous or Defective Signs:

   1. No property owner or entity shall permit a dangerous or defective sign to remain on premises they own or control. A sign shall be deemed dangerous or defective if it presents any risk to public safety or is structurally compromised. Upon notice from the City, the owner shall have ninety (90) days to repair or remove such signs. Failure to comply may result in enforcement action by the City, including revocation of the sign permit or removal of the sign.

### *3.19.15 Modifications and Appeals for Signage*

Any request for modifications to the signage requirements outlined in this section, or appeals of decisions made regarding signage, shall be processed through AAP as established by the CMP and reviewed pursuant to **Section 3.1.4.3.2: Application Review and Approval**.

A. Modifications: Applicants may request a modification of up to ten (10) percent of the sign standards administratively. Variations greater than this will require review and approval by the Planning Director, and possibly the Planning Commission, depending on the scope of the modification.

B. Appeals: Appeals regarding signage decisions must be submitted in writing and will be reviewed by the Planning Director or their designee. Appeals must demonstrate that the signage meets the intent of the CMP while adhering to all relevant safety and aesthetic guidelines.

## 3.20 Lighting Standards

### *3.20.1 General Intent*

To establish outdoor lighting standards and guidelines that balance safety and aesthetics while encouraging nighttime illumination that minimizes impacts on surrounding neighborhoods and the night sky. Lighting should be designed to minimize energy usage.

Exterior lighting standards are intended to create awareness and maintain Dark Sky requirements ("Dark Sky"). These standards shall limit light pollution, promote energy conservation, reduce glare, and limit quantity of fixtures. The exterior lighting design shall encourage a balance between safety and aesthetics while minimizing negative impacts to the night sky and surrounding neighborhoods.

A. Outdoor lighting shall follow the "Five Lighting Principles for Responsible Outdoor Lighting" established by the International Dark-Sky Association (IDA) and Illuminating Engineering Society (IES).
    1. Useful – Use light only if it is needed
    2. Targeted – Direct light so it falls only where it is needed
    3. Low Level - Light should be no brighter than necessary
    4. Controlled – Use light only when it is needed
    5. Color - Use warmer color lights where possible
B. Additional Lighting principles shall include, but are not limited to:
    1. Illuminate conflict areas of roadways and the public realm while achieving safety standards; and,
    2. Serve as repetitive elements while reinforcing the image, desired style, and brand of Teravalis; and,
    3. Preserve the night sky.
C. Lighting elements shall blend attractively into the environment by day and perform effectively at night to promote a safe, comfortable, and visually engaging condition.
D. Streetscape and parking lot lighting play a crucial role in enhancing the level of quality and character of the community.
    1. Light pole standards shall be uniform in color and style by specific land use.
    2. All landscape lighting shall be designed to minimize or avoid spillover to adjacent residential or private outdoor spaces.

### *3.20.2 Standards*

A. Conformance with State and Local Requirements

1. All lighting shall be designed to conform to the standards of the requirements as set forth in ARS 49-1101 et seq., and the requirements set forth in this Section.

B. Submission of Plans and Evidence of Compliance

1. A description of all lighting fixtures, both proposed and those that will remain on the site, as well as any existing or proposed fixtures to be located in adjacent rights-of-way after completion of the project, shall be provided with any preliminary plat or site plan application.
2. The description may include, but is not limited to, catalog cuts and illustrations by manufacturers that demonstrate compliance with the standards of this Section. The description shall address lighting to be used during regular business hours, as well as security lighting during non-operating hours.
3. To ensure that light trespass exceeding the requirement of this standard does not occur onto adjacent properties, electrical site plans are required denoting the location of any proposed exterior lighting, and photometric plans showing exterior light levels.

C. Design Standards

1. Exterior lighting is required for the purposes of public safety. All exterior lighting shall meet the following design standards:
   a. Light sources shall be concealed or shielded with full cut-off luminaries to minimize the potential for glare and unnecessary diffusion on adjacent property.
   b. Parking lots and other background spaces shall be illuminated as unobtrusively as possible while meeting the functional needs of safe circulation and protection of people and property.
   c. Foreground spaces, such as building entrances and outside seating areas, shall utilize local lighting that defines the space without glare.
      i. All outdoor light not necessary for security purposes shall be reduced, activated by motion sensor detectors, or turned off during non-operating business hours.
      ii. Light fixtures used to illuminate flags, statues, or any other objects mounted on a pole, pedestal, or platform shall use a narrow cone beam of light that will not extend beyond the illuminated object.
   d. The style of light standards and fixtures shall be consistent with the style and character of architecture proposed on the site.
   e. Unless otherwise provided in this CMP, exterior lighting shall not add more than one (1) foot-candle to illumination levels at any point outside the property boundaries.
   f. No flickering or flashing lights shall be permitted, except for temporary decorative seasonal lighting.

D. See the Teravalis Residential Development Standards and Teravalis Non-Residential Design Standards for additional architecture related lighting standards.

### *3.20.3 Park Lighting*

A. Park amenities, such as basketball courts, playgrounds, splash pads, Paths and Trails or other amenities may be lighted at the discretion of the Master Developer.

B. Security lighting shall be provided throughout a park, especially when adjacent to buildings.

C. Consideration should be taken to ensure lighting, especially sports field lighting, is directed away from adjacent neighborhoods and are shielded from the night sky. Bollard lighting should be directed down as well to ensure lighting does not spill onto adjacent properties. All lighting shall be Dark Sky compliant.

D. Amenity play areas, such as tot-lots, will receive adequate lighting for users from passive sources, including ramada lighting, landscape uplights, bollard lighting (where provided), sport courts, and other features. As such, no minimum lighting standard is required.

   1. The level of ambient lighting within a park will vary based on adjacent conditions. Parks adjacent to residential neighborhoods will include lower lighting levels to minimize light spill and glare onto neighboring properties, while parks near non-residential areas may incorporate higher ambient lighting to support increased activity levels.

### *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 to ensure visibility and safety.

B. Other Trail Lighting

   1. All other trails may be illuminated at the discretion of the Master Developer.
   2. Additional light poles may be required at key decision points under either scenario to be determined at the site plan or final plat review process
   3. Where lighting is provided, all other trails shall be illuminated at a spacing of one hundred sixty (160) feet on-center to maintain consistent visibility and aesthetic appeal.
   4. All lighting located adjacent to Paths and Trails shall be Dark Sky compliant.
   5. Low level lighting should be used along Trails located along the Hassayampa River, Wagner Wash, and other corridors along natural open space when lighting is provided, at the discretion of the Master Developer.
   6. Lighting should be located a suitable distance from the anticipated mature tree canopy to ensure lighting is not blocked.
   7. Illumination calculations should be provided where lighting is proposed for Paths and Trails to ensure sufficient lighting but also to ensure lighting does not spill out onto adjacent residential development.

C. Lighting Fixture Flexibility

1. The Master Developer retains flexibility in selecting trail lighting fixtures, including but not limited to solar bollards, pole-mounted lights, or other innovative lighting solutions, provided they conform to the lighting standards. Refer to **Section 3.20.14: Lighting Fixture Flexibility and Customization** for more information.

### *3.20.5 Interpretation*

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

A. Fixture or device provides approximate equivalence to the specific requirements of this Section; or

B. Fixture or device is otherwise satisfactory and complies with the intent of this Section.

### *3.20.6 Applicability*

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

### *3.20.7 Exemptions*

A. City approved public streetlighting and right-of-way lighting is exempt from all Sections except **Section 3.20.11: Streetlight Design**.

B. Sports lighting facilities are exempt from all Sections except **Section 3.20.22: Sports Lighting for All Private and Public Facilities**.

C. Temporary emergency lighting needed for public safety.

D. Soffit or wall-mounted luminaires that are permanently attached to single-family residential dwellings, not to exceed the height of the eave.

E. Temporary decorative seasonal lighting provided that individual lamps have a light output of two hundred (200) lumens or less.

F. Temporary lighting for emergency or nighttime work and construction.

G. Temporary lighting for theatrical, television, and performance areas or for special events authorized through a permit.

H. Lighting for a special district, street, or building that, according to an adopted municipal plan or ordinance, is determined to require special lighting aesthetics as part of its physical character.

I. Lighting required and regulated by the Federal Aviation Administration.

### *3.20.8 Prohibited Fixtures*

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

B. Mercury vapor, searchlights, strobe, flashing lights, lasers, exposed neon (except where permitted by Master Developer in association with a special event or Temporary Permitted Use), and other intense linear light, and the use of laser source light or any similar high-intensity light for outdoor advertising when projected above the horizontal plane are not allowed in any Zone.

C. Private recreational facility lighting after 11:00 p.m., unless authorized by the Master Developer, except in instances where parks directly abut properties outside of the CMP boundary.

### *3.20.9 Lighting Zones Classification*

A. Being responsive to intensity of land use and roadway classifications of the Site, a system of four (4) different lighting "Zones" has been established to control the ambient brightness of the area.

B. Each Zone shall have different development requirements and lighting restrictions:

1. Zone 1 – Low Ambient Light Area
   a. Residential land use classifications excluding TV-R1, TV-R2 and TV-R3; and,
   b. Floreo Park Type A.
2. Zone 2 – Medium Ambient Light Area
   a. TV-R1, TV-R2 and TV-R3 residential land use classifications;
   b. Commercial land use classifications, such as a grocery store, pharmacy or neighborhood commercial services;
   c. Mixed-Use and office use classifications;
   d. Light and medium industrial use classifications;
   e. Floreo Park Type B; and,
   f. Floreo Park Type C.
3. Zone 3 – High Ambient Light Area
   a. Commercial land use classification, experiencing high levels of nighttime activities, such as theater, and other entertainment venues;
   b. Heavy industrial use (including night deliveries and warehousing) classifications
   c. Floreo Park Type C containing sports fields;
   d. Floreo Park Type D containing sports fields; and,
   e. Schools and other public facilities.

4. Zone 4 – Special Light Areas
   a. 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**.

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

### *3.20.10 Operating Hours*

A. Contingent upon the Lighting Zone Classification, restrictions will apply on the hours that the lighting may be in use.

B. The lighting design is encouraged to be reduced as much as possible while providing a balance between safety and aesthetics.

C. The Lighting Zone Classifications have specific requirements (flagpole lighting and streetlighting exempt) as follows:

1. Zones 1 and 2.
   a. Security lighting only after 10:00 PM or within one (1) hour after the close-of-business, whichever is later; and,
   b. All fixtures that are not fully shielded shall be turned off at this time.
2. Zone 3.
   a. All outdoor lighting shall be reduced by a minimum of fifty (50) percent after 10:00 PM or within one (1) hour after the close-of-business, whichever is later; and,
   b. All fixtures that are not fully shielded shall be turned off at this time.
3. Zone 4.
   a. 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**.

### *3.20.11 Streetlight Design*

A. Arterial streets shall have continuous lighting to meet 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 only have lights located at locations described in **Table 3.20.11.B: Public Streetlight Requirements – Collector and Local Streets**. Conflict areas are defined as 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 have the minimum quantity of streetlights per **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 streetlights mounted on traffic signals.

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

F. String lights shall be allowed as the roadway illumination source where deemed appropriate. Minimum height of string lights over roadway shall be eighteen (18) feet.

G. Arterial streetlights shall be permitted to be dimmed down to twenty-five (25) percent during off peak hours.

H. Collector and local streetlights shall be permitted to be dimmed or turned off during off peak hours.

I. Streetlights shall be permitted to be solar with approval from the Planning Director 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*

Private streets do not require streetlighting. If the Master Developer chooses to install lights on private streets it shall not exceed the light levels or quantity of streetlights required on similar public streets.

## *3.20.12 Lighting Types and Fixture Shielding*

A. Requirements for fixture shielding design are described in **Table 3.20.16: Lighting Standards Matrix**.

B. Lighting Types

1. Fully Shielded Fixtures: Fully shielded fixtures shall be required for non-exempt fixtures.
   a. A fully shielded fixture is designed such that no light is projected at or above a ninety (90) degree plane running through the lowest point on the fixture;
   b. All light fixtures located within Zones 1 and 2 over one thousand (1,000) initial lamp lumens shall be fully shielded; and,
   c. All light fixtures located within Zone 3 over three thousand (3,000) initial lamp lumens shall be fully shielded.
2. Shielded Fixtures: Shielded fixtures shall be required for non-exempt fixtures.
   a. A shielded fixture is designed such that no light source is visible to adjacent properties and streets.
3. Canopy Lighting: Lighting under canopies shall be fully recessed or flush with the bottom surface of the canopy, and shall not extend below the fascia of the canopy.
   a. Alternatively, indirect lighting where the light is directed upward and then reflected down from the underside of the canopy shall be allowed subject to the light source not being visible from the ground, street or adjacent property.

4. Sign Illumination: Lighting fixtures for signs shall follow the Dark Sky guidelines for illumination and the illumination source shall not be visible from adjacent street or property. Signage lighting types may consist of:
   a. Overhead;
   b. Concealed from the ground plane;
   c. Reverse pan channel;
   d. Halo;
   e. Internally illuminated; or
   f. Other method approved by the Planning Director or their individual designee; and,
   g. Additionally, the follow standards are in place for sign illumination:
      i. In residential Lighting Zone Classifications, illuminated signs for permitted non-residential uses within one hundred fifty (150) feet of residential uses or undeveloped residentially zoned property, whether directly adjacent or across a road, shall go dark between the hours of 10:00 PM and 5:00 AM or when the establishment is closed;
      ii. All light sources shall have a color temperature of less than or equal to three thousand five hundred (3,500) Kelvin;
      iii. Luminance levels for operation between sunset and sunrise shall not exceed one hundred (100) nits (one hundred [100] candelas per square meter) as measured under conditions of a full white display; and,
      iv. Sign illumination shall be extinguished completely one (1) hour after close of business or at 10:00 PM whichever is later and remain off until one (1) hour before sunrise.
5. Landscape and Building Lighting
   a. Landscaping and building accent lighting shall be shielded and directed to prevent horizontal and vertical glare and light trespass to the street, neighboring property, and the night sky;
   b. The use of light emitting diode ("LED") lighting is required for landscape and building lighting as a design component of the overall building architecture, and shall be harmonious with the architectural style of the building, and does not portray an advertising message;
      i. In the event of advancement in lighting technology that is more efficient than LED lighting, new lighting technology may be utilized instead of LED. Refer to **Section 3.20.14: Lighting Fixture Flexibility and Customization** for more information.
   c. The use of argon, krypton tubing, incandescent lighting or other similar lighting techniques are not allowed;
   d. Color change accent lighting is permitted; and,
   e. All static light sources shall have a color temperature of less than or equal to three thousand (3,000) Kelvin.

6. String Lighting
   a. Exposed decorative string lighting shall be allowed subject to a maximum bulb rating of five (5) watts or less;
   b. String lighting for open space areas shall not be installed higher than the main building or sixteen (16) feet above grade, whichever is higher;
   c. String lighting of trees are exempt from the height limitations; and,
   d. See **Section 3.20.16: Lighting Standards Matrix** for height restrictions of string lighting over roadways.
7. Security Lighting
   a. Security lighting systems shall use fully shielded fixtures.
8. Pedestrian Lighting
   a. Pedestrian lighting systems shall use fully shielded fixtures.
9. Adjacent to Residential Land Uses
   a. Lighting in any non-residential land use shall be shielded in a way the light source is not visible from the adjacent residential land use; and,
   b. No light spillage will be allowed beyond the property line into the residential land use.
10. Within Residential Land Uses
   a. Any lighting on residential properties shall be directed downward and shielded in a manner that the illumination source shall not be visible from any adjacent property.
11. Parking and Loading Requirements
   a. Parking lots used during hours of darkness shall be illuminated; and,
   b. Any lighting used to illuminate an off-street parking area shall utilize full cut-off fixtures and be arranged as to reflect the light down and/or away from the adjoining property and abutting residential uses and/or public rights-of-way resulting in a maximum of one (1) foot-candle light spillage at the property line.

C. Fixture Shielding
1. Zone 1
   a. Pole or wall-mounted fixtures shall be Fully Shielded fixtures only;
   b. All perimeter fixtures shall possess house-side shielding;
   c. Bollards shall be louvered;
   d. All light sources shall have a color temperature of less than or equal to three thousand (3,000) Kelvin;
   e. Wall-mounted fixtures of greater than one thousand eight hundred (1,800) lumens shall possess house-side shields; and,
   f. Up-lighting fixtures shall not exceed six hundred (600) lumens.

2. Zone 2
   a. Pole or wall-mounted fixtures of less than or equal to one thousand (1,000) lumens may be Shielded;
   b. All other pole or wall-mounted fixtures shall be Fully Shielded;
   c. All perimeter fixtures shall possess house-side shielding;
   d. Bollards shall be louvered or of a type where the lamp is recessed and not directly visible;
   e. Wall-mounted fixtures of greater than three thousand five hundred (3,500) lumens shall possess house-side shields when facing residential uses and within one hundred fifty (150) feet of the property line; and,
   f. Up-lighting fixtures shall not exceed one thousand (1,000) lumens.
3. Zone 3
   a. Pole or wall-mounted fixtures of less than or equal to one thousand (1,000) lumens may be Shielded;
   b. All other pole or wall-mounted fixtures shall be Fully Shielded;
   c. All perimeter fixtures located within thirty (30) feet of a single-family residential property line, excluding bollards, shall possess house-side shielding;
   d. Bollards shall be louvered or of a type where the lamp is shielded and not directly visible;
   e. Wall-mounted fixtures of greater than six thousand five hundred (6,500) lumens shall possess house-side shields when facing residential land uses and within one hundred fifty (150) feet of property line; and,
   f. Up-lighting fixtures shall not exceed one thousand (1,000) lumens.
4. Zone 4
   a. 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**.

### *3.20.13 Fixture Mounting Height and Equipment Finishes*

A. **Section 3.20.13 Fixture Mounting Height and Equipment Finishes** does not apply to public streetlighting or sports field lighting or public facilities.

B. The mounting height of a fixture is to be measured from finished grade to the fixture lens or luminous opening.

C. No portion of any fixture that is attached to a wall that is common with another property shall be allowed to protrude above the top of the wall. See **Table 3.20.16: Lighting Standards Matrix** for additional fixture information.

D. Zone 1:
   1. Fixtures located within thirty (30) feet of a residential property line shall not exceed fifteen (15) feet in height;

2. All others shall not exceed twenty (20) feet in height; and,
3. Pole color, types, and all finishes to be at the discretion of the Master Developer. Refer to **Section 3.20.14: Lighting Fixture Flexibility and Customization** for more information.

E. Zone 2:

1. Fixtures located within thirty (30) feet of a residential property line shall not exceed fifteen (15) feet in height;
2. Fixtures located greater than thirty (30) feet and less than or equal to one hundred fifty (150) feet from a residential property line, and not blocked from direct view by a structure, shall not exceed twenty-five (25) feet in height;
3. All other fixtures shall not exceed thirty (30) feet in height or the predominant height of the perimeter buildings, whichever is greater; and,
4. Pole color, types, and all finishes to be at the discretion of the Master Developer. Refer to **Section 3.20.14: Lighting Fixture Flexibility and Customization** for more information.

F. Zone 3:

1. Fixtures located within fifty (50) feet of a residential property line, and not blocked from direct view by a structure, shall not exceed fifteen (15) feet in height;
2. All other fixtures shall not exceed thirty (30) feet in height or the predominant height of the perimeter buildings, whichever is greater; and,
3. Pole color, types, and all finishes to be at the discretion of the Master Developer. Refer to **Section 3.20.14: Lighting Fixture Flexibility and Customization** for more information.

G. Zone 4:

1. 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**.

### *3.20.14 Lighting Fixture Flexibility and Customization*

To enhance the community's character and achieve a unified design theme, the Master Developer may propose custom lighting designs, including poles, fixtures, finishes, colors, mounting configurations, orientations, and the incorporation of innovative technologies such as solar lighting or future advancements in lighting systems.

A. Customization and Thematic Integration

1. The Master Developer may implement customized lighting across the development to create a cohesive visual identity.
2. Custom designs may include decorative poles, solar-powered fixtures, or unique mounting configurations, and other lighting types provided they align with the overall aesthetic vision for the community.

3. Material finishes and colors must be in keeping with the architectural and landscape character of the development, reinforcing a sense of place and consistency.
4. Customization options apply to all lighting types, including streetlights, traffic signals, trail lighting, and park or plaza lighting, and any other lighting types, provided they meet the functional and safety requirements established in this Section 3.20: Lighting Standards.

B. Standards for Safety and Compliance

1. All custom lighting designs must comply with the functional requirements established in this Section 3.20: Lighting Standards, including Dark Sky compliance, safety standards, and required illumination levels.
2. Proposed lighting technologies, including solar fixtures and future innovations, must demonstrate:
   a. Reliability and performance suitable for long-term use.
   b. Compliance with applicable engineering standards for durability, illumination, and safety.
   c. Alignment with City and CMP design guidelines.
3. All proposed technologies must include a maintenance and replacement plan to ensure functionality over time and address potential concerns about obsolescence.

C. Approval and Review Process

1. Custom lighting proposals, including poles, fixtures, finishes, and technologies, must be submitted to ARC for review and approval.
2. The ARC will evaluate proposals for consistency with the CMP's aesthetic and functional goals.
3. The City's Planning Director or their individual designee and the Engineering Director or their individual designee may provide input during the review process to confirm compliance with technical and operational standards.

### *3.20.15 Illuminance Levels*

A. See **Table 3.20.16: Lighting Standards Matrix** for the limitation of the on-site horizontal average illuminance levels for each Lighting Zone Classification, and the perimeter vertical illuminance when the site is within one hundred fifty (150) feet of a residential property line.

B. On-site illuminance shall be based upon a "maintained" average horizontal value at finished grade, and the perimeter illuminance shall be based upon an "initial" maximum vertical value at six (6) feet above finished grade. The illuminance limitations shall be different for each Lighting Zone Classification.

C. The light loss factor for all "initial" illuminance calculations shall be no less than 0.95.

D. The light loss factor for all "maintained" calculations shall be determined by the designer and based upon the actual lamps selected and the projected operating conditions to meet the required standards.

### *3.20.16 Lighting Standard Matrix*

| Table 3.20.16: Lighting Standards Matrix | | | | |
|---|---|---|---|---|
| **Lighting Zone Classification** | **Light Source and Fixture Shielding** | **Mounting Height** | **On-Site and Perimeter Illuminance Levels** | **Up-lighting** |
| Zone 1 | Light Sources <or= 3,000 K<br>Fully Shielded Fixtures only.<br>HSS on Perimeter Fixtures. | 15′ height <or= 30′ from Residential Property Line.<br>20′ ht. > 30′ | 1.5 FC Average<br>0.30 VFC Maximum | <or= 600 Lumens each |
| Zone 2 | All Light Sources.<br>Shielded fixtures <or=1,000L<br>Fully Shielded > 1,000L<br>HSS Perimeter Fixtures | 15′ height <or= 30′ from Residential Property Line.<br>25′ ht. for > 30′ to <or=150′ from Residential Property Line.<br>30′ ht. > 150′ | 3.0 FC<br>Average<br>0.80 VFC Maximum | <or= 1,000 Lumens each<br>See **Section 3.20.10 Operating Hours** for use requirements. |
| Zone 3 | All Light Sources.<br>Shielded fixtures <or=1,000L<br>Fully Shielded >1,000L<br>HSS Perimeter Fixtures | 15′ height <or= 50′ from Residential Property Line.<br>30′ ht. > 50′ | 4.50 FC Average<br>1.5 VFC Maximum | <or= 1,000 Lumens each<br>See **Section 3.20.10 Operating Hours** for use requirements. |
| Zone 4 | *** | *** | *** | *** |

Notes:
*** Lighting proposed within Zone 4 shall be accompanied by supporting detail provided by a professional engineer and follow the submittal requirements within **Section 3.20.26: Plan Submittal Requirements**.
Kelvin (K) <or= 3,000K = A light source with a color temperature of less than or equal to three thousand (3,000) degrees Kelvin ("warm" colored light).
Light Sources <or= 1,000L = A light source which produces less than one thousand (1,000) initial Lumens.
Mounting Height 15′ <or=150′ = Mounting height of fifteen (15) feet or less when the fixture is located less than or equal to one hundred fifty (150) feet from a residential property line.
Illuminance Levels On-site maintained horizontal average illuminance and perimeter initial vertical illuminance (spill light).

### *3.20.17 Maximum Total Outdoor Lighting Requirements*

| Table 3.20.17: Maximum Lumens per Acre | | | | |
|---|---|---|---|---|
| **Lighting Zone Classification:** | **Zone 1** | **Zone 2** | **Zone 3** | **Zone 4** |
| Total (fully shielded plus unshielded) | 20,000 | 50,000 | 175,000 | *** |
| Unshielded Limit | 3,000 | 6,000 | 10,000 | *** |

Notes:
**Total outdoor light output**. Total outdoor light output shall not exceed the lumen limits listed in Table above. In the table, "Total" means the sum of shielded and unshielded light.
**Determining compliance**. For determining compliance with this requirement, the total lumens is the sum of the following:

A. One hundred (100) percent of the lumens from outdoor light fixtures installed on grade, on poles, and installed on the top or sides of buildings of other structures.

B. Fifty (50) percent of the lumens from underwater light fixtures unless the fixture is aimed at an angle of less than forty-five (45) degrees above the horizontal; in which case the calculated lumens is calculated at ten (10) percent of the rated lumens.

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

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

E. Unshielded light fixtures installed 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 the luminaire total light output.

F. Public streetlighting is exempt from Maximum Total Outdoor Lighting Requirements.

### *3.20.18 Parking Canopies*

A. Fully Shielded fixtures only in Zone 1.

B. Shielded fixtures are allowed in Zones 2, 3, and 4, but the fixtures must possess a diffusing lens and be located so that the sides of the canopy will block any direct view of the lens or fixtures from beyond the property lines.

### *3.20.19 Parking Structures*

A. Zone 1: Not permitted.

B. Zone 2: Interior fixtures and roof-top fixtures shall be Fully Shielded and incorporated into the architecture of the structure. The interior fixtures shall be attached to the ceiling or mounted no lower than the bottom of the support beams. Roof-top fixtures shall be set-back a minimum of twenty-five (25) feet from the perimeter and shall not exceed fourteen (14) feet in mounting height.

C. Zone 3: Fixtures shall be incorporated into the architecture of the structure or architecturally compatible with the proposed structure. Interior fixtures visible from any residential properties shall be fully shielded. All others may be Shielded but shall possess diffusing lenses or shielding so that the lamp is not directly visible from off-site. Rooftop fixtures shall be fully shielded, set-back a minimum of twenty-five (25) feet from the perimeter, and shall not exceed sixteen (16) feet in mounting height.

D. Zone 4: Lighting proposed within Zone 4 shall be accompanied by supporting detail provided by a professional engineer and follow the submittal requirements within **Section 3.20.26: Plan Submittal Requirements**.

### *3.20.20 Gas Stations & Convenience Stores*

A. Fuel canopy fixtures shall be recessed into the canopy ceiling, with a lens that is flat and flush to the ceiling.

B. The canopy light source shall be LED.

C. If the canopy is located within one hundred fifty (150) feet of a residential property line, the canopy fascia shall be extended to a minimum depth of twelve (12) inches below the canopy ceiling.

D. Back-lighted fascia are not allowed in Lighting Zones 1 and 2.

E. Maintained average horizontal illuminance at grade under the canopy shall be calculated separately from the rest of the site and shall not exceed twenty (20) footcandles in Zone 2 and shall not exceed thirty (30) footcandles in Zones 3.

F. Dimming of canopy lights with motion activated trigger is encouraged after 11:00 PM.

### *3.20.21 Flagpole Lighting*

A. Flagpole up-lighting in Zone 1 shall not exceed the equivalent of two (2) fixtures of one thousand eight hundred (1,800) initial lumens each per flagpole.

B. Up-lighting in all other Lighting Zone Classifications shall not exceed the equivalent of two (2) fixtures of six thousand five hundred (6,500) initial lumens each per flagpole.

C. Flagpole lighting may operate all night but is to be turned off at dusk if the flag is lowered.

### *3.20.22 Sports Lighting for all Private and Public Facilities*

A. All sports and park lighting are to be illuminated in conformance with this Section and the recommended practices prepared by the Illuminating Engineering Society of North America (IESNA) for sports lighting (RP-6).

B. Illuminance levels will be specific to the activity and sport type.

C. All sports-fields shall utilize shielded luminaires from a list of manufacturers that meet the Dark Sky initiative.

D. All sport-courts shall be lighted with fully shielded luminaires and are to utilize “on” and “off” push buttons or other method prescribed by the Master Developer so that the lighting does not operate unless the courts are in actual use.

E. All park luminaires shall be shielded and/or located so that no light source is directly visible from beyond the park property lines.

F. Sports field poles are to be set-back a minimum of twenty-five (25) feet from any residential property line.

G. Initial vertical illuminance (spill light) shall be calculated along all park property lines at a height of six (6) feet above finished grade.

H. Automatic time clocks or other programmable controllers are to turn off all non-security lighting at a curfew time as determined within the Lighting Zone Classifications.

I. Sports lighting shall be permitted to have a light source with a color temperature of less than or equal to four thousand one hundred (4,100) degrees Kelvin.

J. Zone 1: Sports Lighting and Residential.

1. No Sports Lighting allowed.

K. Zone 2: Sports Lighting and Floreo Park Type B, Floreo Park Type C or School

1. Sports field lighting shall not exceed eighty (80) feet in height.
2. Path and parking lot lighting shall not exceed twenty (20) feet in height.
3. Sport courts shall not exceed twenty-five (25) feet in height, and all fixtures shall be fully shielded.
4. Sports lighting shall not operate after 10:00 PM.
5. Horizontal spill light shall not exceed one (1) footcandle at any point along a residential property line and two (2) footcandles along any other property line.

L. Zone 3: Sports Lighting and Floreo Park Type C, Floreo Park Type D or High School.

1. Sports field lighting shall not exceed ninety (90) feet in height.
2. Path and parking lot lighting shall not exceed twenty-five (25) feet.
3. Sport courts shall not exceed forty (40) feet in height.
4. Sports lighting shall not operate after 11:00 PM.
5. Horizontal spill light shall not exceed one (1) footcandle at any point along a residential property line and two and one-half (2.5) footcandles along any other property line.

M. Zone 4: Sports Lighting

1. 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**.

### *3.20.23 Single Family Residences, Attached and Detached*

A. Residential sport courts (Zones 1 and 2) fixtures shall be fully shielded and must be turned off by 10:00 PM.

B. Fixtures located within twenty (20) feet of a property line must possess external house-side shielding.

C. Motion sensor-controlled fixtures are exempt from curfew.

D. Zone 1: Single Family Residences, Attached and Detached

1. All fixtures shall be shielded and/or located so that the light source is not directly visible from beyond any of the property lines.
2. The mounting height of any fixture shall not exceed fifteen (15) feet from finished grade to the center of the fixture.

3. Vertical illuminance of architectural and landscape features shall not exceed 0.30 footcandles between the hours of 12:00 PM and 6:00 AM.
4. All non-conforming fixtures 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. All fixtures of greater than one thousand (> 1,000) lumens shall be fully shielded and/or located so that the light source is not directly visible from any of the property lines.
2. The mounting height of any fixture shall not exceed twenty feet (20') from finished grade to the center of the fixture.
3. Vertical illuminance of architectural and landscape features at any of the property lines shall not exceed 0.80 footcandles between the hours of 12:00 PM and 6:00 AM.
4. All non-conforming fixtures shall be turned off between the hours of 10:00 PM and 6:00 AM.

### *3.20.24 Utility Exceptions*

A. Electric utility leased lighting shall not exceed a mounting height of twenty-seven and five tenths (27.5) feet in Zone 1 and twenty-seven and five tenths (27.5) feet in 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 allowed to operate from dusk to dawn.

### *3.20.25 Other Types of Lighting*

Any lighting exceptions shall be processed under Zone 4, reviewed and approved by ARC and then submitted for review by the Planning Director or their individual designee.

### *3.20.26 Plan Submittal Requirements*

A. Preliminary lighting plans shall be submitted to the Planning Director or their individual designee for review and approval as part of the preliminary subdivision plat or site plan submittal and shall include the following:

1. Define the Light Zone Classification(s);
2. Proposed and existing light pole locations;
3. Proposed and existing ground level lighting;
4. Proposed and existing wall lighting on building elevations;
5. Proposed and existing security lighting on the project and/or building elevations; and,
6. Design cut sheets and specifications for all proposed lighting fixtures and poles.

B. Lighting plan submittals shall comply with the City's building and electrical permit requirements.

### *3.20.27 Exterior Lighting in Residential*

A. Energy conservation, safety and security shall be emphasized when designing any lighting system.

B. Coach lights, or architecturally similar features, are required on the front elevation.

C. All light fixtures shall be compatible with the architectural style of the residence. The style of light fixtures shall vary per elevation and shall be consistent throughout the product line. Manufacturer's cut sheets must be submitted with the material and color sample boards.

D. All exterior lighting locations must be noted on architectural plans.

E. Light fixtures with Shielded or concealed light sources are preferred. Lighting which produces excessive glare or shines on an adjacent lot or neighborhood is not permitted.

F. Soffit lighting is allowed only as accent lighting, limited primarily to doorways and garages. Continuous soffit lighting along eaves is prohibited.

### *3.20.28 Traffic Signal Poles*

The Master Developer may propose custom traffic signal control poles for review and approval by the Transportation Director or their designee. Any custom designs submitted will be evaluated to ensure they meet City, State, and Federal standards for functionality, safety, and aesthetic integration within the community. Refer to **Section 3.20.14: Lighting Fixture Flexibility and Customization** for more information.

## 3.21 Hillside Standards

The purpose of this Section is to provide standards for protecting and enhancing the natural and man-made features that contribute significantly to the Site's quality and character, including but not limited to the: varying topography, hillsides, washes, floodplains, wetlands, native vegetation, view corridors to the mountains, historic or cultural sites, and other significant features.

### *3.21.1 Protection of Natural Features*

The Hillside Standards emphasize the significance of preserving the unique and environmentally sensitive lands of the Sonoran Desert. These standards aim to safeguard public health, safety, and welfare by implementing suitable controls on development.

The Master Developer is tasked with assessing the topography, including notable features like the Hassayampa River and Wagner Wash, to determine conservation priorities and development possibilities. Refer to **Sections 3.11: General Design Standards**, **Section 3.13.4: Edge Condition Treatment for Open Space and Parks**, and **Section 3.17: Fences, Walls, and Screening Standards** for details on the integration of development with natural edges. The intent of this section is to underscore the importance of harmonizing development efforts with the environment's intrinsic value.

### *3.21.2 Hillside Area*

Hillside Area ("HA") standards shall only apply to the portion of a lot, Parcel, phase, or Development Unit where the natural terrain within the proposed disturbance area meets all of the following:

G. Slope Threshold: The area has a slope of fifteen (15) percent or greater with a continuous elevation change of thirty (30) feet or more;

H. Minimum Area Requirement: The area with a slope of fifteen (15) percent or greater must encompass a contiguous area of no less than ten thousand (10,000) square feet.

I. Distinct Topographical Features: The area includes significant topographical features, such as bluffs, buttes, canyons, escarpments, outcroppings, ridgelines, or rock formations.

If all of the above criteria are not met, the proposed disturbed area shall not be classified as part of the Hillside Area and is not subject to any of the Hillside Area requirements.

### *3.21.2.1 General Provisions for Construction in Hillside Areas*

In addition to drawings, plans, specifications, and details necessary to obtain a building permit, the following requirements and certifications shall be provided for review by the Planning Director or their individual designee.

A. Existing Conditions Report that includes:
   1. A map at an appropriate scale on a 24" x 36" sheet showing the total lot and a twenty (20) foot area beyond the property line.
   2. This map shall show existing and proposed finished contours at two-foot intervals within a twenty (20) foot perimeter from any proposed building, five (5) foot intervals elsewhere.
   3. Existing contours shall be shown with dashed lines.
   4. This map shall show limits of excavation and fill, slope of cut and fill, and total cubic yards of excavation and fill.

B. Detailed site plans and landscape plans at an appropriate scale that show the following:
   1. Grade and slope in percent of all disturbed areas.
   2. Dimensions and calculations of all cut and fill for the building site, roads, drives, swimming pools, and the method of concealment for each fill or exposed cut.
   3. Dimensions of length and height of retaining walls, fences and other attachments.
   4. The location and grade of all drainage channels, swales, drain pipes, etc.
   5. The amount and degree of surface disturbance, destruction, or removal of natural vegetation.

C. Cross-sections at 1" = 20' scale:
   1. Two (2) or more locations perpendicular to the contours through the building site.
   2. Locations of the cross-sections shall be clearly shown on the existing conditions map.
   3. Properties impacting ridge lines shall provide additional cross-sections indicating their relation and impact on such ridge lines.

D. An overall excavation, grading, and drainage plan prepared and certified by a registered professional engineer who is licensed to practice in the State of Arizona.

E. Where possible and appropriate, the combining of the above maps into one drawing may be acceptable.

F. Development within the Hillside Area shall not require any density or intensity restrictions beyond what is set forth in **Section 3.7.5 Development Districts**.

G. Building setbacks shall be as required by the development districts.

### *3.21.2.2 Heights and Appearances*

A. For development within the Hillside Areas, the height of structures shall be determined by the following and not by the definition of "building height" as described in **Section 1.8: Definitions**:

1. No part of any structure shall penetrate an imaginary sloping plane of measurement, the height of which is thirty (30) feet measured vertically from the highest ridge or parapet of the building to the newly established or finished grade directly below that point of the building.
2. Exposed building walls measured in a vertical plane shall not exceed a height of thirty (30) feet measured from the lowest point of the wall to the top of the wall. In addition, the overall projected height will be measured from the lowest wall improvement attached to the main structure to the highest ridge or parapet and be limited to forty-five (45) feet.
3. Exceptions to the maximum height requirements are allowed for architectural features that are less than ten (10) percent of the entire roof area.
4. Examples of how to measure the building height in Hillside Areas are depicted in **Figure 3.21.2.2A: Maximum Building Height – Non-Custom Residential, Figure 3.21.2.2B: Maximum Building Height – Custom Residential, and Figure 3.21.2.2C: Maximum Building Height – Commercial**.

**Figure 3.21.2.2A: Maximum Building Height – Non-Custom Residential**

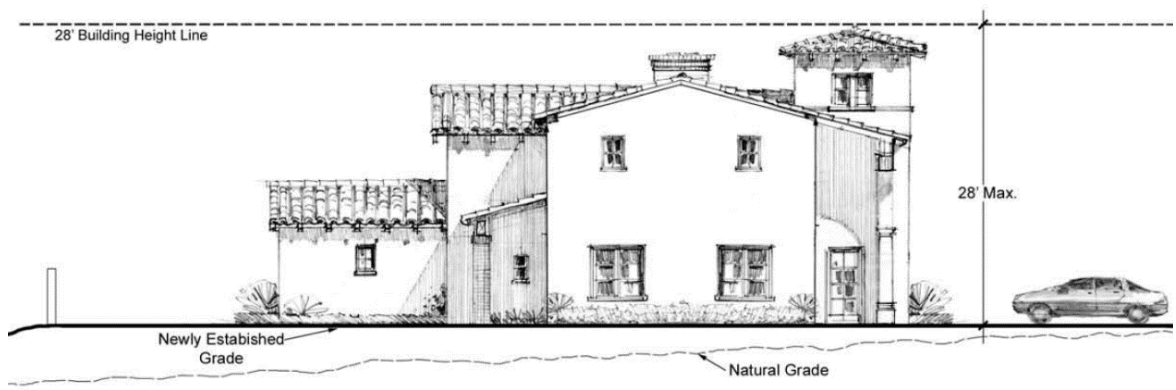
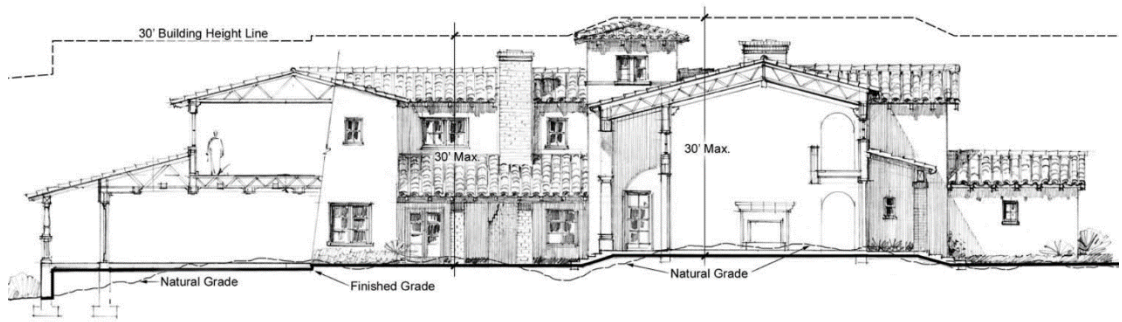
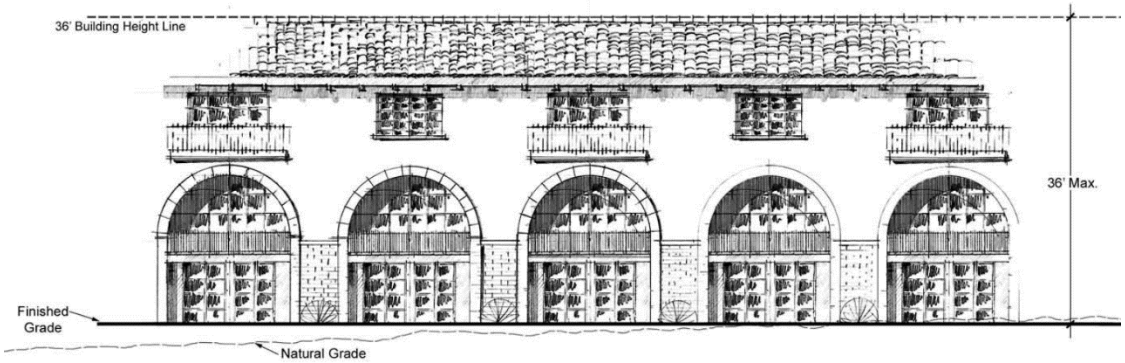



**Figure 3.21.2.2B: Maximum Building Height – Custom Residential**



## Figure 3.21.2.2C: Maximum Building Height – Commercial




B. No exposed face in any vertical plane (excluding walls) shall be allowed unless it is a rock feature or landform that appears natural.

1. Where a rock feature or rock face remains, an engineer may be required to certify that the exposed face is stable.
2. Where the natural grade is not restored back against the building, and the exposed face is not of rock or a landform that appears natural, a combination of retaining walls and/or slope will be utilized to tie into existing grade.
3. Refer to **Figure 3.21.2.2.BA: Combination Retaining Wall/Slope** and **Figure 3.21.2.2.BB: Exposed Face** for more information.

## Figure 3.21.2.2.BA: Combination Retaining Wall/Slope

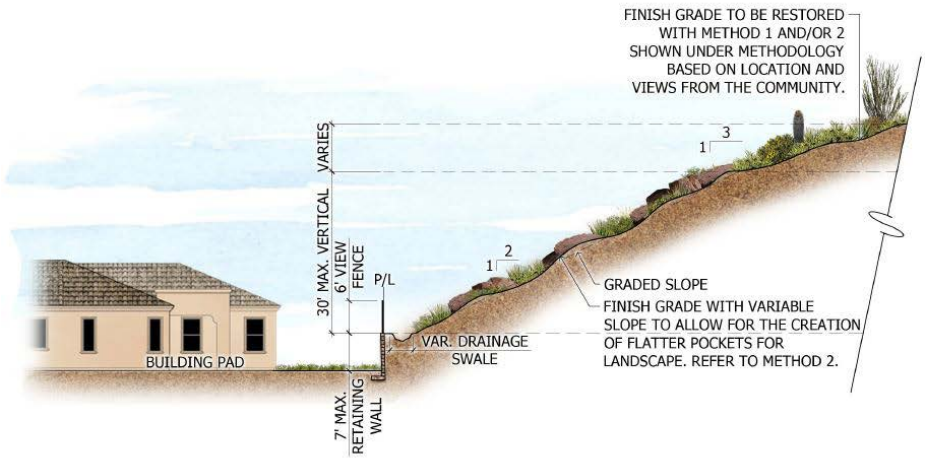
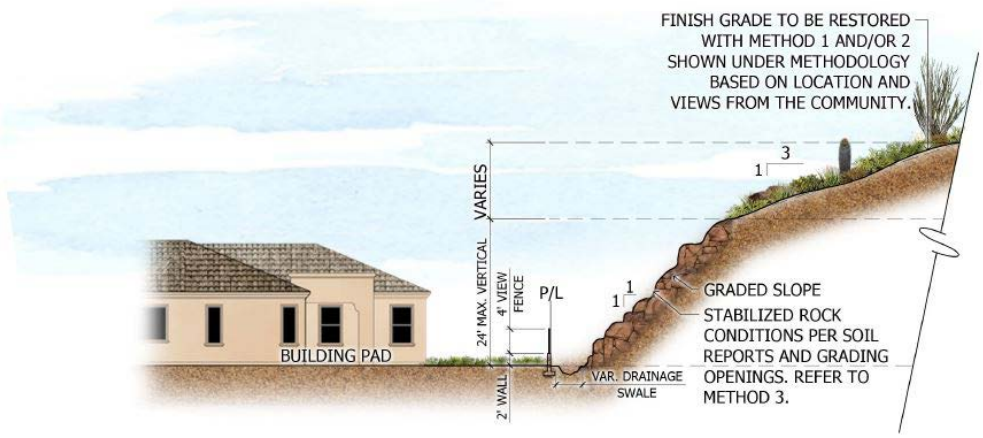


**Figure 3.21.2.2.BB: Exposed Face**




C. Materials used for exterior surfaces of all structures shall blend in color, hue, and tone with the surrounding natural setting to avoid high contrasts. The overall intent is to create a material and color palette that when utilized is deemed complimentary and compatible to the desert setting.

1. Structures, walls, roofs, and fences shall blend with the surrounding terrain and there shall be no material or colors used which have a light reflecting value (LRV) greater than thirty-five (35) percent.
2. Mirror surfaces, or any treatment which changes ordinary glass into a mirror surface, is prohibited.
3. Bright, untarnished copper or other metallic surfaces shall be treated so they are non-reflective.
4. All electrical service equipment and sub panels and all mechanical equipment including, but not limited to, air conditioning and pool equipment, solar panels, and antennas shall not be visible from the outside the property when viewed from the same or a lower elevation.
   a. Restrictions of solar panels and mechanical equipment may be modified if they are integrated into the roof design.

D. Fences or walls on lots within a Hillside Area, excluding retaining walls, shall be restricted to privacy walls attached to or directly screening a portion of the main residence.

### *3.21.2.3 Disturbed Areas*

Lots or parcels in Hillside Areas shall be developed to provide for the minimum amount of ground disturbance during the time of construction so as to prevent rockslides and falls, erosion, and seepage at final construction, disturbed areas shall be hidden or supported by retaining walls, buildings, finished surfaces, or shall be landscaped.

A. All buildings, structures, and roads should utilize the natural contours of the land to minimize the disturbed area.

B. Thirty (30) foot maximum cut is permitted as measured from the lowest elevation within the development parcel.

C. Thirty (30) foot maximum fill is permitted as measured from the highest elevation within the development parcel.

D. Cuts or fills above thirty (30) feet shall require approval from ARC and Planning Director or their individual designee.

E. The limits of construction and proposed disturbed areas shall be clearly designated on the property prior to and during construction with flags or visible roping. No disturbance outside the designated area shall take place.

F. All surplus excavated material shall be removed from the lot.

G. Mass grading is permitted for one hundred (100) percent of the designated disturbance area within the Hillside Area.

### *3.21.2.4 Roadways and Driveways*

A. If any portion of a driveway grade is more than twenty (20) percent, the entire residence and all necessary building over one hundred twenty (120) square feet of roof area shall be protected with an approved fire sprinkling system.

B. Residential driveways with turning radii of less than thirty-five (35) feet may be used provided all structures are protected with an approved fire sprinkling system.

C. Any driveway cut greater than twelve (12) feet in depth shall not have a length greater than two hundred (200) feet.

### *3.21.2.5 Retaining Walls and Erosion Control Measures*

A. The design of all retaining walls and erosion control measures shall be prepared by a registered professional engineer or architect who is licensed to practice in the State of Arizona.

B. Raw spill slopes are prohibited.

C. The slope from retaining walls shall be no more than 4:1.

D. When multiple retaining walls are utilized, the top of the footing of the upper retaining wall will be at least one (1) foot below the top of the lower retaining wall. The slope between the walls will terminate four (4) inches below the top of the top of the lower retaining wall.

E. All exposed disturbed area fill shall be contained behind retaining walls or landscaped.

F. Retaining walls shall not exceed ten (10) feet in height.

1. If additional height is needed, the wall shall be offset at a minimum of four (4) feet or one (1) foot per one (1) foot of height.
2. Privacy walls may be erected on a retaining wall so long as the total height does not exceed twelve (12) feet.

G. Total vertical exposed face is not to exceed thirty (30) feet. Terracing is permitted and encouraged per **Section 3.17.2 Retaining Walls**.

1. Deviations may only occur if approved by the Planning Director or their individual designee and the effect shall not be uninterrupted exposed face or retaining wall of greater than thirty (30) feet. See **Figure 3.21.2.2.BA: Combination Retaining Wall/Slope and Figure 3.21.2.2.BB: Exposed Face**.
2. Exposed walls in excess of thirty (30) feet shall require approval from the Planning Director or their individual designee.

### *3.21.3 Hillside Area Street Standards:*

A. Streets constructed within the area designated as HA should be designed to minimize the impact on the adjacent topography and landscape. The following standards have been developed specifically for streets that are constructed within the HA land areas and vary from design standards for the non-HA streets that are contained in the previous sections of this document. Refer to **Table 3.21.3.A: Hillside Street Design**.

B. Design Vehicle:

1. For HA areas, the basic design vehicle for all non-arterial streets is the Single Unit Truck as defined by AASHTO.

C. Street Grades:

1. Longitudinal street grades within the HA areas may range from four tenths (0.4) percent to twelve (12) percent.

| Table 3.21.3.A: Hillside Street Design | | | | | | | |
|---|---|---|---|---|---|---|---|
| **Street Design Element (Table is in Feet unless otherwise noted)** | **Major Arterial** | **Arterial** | **Major Collector** | **Collector** | **Major Local** | **Local** | **Alley / Drive** |
| Type of Curb – V-Vertical, R-Rolled, W-Wedge, RI-Ribbon | V | V | V | V | V or R | V or R | V, R, W or RI |
| Posted Speed (MPH) | 45 | 45 | 35 | 35 | 30 | 25 | 15 |
| **Median opening spacing** | | | | | | | |
| Spacing from existing or future signalized median opening with full access permitted | 990 | | 660 | N/A | N/A | N/A | N/A |
| Spacing from non-signalized median opening with full access permitted | 330 | | 150 | N/A | 100 | N/A | N/A |
| Spacing from non-signalized median opening with 3/4 access permitted (access meeting the minimum spacing is permitted based on TIA recommendation) | 200 | | 120 | N/A | 100 | N/A | N/A |
| Minimum Driveway Spacing (ft) | 200 | 200 | 120 | 120 | None | None | None |
| Minimum Right Hand Intersection Storage Length (ft) | 200 | 200 | 100 | 100 | N/A | N/A | N/A |
| Minimum Left Hand Intersection Storage Length (ft) | 150 | 150 | 100 | 100 | N/A | N/A | N/A |
| Length of Transition for 2% superelevation | 320 | 210 | 210 | 135 | N/A | N/A | N/A |
| Minimum radius of horizontal curve without superelevation | 1,800 | 1,800 | 250 | 250 | 100 | 100 | None |
| Minimum radius of horizontal curve with 2% superelevation | 1,350 | 1,350 | 200 | 200 | 90 | 90 | None |
| Minimum length of tangent between reverse curves | 300 | 300 | None | None | None | None | None |
| Minimum length of tangent between curves in same direction | 660 | 660 | None | None | None | None | None |
| Minimum horizontal curve length | 500 | 500 | None | None | None | None | None |
| Stopping sight distance | 500 | 500 | 365 | 250 | 200 | 125 | None |
| Passing sight distance | 1,990 | 1,990 | 1,650 | 1,300 | 1,100 | 800 | None |
| S - Intersection sight distance on drivers left and right turns, left turns, and through traffic [1] | 770 | 730 | 595 | 415 | 355 | 280 | N/A |
| Min. tangent length approaching intersection (measured from edge of street) [2] | 300 | 300 | 100 | 100 | None | None | None |

N/A = Not Allowed

1. If High volumes of truck traffic are anticipated, sight distances given in this table shall be used.

2. The intersection tangent can be eliminated if the curve radius approaching the intersection is doubled and does not extend past the centerline of the intersecting street.

2. In general, the maximum street grade should be five (5) percent for major collectors, ten (10) percent for minor collectors and twelve (12) percent for local residential streets.
    i. In areas with steep slopes and no alternative access provisions, steeper grades may be approved as shown in **Table 3.21.3.C: Hillside Maximum Longitudinal Street Slopes.**

**Table 3.21.3.C: Hillside Maximum Longitudinal Street Slopes**

| Gradient | Maximum Grade Length |
|---|---|
| 7% to 9% | 1,400 feet |
| 9% to 12% | 700 feet |
| 12% to 15% | 350 feet |

3. Lengths of flatter grades should break up steeper grades in order to provide a recovery area for emergency and service vehicles.
4. Steeper grades may be approved in areas where it can be shown they would be less disruptive to the surrounding area and emergency and service vehicle access can be maintained.

D. Cross Slope:

1. Cross slope shall not exceed four (4) percent. In HA areas it may be necessary to use street cross slope to control drainage.
2. Shoulder slopes should match the pavement cross slope.

E. Street Intersections

1. Right-angle intersections, those that intersect at an angle of ninety (90) degrees, are the most desirable. They provide the shortest crossing distance and the best driver sight distance.
2. Intersection angles that diverge by five degrees or more from ninety (90) degrees are not allowed on minor collector or higher classified streets without approval from the Planning Director or their individual designee. Local streets may have an angle divergence up to fifteen (15) degrees at street intersections.
    a. If an intersection occurs along a curve, the side street centerline must be radial (no divergence) to the curve of the through street.

### *3.21.4 Protection of Native Plant Species within Pristine or Environmentally Sensitive Areas*

Refer to the standards described in **Section 3.16.6: Recommended Native Tree Inventory and Salvage Practices** for more information on protecting and salvaging existing native plant species.

## 3.22 Stormwater Drainage and Retention Standards

In the arid climate of Arizona, managing stormwater effectively is critical to both the sustainability of the community and the health of the local environment. With a climate that includes intense summer monsoon rains followed by long dry spells, and gentler winter rains, the approach to stormwater management in Floreo must be both innovative and resilient.

Floreo aspires to implement a variety of methods for managing stormwater throughout the community, encouraging flexible and creative design solutions that support vibrant neighborhoods, parks, and open spaces. By incorporating optional Low Impact Development (LID) techniques, the community can treat stormwater as a valuable resource, enhancing sustainability and reducing the environmental impact of development. These LID practices align with Floreo's overall vision of resilience and environmental harmony while allowing for adaptable solutions based on development needs and feasibility.

### *3.22.1 City Code Modifications*

This **Section 3.22: Stormwater Drainage and Retention Standards** provides specific direction for stormwater drainage and retention standards across the Site. While **Section 3.22: Stormwater Drainage and Retention Standards** shall serve as the governing standard for stormwater drainage and retention requirements, the City's Section 5.3: Low Impact Development Manual of the City of Buckeye Engineering Design Standards may be referenced as a supplemental guide. Any strategies or requirements not addressed within the CMP shall adhere to the standards outlined in the City Engineering Code, ensuring alignment with the City of Buckeye's overarching engineering standards.

### *3.22.2 Alternative Stormwater Management*

In Arizona's arid climate, the integration of Low Impact Development (LID) techniques offers a proactive approach to stormwater management by harnessing natural processes to manage water as close to its source as possible. These methods are particularly effective in capturing and reusing stormwater during the monsoon season and storing it for use during the dry months, reducing the strain on potable water supplies. LID techniques can also help mitigate the effects of sudden, intense storms by reducing runoff and promoting infiltration. The benefits of incorporating LID into stormwater management include:

A. Mitigating localized flooding by controlling stormwater runoff at the source.
B. Harvesting stormwater during the rainy seasons to reduce potable water use for landscape irrigation.
C. Providing additional water for surrounding landscapes during dry periods, enhancing the community's greenery.

D. Reducing non-point source pollutants and limiting erosion through natural filtration processes.

E. Increasing groundwater infiltration to recharge aquifers and support long-term water availability.

F. Supporting wildlife habitats by maintaining water-efficient landscapes that enhance biodiversity.

G. Enhancing streetscapes and open spaces through sustainable and attractive landscape designs.

H. Reducing urban heat island effects by using permeable surfaces, vegetation, and shading elements.

I. Improving local watershed health by reducing pollutant loads and enhancing water quality.

### *3.22.3 Implementation of LID Techniques*

The implementation of LID techniques in Floreo provides opportunities for more sustainable stormwater management while allowing flexibility in design. These techniques can be incorporated at different stages of development, from the master planning level (Development Unit Plan) to more detailed stages such as site plans and subdivision plats.

#### *3.22.3.1 Development Unit Plan Submittal Requirements for LID*

If Low Impact Development (LID) techniques are being considered for the Development Unit, they must be incorporated as part of the drainage report analysis detailing how these practices will be implemented and the specific benefits of incorporating such strategies. Refer to **Section 3.10.7: Drainage Plan** for more information on drainage plan requirements.

#### *3.22.3.2 Site Plans and Subdivision Plat Submittals and LID*

For individual Site Plans and Subdivision Plats, developers must identify and describe the LID techniques that are being implemented from those described in the drainage report of the Development Unit the site plan or subdivision plat is located in.

#### *3.22.3.3 Final Improvement Plans and LID*

Final improvement plans submitted for construction must include detailed designs and construction specifications for any LID options identified in the DUP or Site Plan. These plans should ensure that the LID techniques are implemented effectively, with flexibility to adapt based on site-specific conditions. Alternative LID techniques may be proposed if they meet the same design intent and engineering standards.

### *3.22.4 LID Techniques*

LID techniques are an optional approach to stormwater management, offering strategies that enhance sustainability and reduce the overall environmental impact of development. These techniques are particularly suited to Arizona's climate, addressing the need for efficient stormwater management during the region's monsoon season and long periods of dryness. By incorporating these techniques, Floreo can manage stormwater runoff in ways that support water conservation, sustainability, and the aesthetic goals of the community.

The following LID options, commonly used in Arizona and suited to the local climate, provide a range of strategies that can be implemented across Floreo. The techniques herein and referenced within the "Greater Phoenix Metro Green Infrastructure Handbook, Low-Impact Development Detail for Alternative Stormwater Management" shall be considered conceptual by both their design, construction, and implementation. Alternative methods of design, construction, and implementation may be proposed, provided they meet the design and engineering requirements of Floreo and are subject to review and approval by ARC and the Planning Director or their individual designee. These alternative methods will be considered equivalent as long as they achieve the overall design intent outlined in the LID strategies. Final design and construction details for any alternative methods must be included in the final improvement plans to ensure consistency with the broader stormwater management objectives of the community.

The following LID techniques provide flexible solutions to be implemented at both the Development Unit and project-specific levels:

A. Bioretention Systems
B. Curb Extensions
C. Curb Openings
D. Dual Chamber Dry Wells
E. Rain Gardens
F. Sediment Traps
G. Stormwater Harvesting Basins
H. Vegetated Buffers and Riparian Areas
I. Vegetated or Rock Bioswales

All techniques should be designed with the region's unique climate conditions in mind, optimizing stormwater collection during monsoon rains and preserving resources during dry periods. Incorporating these practices can reduce the need for potable water for landscape, support local biodiversity, and contribute to a visually appealing streetscape.

### *3.22.4.3.1 Bioretention Systems*

Bioretention systems offer a versatile and effective means of treating stormwater by filtering pollutants through engineered soil media and promoting infiltration. These systems may either allow stormwater to percolate into the subsoil or use an underdrain to direct infiltrated water into downstream drainage systems. While bioretention systems share similarities with stormwater harvesting basins and rain gardens, they are generally deeper and more focused on pollutant capture and stormwater infiltration. These systems can be constructed in various settings, including roadway rights-of-way or areas with limited space, making them highly adaptable for Floreo. Refer to **Figure 3.22.3.1.1: Examples of Bioretention Systems**.

A. Applicability

1. Bioretention systems are well-suited for residential, commercial, and industrial sites, as well as along roadways where reducing stormwater volume and improving water quality is a priority. These systems are particularly effective in urban areas with high levels of impervious surfaces, providing efficient infiltration rates.
    a. Bioretention functions as an active water purification system, filtering stormwater and improving overall water quality.
    b. These systems can create multi-functional open spaces that provide both wildlife habitat and aesthetic enhancements to streetscapes through vegetation and landscaping.
    c. By supporting healthy vegetation growth, bioretention systems can help reduce the urban heat island effect, cooling adjacent areas and enhancing comfort in outdoor spaces.
    d. Stormwater captured in bioretention systems can reduce the need for potable water use in landscape irrigation, providing an additional resource for other project areas.
    e. Bioretention provides an alternative to traditional drainage systems, especially in space-constrained, urbanized environments.
    f. Properly designed bioretention systems limit ponding, reducing concerns about vectors such as mosquitoes.

B. Design Considerations

1. Bioretention systems are straightforward to construct and maintain, making them a practical choice for both large and small developments.
2. Where inflows occur on steeper slopes, greater than 3:1, the side slopes should be lined with rock to prevent erosion.
3. Sediment traps should be installed at the inlets to capture concentrated flow, minimizing clogging and extending the lifespan of the bioretention system.
4. If an underdrain is used, it should have a minimum diameter of six (6) inches to allow for cleaning without damage. A vertical clean-out pipe is optional but can enhance maintenance. Underdrain pipes should comply with ASTM D3034 for PVC and AASHTO 252M for HDPE.

5. The underdrain should be installed parallel to the bioretention basin's bottom and encased in at least twelve (12) inches of aggregate drain rock on all sides to ensure proper drainage.
6. Any subterranean outlets from the underdrain must connect to an appropriate downstream facility, LID element, or underground stormwater collection system.
7. The recommended Bioretention Soil Media (BSM) depth in a desert environment, such as Floreo, is thirty-six (36) inches to forty-two (42) inches to accommodate planting, including large box trees.
8. Bioretention systems should be designed to handle the first flush of stormwater, calculated as the runoff from a one-half (0.5) inch storm event. Ponding depth should range from nine (9) inches to twelve (12) inches, with three (3) inches of freeboard from the overflow structure to the top of the berm or adjacent finished grade.
9. Systems must drain ponded water within thirty-six (36) hours to prevent vector issues, and underground runoff should drain within seventy-two (72) hours to remain effective during monsoon storms. An overflow structure should be included to manage larger storm events.
10. The area of the bioretention system should be determined using first flush calculations, ensuring that the system can effectively manage the expected stormwater volume.
11. Bioretention areas are typically landscaped to enhance aesthetics and performance. Plant species should be selected to thrive in the Bioretention Soil Media (BSM) and be suited to intermittent flooding. In the Sonoran Desert, plant selection may be more limited, but drought-tolerant species can be used to enhance the system's function while requiring minimal supplemental watering once established.
12. Watering for newly established plants is typically provided through underground irrigation systems, which can be reduced or phased out over time based on the success of plant growth and stormwater collection patterns.

**Figure 3.22.3.1.1: Examples of Bioretention Systems**

### *3.22.4.3.2 Curb Extensions*

Curb extensions, or chicanes, are used to extend the curb into a travel or parking lane, creating space for bioretention of street runoff and tree planting. These extensions can feature sloped or vertical sides and are typically designed as flow-through elements, meaning they allow stormwater to pass through while capturing runoff for treatment. Curb extensions are often landscaped, contributing to both stormwater management and the aesthetic quality of streetscapes. Refer to **Figure 3.22.2.1.2: Examples of Curb Extensions**.

A. Applicability

1. Curb extensions can be used along low-speed roadways, driveways, and parking lots. They are particularly effective in urban streetscapes, where they also function as traffic-calming measures.
   a. Curb extensions are relatively easy to retrofit into existing urban environments, making them adaptable to various projects.
   b. These extensions create additional open space and soften the look of streetscapes by incorporating vegetation and landscaping.
   c. Vegetation within curb extensions contributes to cooling adjacent areas, reducing the urban heat island effect common in the Phoenix Metropolitan Area.
   d. Curb extensions provide additional stormwater storage capacity compared to conventional planters, helping to manage runoff more effectively.

B. Design Considerations

1. The soil depth should be between twelve (12) to eighteen (18) inches to maximize stormwater storage capacity and support healthy vegetation growth. If trees are planted, the depth should be adjusted based on the recommendations of the landscape architect.
2. The width of the planter should be a minimum of thirty (30) inches, but the shape can vary to accommodate specific design needs. The width should allow for small excavation equipment.
3. Care should be taken during design to avoid conflicts with existing dry utilities.
4. Curb extensions should be designed with outlets that allow overflow to return to the roadway, functioning as a flow-through system.
5. If underdrains are used, they must connect to a downstream stormwater conveyance system or another LID element, ensuring positive drainage.

C. Landscape and Irrigation

1. Plant selection
   a. Choose plant materials that can thrive in bioretention soil media (BSM) and are tolerant of the inundation characteristics of curb extensions
   b. Given the arid climate of the Sonoran Desert, select drought-tolerant plant species to ensure long-term sustainability. These species should be resilient to limited water availability, particularly during dry periods

c. Refer to **Section 3.16: Landscape Standards** for more details on recommended plant species and planting requirements.

2. Soil amendments
   a. Utilize soil amendments such as organic mulch, fertilizers, and biota to enhance plant growth. The need for these amendments should be determined through soil testing and should align with the project's landscape performance objectives.
3. Irrigation
   a. While drought-tolerant plants are adapted to desert conditions, supplemental irrigation will be required during the establishment phase and occasionally during prolonged dry spells.
   b. Underground irrigation systems should be used for efficient water delivery. Over time, irrigation can be reduced or phased out as plants mature and become more self-sustaining, depending on the volume of stormwater collected.
4. Maintenance and Monitoring
   a. Ensure proper maintenance and monitoring of the landscape, particularly in the early stages of plant establishment. Adjust irrigation and soil treatments as necessary to support healthy vegetation.

By incorporating these landscaping and irrigation strategies, curb extensions can effectively contribute to both stormwater management and the aesthetic enhancement of the streetscape.

**Figure 3.22.2.1.2: Examples of Curb Extensions**

*3.22.4.3.3 Curb Openings*

Curb openings play a key role in conveying runoff into Low Impact Development (LID) features such as swales, bioretention areas, or stormwater harvesting basins. This technique can be incorporated into new construction and is adaptable to various site conditions, making it a versatile tool in stormwater management for Floreo. Refer to **Figure 3.22.3.1.3: Examples of Curb Openings.**

A. Applicability

1. Curb openings are typically designed with a two (2) foot wide clear opening and are commonly used to channel flows from parking lots, streets, or paved surfaces into stormwater capture areas and LID features.
2. Curb openings are particularly effective in directing runoff from impervious surfaces like roads and parking lots into bioretention or vegetated areas, enhancing the collection of stormwater.
3. For roadways and areas with pedestrian traffic, roadway design speeds, clear zone offsets, and the type of curb opening must be considered to ensure safety.
   a. Metal grate curb openings may be utilized to meet ADA accessibility requirements while allowing water flow, offering a balance between function and pedestrian safety.
   b. They are most commonly used where the runoff source is adjacent to the LID feature and not separated by pedestrian walkways.
   c. Curb openings are relatively easy to maintain.

B. Design Considerations

1. Curb openings serve as a means of conveying water but must be integrated with other LID treatments like bioretention areas or swales to function effectively.
2. The curb opening should have a minimum width of twenty-four (24) inches to minimize the risk of clogging and ensure consistent water flow.
3. Angled curb openings should include chamfered sides cut at a forty-five (45) degree angle, which is the maximum slope achievable with standard concrete saws.
4. The floor of the curb opening should slope toward the LID feature, with a minimum two (2) inch grade drop between the opening and the stormwater management area to promote proper drainage.
5. The curb opening must be designed to handle the expected flow without causing pooling or ponding in adjacent travel lanes or pedestrian pathways.
6. The back slope of curb opening inlet should be armored to prevent erosion if a sediment trap is not also installed.

Curb openings are one of the most flexible and widely used LID techniques in stormwater management, offering practical and effective solutions for directing runoff into retention areas.

**Figure 3.22.3.1.3: Examples of Curb Openings**

*3.22.4.3.4 Dual Chamber Dry Wells*

Dual chamber dry wells are subsurface structures designed to capture and infiltrate stormwater runoff, typically from roof drains, paved surfaces, and parking lots. By directing stormwater underground, dual chamber dry wells promote groundwater recharge and help manage runoff volumes, reducing surface water accumulation and associated flooding risks. These systems consist of two chambers: a sediment chamber to filter out debris and particulates, and an infiltration chamber to allow stormwater to percolate into the ground.

A. Applicability

1. Dual chamber dry wells are particularly suited to urban and suburban areas with high levels of impervious surfaces, such as parking lots, rooftops, and roadways, where space for above-ground LID solutions is limited. They provide an effective means of reducing stormwater runoff in areas with well-draining soils.
2. These systems are ideal for sites with limited surface space for traditional retention basins or surface-level bioretention facilities.
3. In addition to managing runoff, dual chamber dry wells promote groundwater recharge, a key benefit in arid regions like Arizona where groundwater is a critical resource.
4. By directing stormwater underground, dual chamber dry wells reduce the amount of surface water that can contribute to the urban heat island effect, helping to moderate ambient temperatures in urban areas.

B. Design Considerations

1. When designing dual chamber dry wells, it is essential to ensure that they are properly sized and located to maximize stormwater infiltration and reduce the risk of clogging or overflow.
2. The sediment chamber should be designed to capture debris, silt, and other particulates before stormwater enters the infiltration chamber. Regular maintenance and sediment removal are critical to maintaining the system's effectiveness.

3. Dual chamber dry wells must be sized to handle runoff from the first flush of a design storm. The infiltration chamber should be designed to store and infiltrate the stormwater within a reasonable timeframe, typically within thirty-six (36) to forty-eight (48) hours, depending on local soil conditions.
4. Percolation and infiltration rates of the site should be tested to ensure that the subsoil can accommodate the expected stormwater volumes. Dry wells should be located in areas with well-draining soils to prevent overflow and standing water.
5. To prevent overflow during extreme storm events, dry wells should include an overflow mechanism that directs excess water to an appropriate downstream drainage system, such as a bioswale, vegetated buffer, or stormwater harvesting basin.
6. Dry wells should be placed at an appropriate distance from building foundations and underground utilities to prevent structural damage and avoid interference with essential infrastructure.
7. Dry wells should include access points for regular inspection and maintenance. The sediment chamber must be regularly cleaned to maintain infiltration capacity and prevent system failure.
8. Where water quality is a concern, additional pre-treatment devices, such as sediment traps or oil-water separators, may be required upstream of the dry well to reduce pollutant loads before infiltration occurs.
9. Integrating dual chamber dry wells with permeable pavement, parking lots, or other surfaces can increase the effectiveness of stormwater management by reducing the volume of surface runoff.

#### *3.22.4.3.5 Rain Gardens*

Rain gardens are shallow, vegetated depressions designed to capture and infiltrate stormwater runoff from impervious surfaces such as rooftops, driveways, and streets. While similar to other LID techniques such as bioretention systems and stormwater harvesting basins, rain gardens are typically smaller, less engineered, and focused primarily on stormwater retention and infiltration at a more localized scale. Unlike bioretention systems, which are often deeper and focused on pollutant removal, rain gardens are primarily used for managing runoff from smaller areas and providing aesthetic and ecological benefits.

A. Applicability

1. Rain gardens are versatile and can be used in residential, commercial, and public spaces to manage runoff from impervious surfaces, reduce stormwater volumes, and improve water quality. They are particularly suited for small-scale stormwater management where space is limited, making them effective in urban areas. In the arid regions of Arizona, rain gardens can help manage the intense, short-duration storms common during monsoon season, while enhancing water infiltration during gentler winter rains.

2. Rain gardens are ideal for managing runoff from rooftops, driveways, and parking lots, particularly where stormwater management and beautification are both desired outcomes.
3. Rain gardens are well-suited for managing runoff from localized areas during smaller storm events, such as monsoon rains, providing temporary storage and gradual infiltration into the soil.
4. Rain gardens facilitate infiltration and can contribute to groundwater recharge, a crucial resource in Arizona's dry climate.
5. By incorporating native plant species, rain gardens provide habitat for local wildlife, contributing to biodiversity and enhancing the ecological value of development.
6. Rain gardens introduce vegetated areas into urban landscapes, helping to reduce the urban heat island effect by cooling adjacent areas through evapotranspiration and shading

B. Design Considerations

1. While rain gardens share many similarities with other LID features, they are generally more compact and intended to manage runoff at the source rather than larger, distributed areas. Their design should balance functionality and aesthetics, integrating them seamlessly into the surrounding landscape.
2. Rain gardens differ from bioretention systems, which are typically deeper and designed to capture pollutants through engineered soil media, making bioretention systems more appropriate for areas requiring higher levels of stormwater filtration. Rain gardens, in contrast, focus on immediate stormwater retention and infiltration at the surface level.
3. Unlike stormwater harvesting basins, which store water for future reuse, rain gardens primarily focus on short-term storage and infiltration, designed to handle stormwater directly and return it to the groundwater table.
4. Rain gardens should be sized to manage runoff from smaller impervious areas, typically designed for the first half (0.5) inch of a storm event. They should be placed in low-lying areas that naturally receive runoff, such as near downspouts, driveways, and parking lots.
5. The soil in a rain garden should be well-draining, typically a mix of sand, compost, and topsoil. This composition allows for both moisture retention and infiltration, supporting plant growth while facilitating stormwater management.
6. Native, drought-tolerant plants that can tolerate both wet and dry conditions are ideal for rain gardens. These plants should have deep root systems to improve soil structure and infiltration capacity. Refer to Section 3.17: Landscape Standards for plant species.
7. Rain gardens should have a ponding depth of six (6) inches to nine (9) inches to temporarily store stormwater without causing long-term standing water. The system should be designed to drain within twenty-four (24) to forty-eight (48) hours to avoid mosquito breeding and other vector control concerns.

8. Rain gardens should be designed with inflow areas that allow stormwater to enter from adjacent surfaces, with overflow structures in place to manage excess water during larger storm events. Overflow should be directed to additional LID elements, such as bioswales, where possible.
9. Inflow points should be reinforced with rocks, vegetation, or erosion control mats to prevent scouring and soil displacement. This ensures the long-term integrity of the rain garden and reduces maintenance needs.
10. Rain gardens require periodic maintenance to remove sediment, debris, and invasive plants. During dry periods, supplemental irrigation may be necessary to sustain the vegetation. A subsurface irrigation system may be installed, and its use reduced over time as the vegetation establishes.
11. The plant palette should focus on native species that can thrive in the desert environment. Rain gardens also provide an opportunity for seasonal color and ornamental plants that enhance the landscape while supporting stormwater management. See **Section 3.16: Landscape Standards** for planting guidelines.

#### *3.22.4.3.6 Sediment Traps*

Sediment traps are installed at curb openings and/or inlets that receive concentrated stormwater flows to capture sediment and debris before it enters a stormwater capture or LID facility. These traps serve as a crucial pre-treatment element, reducing sedimentation, erosion, and maintenance requirements for the overall stormwater system. By facilitating easier maintenance and protecting downstream facilities, sediment traps enhance the functionality and lifespan of LID systems. Refer to **Figure 3.22.3.1.6: Examples of Sediment Traps**.

A. Applicability

1. Sediment traps are particularly useful in areas with concentrated runoff flowing into stormwater capture or LID facilities, such as bioretention systems, rain gardens, or stormwater harvesting basins. They act as a protective measure to prolong the effectiveness and reduce the maintenance needs of these systems. Sediment traps are typically used in conjunction with other LID elements and provide several key benefits. Sediment traps:
   a. Traps reduce sediment and debris entering stormwater capture areas, improving the overall efficiency of LID systems.
   b. They disperse the energy of incoming flows, reducing the potential for erosion within adjacent basins or LID features.
   c. By collecting debris in a designated area such as a concrete debris pad, sediment traps make it easier to perform regular maintenance, reducing labor and time.
   d. Sediment traps improve the longevity and overall function of the LID system by protecting downstream components from sediment buildup.

B. Design Considerations

1. To ensure optimal performance, sediment traps must be designed to efficiently capture sediment and debris while facilitating easy maintenance and integration with the broader stormwater management system.
2. The debris pad should be as flat as possible to encourage sediment deposition and facilitate debris removal. A three (3) inch concrete lip on three (3) sides of the pad helps to contain sediment and reduce maintenance.
3. The sediment trap should have a flow path length-to-width ratio of 3:1 or less to maximize fine sediment removal. A shorter flow path encourages quicker deposition of sediment.
4. Sediment traps can be built from poured concrete or precast units. For ease of maintenance, a concrete debris pad is preferred over riprap, which can trap debris and be difficult to clean.
5. The sediment trap should be long enough to ensure that the hydraulic jump—where fast-moving water slows down and sediment settles—occurs within the feature. This design enhances sediment capture efficiency
6. Riprap or appropriately sized rock should be used to armor the side slopes of the sediment trap, preventing erosion without complicating maintenance. However, riprap is not recommended for the bottom of the trap as it can impede debris removal.
7. Sediment traps may be surrounded by landscape elements, such as native plants or grasses, to stabilize the area and further reduce erosion. Grasses or other groundcover can also be planted within the concentrated flow areas of the trap, providing additional filtration and sediment control. For landscape guidelines, refer to **Section 3.16: Landscape Standards**.

**Figure 3.22.3.1.6: Examples of Sediment Traps**

### *3.22.4.3.7 Stormwater Harvesting Basin*

Stormwater harvesting basins, also known as rain gardens, are shallow, vegetated depressions designed to collect and filter stormwater runoff before allowing it to infiltrate into the ground. Unlike typical retention basins, harvesting basins provide subsurface storage, allowing stormwater to percolate into the soil through infiltration trenches. These basins are commonly used for on-site stormwater detention and can be scaled for various developments, including residential, commercial, and industrial areas. Harvesting basins are typically built adjacent to impervious surfaces such as parking lots and recreational areas, and they can also be incorporated as roadway enhancements in areas with sufficient right-of-way (ROW). Due to the arid climate of the Sonoran Desert, harvesting basins may not always provide sustained plant health without supplemental irrigation. Refer to **Figure 3.22.3.1.7: Examples of Stormwater Harvesting Basin.**

A. Applicability

1. Harvesting basins can partially fulfill on-site stormwater detention requirements if designed and maintained accordingly.
2. These basins should be located adjacent to localized runoff sources and impervious surfaces (e.g., parking areas, driveways, rooftops) to capture stormwater at the source, reducing the need for large, centralized detention basins.
3. Harvesting basins can be retrofitted into sites with or without existing drainage features and can be effectively integrated into urban streetscapes, providing both stormwater management and traffic-calming benefits.
4. Harvesting basins are simple to construct, scalable, and relatively easy to maintain.
5. In addition to stormwater management, these basins offer multifunctional benefits, such as providing wildlife habitat and softening the streetscape aesthetic with vegetation.
6. By enhancing stormwater infiltration, harvesting basins can improve water quality, reduce reliance on potable water for landscape irrigation, and provide additional cooling benefits to surrounding areas, particularly in urban heat islands like the Phoenix Metropolitan Area.

B. Design Considerations

1. An underdrain or overflow drain should be incorporated if the soils have low infiltration rates or if the basin's capacity is exceeded during storm events. Refer to local municipal requirements for storage and infiltration rates to properly size the basin and the infiltration trench. Subterranean outlets must connect to appropriate downstream drainage facilities or LID elements.
2. Harvesting basins should be designed to accommodate the first flush rainfall (typically 0.5 inches), with surface storage capacity between nine (9) inches to twelve (12) inches and a recommended freeboard of three (3) inches. The basin should drain surface water within thirty-six (36) hours to prevent vector control issues, and infiltration should be completed within seventy-two (72) hours.

3. The basin may receive distributed flow along its perimeter from surrounding impervious surfaces, such as parking lots. Slopes of 3:1 or flatter can be vegetated, while steeper slopes should be rock-lined to prevent erosion.
4. When a harvesting basin is located adjacent to a travel lane, the design must adhere to clear zone requirements specified in the AASHTO Roadway Design Book
5. Underground work for the infiltration system may require special inspections during construction to ensure proper installation and function.
6. For steep slopes or concentrated flow areas, erosion control measures such as scuppers or riprap spillways should be included in the design.
7. Harvesting basins should be placed near runoff sources and distributed throughout a site to capture flows from multiple areas, rather than relying on a single large basin.
8. To encourage successful vegetation growth, soil fertility testing should be performed on exposed soils to identify necessary amendments. Imported soils are discouraged unless necessary.
9. The basin's sides are typically landscaped to match existing landscape character, reduce erosion, and enhance aesthetics. The landscape treatment can range from native, drought-tolerant plants to more ornamental options, depending on the project's location and design objectives. For further guidance on plant species and planting requirements, refer to **Section 3.16: Landscape Standards**.
10. Plants within the basin will require supplemental irrigation during the establishment phase and potentially during dry periods. Irrigation can be reduced over time as plants mature, depending on the success of the landscape and the volume of stormwater collected. An underground irrigation system is typically used, which can be scaled down or abandoned as necessary
11. Plant species should be chosen based on their ability to thrive in the basin's inundation conditions. Depending on the landscape's design and the level of stormwater collection, the selected plants can enhance the site's aesthetics, provide cooling effects, and contribute to stormwater management.

**Figure 3.22.3.1.7: Examples of Stormwater Harvesting Basin**

*3.22.4.3.8 Vegetated Buffers and Riparian Areas*

Vegetated buffers and riparian areas are linear strips of dense vegetation placed along streams, drainageways, or other natural watercourses to slow down and filter stormwater runoff before it enters nearby waterways. These areas differ from other LID techniques like bioretention systems or stormwater harvesting basins because their primary focus is on providing natural filtration over a broader landscape and protecting water quality rather than capturing or directly infiltrating runoff. In Floreo, where preserving the natural desert environment is a priority, vegetated buffers and riparian areas can play a significant role in promoting stormwater management while enhancing biodiversity and preserving the natural landscape.

A. Applicability

1. Vegetated buffers are most effective when placed adjacent to riparian zones or natural drainageways, serving as a first line of defense to reduce erosion and filter pollutants from stormwater runoff before it reaches larger water bodies.
2. These areas are highly suitable for integration rear intended preserved natural areas, parks, and open space corridors, where their multifunctional benefits can contribute to water quality, habitat creation, and aesthetic enhancement.
3. Buffers are also effective in areas where high levels of stormwater runoff may lead to erosion, providing a natural barrier that stabilizes soil and reduces sedimentation.
4. These buffers promote local wildlife habitats by providing cover, food sources, and migration corridors for native species, making them a valuable addition to areas that aim to preserve natural desert ecosystems.

B. Design Considerations

1. The width of the vegetated buffer should be determined by the size of the adjacent watercourse, the slope of the land, and the amount of anticipated stormwater flow.
2. Larger buffers are generally more effective for pollutant removal and habitat preservation, but the design must balance ecological benefits with land availability and development needs.
3. Plant species used in vegetated buffers should be native, drought-tolerant species that are adapted to the arid conditions of the Sonoran Desert. These plants must be resilient to fluctuating water levels and capable of thriving in both wet and dry conditions.
4. For areas subject to occasional inundation, riparian vegetation that can tolerate periodic saturation is recommended, while upland species should be used in higher zones within the buffer.
5. For more information on planting and landscape requirements, refer to **Section 3.16: Landscape Standards**.
6. To maximize the buffer's functionality, a layered planting approach should be used, with trees, shrubs, grasses, and ground cover strategically placed to create a thick vegetative zone. Taller plants should be positioned closer to the watercourse, while lower-lying plants can be used along the outer edges.
7. While vegetated buffers are not primarily designed for stormwater infiltration, they can contribute to reducing surface runoff volumes by slowing the water's velocity and allowing it to spread across a wider area, where some infiltration may naturally occur.
8. The dense root systems of the buffer vegetation act as natural filters, trapping sediments, pollutants, and nutrients carried by stormwater runoff. This filtration process improves water quality and protects downstream water bodies from contamination.
9. Vegetated buffers play a critical role in stabilizing the banks of watercourses, preventing soil erosion during storm events. The dense vegetation helps to disperse the energy of flowing water, reducing the erosive impact and protecting the land from being washed away.
10. Riparian areas and vegetated buffers provide important wildlife habitat, promoting biodiversity and supporting local ecosystems. Planting native species not only benefits water quality but also enhances the natural beauty and ecological health of the surrounding area.
11. Although drought-tolerant species are typically selected, supplemental irrigation may be required during the plant establishment phase and dry seasons. Over time, irrigation may be reduced or phased out as plants adapt to the natural water availability of the site.
12. Regular maintenance, including periodic removal of invasive species, pruning, and ensuring the health of the buffer vegetation, is necessary to sustain the functionality of the vegetated buffer and riparian areas.

### *3.22.4.3.9 Vegetated or Rock Bioswales*

Vegetated or rock bioswales are open, shallow channels designed to slow and treat stormwater runoff through filtration, infiltration, and evaporation. These channels, which can feature vegetation, rocks, or a combination of both, differ from stormwater harvesting basins or rain gardens as their primary function is to slow down runoff and enhance pollutant removal, often in line with existing storm drain systems. By integrating plants and rough surface materials like decomposed granite or larger rock, bioswales not only manage stormwater but also enhance landscape aesthetics and support vegetation growth. Refer to **Figure 3.22.3.1.9: Examples of Vegetated Bioswales.**

A. Applicability

1. Bioswales are commonly placed within or alongside storm drain systems, providing a mechanism for slowing and infiltrating stormwater as it moves through the drainage system. They are particularly suited to roadways, parking lots, and other impervious surfaces where stormwater must be managed over a large area:
2. Vegetated or rock bioswales help slow runoff, reduce erosion, and capture pollutants, while also providing water harvesting opportunities that support plant growth and reduce reliance on potable water for irrigation.
3. These systems promote vegetative growth, which cools surrounding land and helps mitigate the urban heat island effect, a common concern in the Phoenix Metropolitan Area.
4. Bioswales are relatively easy to construct, cost-effective, and adaptable to various site conditions. They can be implemented as tiered or stepped systems to manage stormwater in areas with steep slopes or integrated into existing landscapes.

B. Design Considerations

1. Protecting the in-situ soils is crucial when designing bioswales. Stabilizing the surface with rock, vegetation, or organic mulch helps prevent erosion while maintaining the functionality of the swale.
2. Bioswales can include underdrains that must connect to downstream drainage facilities, LID elements, or stormwater collection systems, ensuring proper flow and management of excess stormwater.
3. The addition of perpendicular structures, such as check dams and weirs, reduces flow velocities, encourages infiltration, and helps improve the bioswale's ability to filter stormwater.
4. To prevent erosion, side slopes should not be steeper than 3:1. Where bioswales are adjacent to sidewalks or parking areas, a two (2) foot level shelf should be created as a recovery area to enhance safety.
5. Trapezoidal bioswales are recommended to control flow velocities, with a maximum velocity of one (1) foot per second (1 fps) to reduce scour and sediment transport. Longer or meandering channels can be used to reduce slopes and maximize infiltration opportunities.

6. In areas with steeper slopes or higher flow velocities, bioswales may require additional features like rock coverings, check dams, or energy dissipators at vertical drops to manage water energy and prevent erosion.
7. Sediment traps and flow spreaders should be incorporated at inflow points to dissipate velocity and distribute flows more evenly across the bioswale, improving the overall performance and longevity of the system.
8. Bioswales are typically landscaped to enhance both functionality and aesthetics. Planting materials should align with the surrounding landscape character and help support erosion control and pollutant filtration. A mix of native, drought-tolerant plants or a more ornamental approach may be selected, depending on the site's location and intended visual impact.
9. Refer to **Section 3.17: Landscape Standards** for specific plant species recommendations and planting requirements.
10. Plants within bioswales must be able to tolerate periodic inundation, especially during storm events. The design should carefully consider plant placement to avoid damage or flow blockage.
11. Installed plantings will require supplemental watering during the establishment phase, typically through an underground irrigation system. Over time, the irrigation may be reduced or phased out as the plants become established and as stormwater patterns support their growth.
12. Organic mulch, biota, and fertilizers may be added to the soil to improve plant success, with recommendations based on soil fertility tests and specific landscape performance expectations.

**Figure 3.22.3.1.9: Examples of Vegetated Bioswales**

## 4. Conclusion

The Applicant is requesting the major CMP amendment for the three thousand twenty-nine (3,029) acre site. The Site is a prime location for development that will set the tone and level of quality and finish as it pioneers a better way of life, connecting families and friends through thoughtfully designed homes, exceptional community spaces and cultural experiences, and innovative commercial real estate. The Site will connect neighbors to the native Sonoran desert by honoring sustainability and providing five-star stewardship of awe-inspiring desert land.

# Appendix

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# Appendix A: General Plan Conformance

# Appendix A: 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. Floreo'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 Floreo, 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:

The land use density and intensity detailed in **Section 3.6: Land Use Budget** and **Exhibit 3.8.1.2: Land Use Density and Intensity Plan** are supported by and follow the capacity analysis of the Master Technical Reports. The CMP included the City's Future Open Space and Trails map and the Parks and Recreation Master Plan in its analysis and planning of green spaces, trails, and recreational areas, refer to **Section 3.10.2: Open Space and Parks Framework Plan** and **Section 3.10.3: Path and Trail Framework Plan**. By supporting regional planning efforts and integrating with broader metropolitan strategies, the CMP ensures mutual benefits for the City and the greater Phoenix area. Areas designated for non-residential development within Floreo contribute toward the City's targeted economic sectors, promoting job creation and economic growth. All development within Floreo will adhere to the CMP, ensuring consistency and coordination with the City's General Plan goals.

### 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 standards included in the CMP are designed to ensure that residential development is considerate of residential development that has been completed. The CMP includes standards for appropriate buffers, lot sizes, and setbacks to ensure smooth transitions between subdivisions and land uses, refer to **Section 3.7.5: Development Districts** and **Table 3.7.1.1: Land Use Classifications and Development Districts**. All development within Floreo will adhere to the CMP, ensuring that these principles are consistently applied.

### 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 does not apply to Floreo, 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 Floreo.

**Response:**

The CMP ensures that non-residential development is thoughtfully integrated with residential land uses. This standards for appropriate buffers and setbacks to ensure smooth transitions between land uses, refer to **Section 3.7.5: Development Districts** and **Table 3.7.1.1: Land Use Classifications and Development Districts**. All development within Floreo will adhere to the CMP, ensuring that these principles are consistently applied.

### Growth Theme Goal 4: Mixed-use land patterns are developed in appropriate areas throughout the community.

- Policy G-4.1: Has been omitted as Floreo 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 CMP is designed to develop mixed-use land use patterns in appropriate areas throughout the community, ensuring that these developments are strategically located to maximize their benefits and walkability. Refer to **Table 3.7.2: Permitted Land use Classification and Development Districts** and **Exhibit 3.8.1.2: Land Use Density and Intensity Plan** for the locations of Category 2 and Category 3 which are the areas where mixed-use land use is permitted.

### Growth Theme Goal 5: has been omitted as Floreo 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 Floreo 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-8.1: 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-8.2: Has been omitted as Floreo is not adjacent to any existing rail corridors.
- Policy G-8.3: The City of Buckeye will have an average of one to one jobs per household.
- Policy G-8.4: The City of Buckeye should protect existing industrial development from encroachment by incompatible development.
- Policy G-8.5: Employment uses should mitigate potential negative impacts of associated operations including negative impacts to the natural environment.

## Response:

Although Floreo is designated as MPC, it is in alignment with bolstering Buckeye's employment base by integrating commercial and business developments that attract diverse industries. Adjacent to Floreo, the area to the north is designated as Employment in the General Plan. **Table 3.6: Land Use Budget** shows that Development Unit 1, located next to this Employment-designated area, is particularly flexible. This flexibility is designed to respond to the adjacent Employment-designated land by locating similar uses together, enabling logical transitions of uses, and preventing incompatible development. The Development Districts permitted in Development Unit 1 and the GFA allocated in **Table 3.6: Land Use Budget** allow for a wide range of non-residential developments.

**Table 3.7.3.2: Mixed-Use and Non-Residential Permitted Uses** outlines the permissible uses within the commercial and industrial Development Districts. It also designates certain uses, such as resource extraction, as not permitted to protect the area and natural environment. By thoughtfully planning and integrating non-residential areas, the CMP aims to create a vibrant job market that strengthens the community's economic well-being.

### Growth Theme Goal 8: has been omitted as Floreo 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 CMP supports Buckeye's goal of an expansive and diverse economy through strategic land use planning and fostering a vibrant community. **Exhibit 3.8.1.2: Land Use Density and Intensity Plan** illustrates how density and intensity are situated to provide access to Sun Valley Parkway and other major roadways, facilitating retail and hospitality uses. Development Unit 1, located adjacent to an area designated as Employment to the north in the General Plan, ensures compatible uses are grouped together.

**Table 3.7.3.2: Mixed-Use and Non-Residential Permitted Uses** anticipates future technological and economic trends by incorporating emerging categories such as ghost kitchens and alternative energy generation. **Section 3.7.3.3: Classification of New and Unlisted Uses** includes a process for uses that are not specifically listed in permitted use tables but meet the intent of an existing permitted use may be submitted to the Director or their Designee for interpretation and approval. The inclusion of extensive open spaces, trails, and recreational areas enhances Buckeye's natural resource and outdoor recreation offerings, promoting ecotourism and contributing to the city's economic diversity 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 CMP supports Buckeye's goal of fostering local entrepreneurship and building an economy supported by small firms by establishing zoning and land use patterns that provide increased commercial space and opportunities for businesses. By fostering a growing residential population, the CMP creates demand for commercial and office space, which in turn supports the establishment and growth of small businesses.

### 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 CMP supports Buckeye's goal of becoming an economic leader in Maricopa County by establishing zoning and land use patterns that attract and accommodate a diverse range of businesses. By designating areas for commercial and business development, the CMP guides development in ways that create opportunities for expansion and growth for major employers.

### 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 CMP supports Buckeye's goal of providing a wide array of educational opportunities and workforce development by establishing the framework for development that creates a conducive environment for educational facilities and programs. By fostering a growing residential and commercial community, the CMP indirectly supports local educational institutions and workforce development initiatives.

### Growth Theme Goal 13 has been omitted as Floreo 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 CMP supports Buckeye's goal of achieving low unemployment, economic stability, and a high standard of living by fostering a diverse and vibrant community that attracts a range of industries and businesses by establishing the framework to facilitate the development of commercial and business areas.

### 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 identified growth areas.

### Response:

The Floreo at Teravalis CMP aligns with the goal of making Buckeye an attractive destination for new growth by establishing a high standard of quality and finish for development. It ensures that growth occurs in areas where infrastructure can be expanded in a fiscally sound manner, supporting the efficient use of resources. The CMP incorporates standards that align with green and sustainable building practices, including the integration of natural drainage corridors like the Hassayampa River and Wagner Wash, and the use of native and low water-use plant materials as detailed in **Section 3.16: Landscape Standards**. Additionally, the CMP encourages the use of alternative energy sources such as solar panels, and **Section 3.22: Hillside Standards** ensures a balance between hillside areas and development to create a visually integrated and high-quality community. By fostering a well-planned and aesthetically pleasing environment, the CMP makes Floreo an appealing area for new residents and businesses, thereby supporting the overall economic vitality and growth objectives of the City of Buckeye.

### 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 Floreo is not within a Generalized Area for Growth, the CMP supports the goal of promoting efficient resource use and maintaining or improving residents' quality of life. The standards established within the CMP, the residential design guideline document *Teravalis Residential New Construction Development Standards*, and the commercial design guideline document *Teravalis Commercial Planning and Design Standards* ensure that development within Floreo meets or exceeds the quality of design for the area, maintaining high standards of aesthetics and functionality. Furthermore, the CMP incorporates compatible land use strategies to provide smooth transitions between areas of differing densities and intensities, enhancing overall community integration and minimizing potential conflicts.

### 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 CMP aligns with Buckeye's objective of fostering a diverse housing stock by promoting a variety of housing types that cater to the needs of current and future residents. Section 3.7.5: Development Districts outlines standards for a wide range of residential products, enhancing diversity in size, design, and density in new developments. This approach ensures a comprehensive array of housing options is available. The CMP also supports the development of housing areas that enable homeowners to upgrade in size, quality, and price, as well as providing options for those seeking to downsize. Furthermore, the CMP encourages mixed-use residential/commercial projects, including live-work and work-live units, where residential and commercial uses are compatible.

By implementing these diverse housing strategies, the CMP supports Buckeye's vision of maintaining a balanced and inclusive community that meets the needs of all residents. Making Floreo welcoming to all is a fundamental principle of the community we are creating. This document supports a wide spectrum of affordability and accessibility by permitting a broad range of housing types, including for-sale and for-rent units, attached and detached homes, and various densities and typologies.

Achieving affordability levels beyond market rates may require additional support. In such cases, the Master Developer and the City of Buckeye will collaborate to utilize incentive and subsidy mechanisms. These may include tax credits, tax abatements, fee relief, regulatory adjustments, and other available incentives at federal, state, county, or municipal levels.

### 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:

While the CMP does not specifically include special needs housing, it provides a wide range of housing opportunities that can accommodate individuals with special needs. The diverse housing types and designs within the CMP include a wide variety of options. Assisted living facilities and nursing homes are permitted as conditional uses in many of the Development Districts. Refer to **Table 3.7.3.1: Residential Permitted Uses** and **Table 3.7.3.2: Mixed-Use and Non-Residential Permitted Uses** for the specific uses permitted within the Development Categories in Floreo. By promoting inclusive and adaptable housing solutions, the CMP supports Buckeye's goal of serving special needs groups and fostering a community that meets the needs of all its residents.

### 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 CMP supports Buckeye's goal of creating attractive, high-quality, and healthy neighborhoods by promoting sustainability in residential development design. It encourages green building practices, the use of native and low-water-use plants, and the integration of alternative energy sources like solar panels. The CMP also fosters active communities with pedestrian and bike-friendly designs, ensuring convenient access to parks, schools, and other public facilities, see **Section 3.14: Path and Trail Circulation Standards**. By integrating natural open spaces and connecting new developments with existing ones, the CMP enhances the area's natural beauty and community accessibility, aligning with Buckeye's vision for vibrant, sustainable neighborhoods.

### Growth Theme Goal 20 has been omitted as Floreo is 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:**

Floreo supports the development of public facilities within the community to provide services for the residents. The Floreo is not located within an infill area for redevelopment and will provide new infrastructure improvements to develop the Site. A Development Agreement has been established between the Master Development and the City to address infrastructure improvements, public facilities and cost sharing.

### Growth Theme Goal 22 has been omitted as Floreo 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:**

To support the City of Buckeye's long-term vision for this area, Master Reports have been established to support the density and intensity established within the CMP for the long-term development of the community. These Master Reports will serve as the baseline and will be updated as needed for future development within the CMP.

### 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 has been established between the Master Development and the City to address infrastructure improvements, public facilities and cost sharing.

**Growth Theme Goal 25 has been omitted as Floreo 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:**

Floreo is committed to supporting Buckeye's goal of providing public facilities and services by including designated spaces for such facilities where deemed appropriate. These spaces will be integrated into the community plan to ensure accessibility and convenience for all residents, enhancing the overall functionality and appeal of the development. This commitment ensures that Floreo contributes to the comprehensive provision of essential public services and facilities throughout the City of Buckeye.

### 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:**

Floreo aims to support Buckeye's goal of owning and maintaining a sustainable solid waste collection and disposal system. The community is designed with flexibility to incorporate sustainable practices in solid waste management, aligning with the city's broader sustainability objectives and contributing to the overall health and well-being of the community.

### 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:**

Floreo is designed to align with Buckeye's goal of being a safe community. By integrating well-planned public spaces, effective infrastructure, and accessible amenities, Floreo supports a secure and welcoming environment for all residents. The community plan emphasizes safety through thoughtful design and adherence to best practices, contributing to the overall goal of maintaining a safe and vibrant 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:**

Floreo supports Buckeye's goal of maintaining an efficient emergency response system by ensuring that the community design facilitates quick and effective access for fire, police, and emergency services. Strategic planning within the development prioritizes infrastructure and layout that enhance emergency response times and accessibility, contributing to the overall safety and well-being of 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:**

Floreo aligns with Buckeye's goal of proactively mitigating safety hazards through thoughtful planning and design that ensures natural oversight of public areas, contributing to a secure and welcoming community environment.

### 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:**

Floreo aligns with Buckeye's goal of supporting education by including the flexibility for schools and districts to share recreational facilities with parks and other amenity areas within the community. This integrated approach promotes collaboration and resource-sharing, enhancing educational and recreational opportunities for residents.

### 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:**

Floreo aligns with Buckeye's goal of supporting post-secondary education by providing the ability for post-secondary education facilities to be developed within the community.

### 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:**

Floreo aligns with Buckeye's goal of supporting education by including the flexibility for schools and districts to share recreational facilities with parks and other amenity areas within the community. This integrated approach promotes collaboration, resource-sharing, and safety, thereby enriching educational and recreational opportunities for residents.

### 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:

Floreo promotes a connected community and multi-modal transportation by incorporating pedestrian paths, bike paths, and trails that interconnect recreation areas and open spaces. These trails provide seamless connections between Development Units, enhancing accessibility and encouraging active transportation. This integrated network supports a vibrant, healthy, and connected community, aligning with Buckeye's vision for sustainable and efficient transportation. Refer to **Section 3.10.3: Path and Trail Framework Plan** and **Section 3.13: Path and Trail Circulation Standards** 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:

Floreo promotes a regionally connected community with multi-modal transportation by incorporating pedestrian paths, bike paths, and trails that interconnect recreation areas and open spaces internally and externally. These trails provide seamless connections between Development Units and the perimeter of the community, enhancing accessibility and encouraging active transportation. This integrated network supports a vibrant, healthy, and connected community, aligning with Buckeye's vision for sustainable and efficient transportation. Refer to **Section 3.10.3: Path and Trail Framework Plan** and **Section 3.13: Path and Trail Circulation Standards** for more information.

## 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:

Floreo supports Buckeye's goal of maintaining a safe and efficient roadway system. **Section 3.10.1: Transportation Framework Plan** and **Section 3.14: Street Standards** outline the design and implementation of roadways that prioritize safety and efficiency. These sections ensure that the transportation network within Floreo is well-planned, reducing congestion and enhancing accessibility while promoting the overall safety and well-being of residents.

## 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:**

Floreo supports Buckeye's vision of multi-modal transportation with local services to enhance connectivity and convenience for residents. Floreo envisions being a partner with the City to plan transit connectivity within the community once services are able to be provided to this remote area.

### Services Theme Goal 13 has been omitted as Floreo 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:

Floreo promotes a connected community and multi-modal transportation by incorporating pedestrian paths, bike paths, and trails that interconnect recreation areas and open spaces. These trails provide seamless connections between Development Units, enhancing accessibility and encouraging active transportation. This integrated network supports a vibrant, healthy, and connected community, aligning with Buckeye's vision for sustainable and efficient transportation. Refer to **Section 3.10.3: Path and Trail Framework Plan** and **Section 3.13: Path and Trail Circulation Standards** for more information.

### 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:

Floreo aligns with Buckeye's goal of maintaining a reliable and sustainable water supply. The CMP recommends a low water-use plant palette, utilizing native and low water-consuming species, and limits the use of turf. Buildings within Floreo will be equipped with water and energy-efficient appliances, supporting sustainable water management practices. Additionally, a wastewater treatment facility will be located within the community which will provided reclaimed water for use in the community lake and subsequently the landscape irrigation.

### 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:

Floreo aligns with Buckeye's goal of balancing water availability with the growth of the community for long term planning to provide reliable and sustainable water supply by recommending low water-use plant material, limiting the use of turf, requiring buildings within Floreo to be equipped with water-efficient appliances and supporting sustainable water management practices. Additionally, a wastewater treatment facility will be located within the community which will provided reclaimed water for use in the community lake and subsequently the landscape irrigation to further reduce the potable water used within the community.

### Services Theme Goal 17 has been omitted as Floreo 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:

Floreo aligns with Buckeye's goal of maintaining a reliable and sustainable water supply. The CMP recommends a low water-use plant palette, utilizing native and low water-consuming species, and limits the use of turf. Additionally, buildings within Floreo will be equipped with water and energy-efficient appliances, supporting sustainable water management practices.

## 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:

Floreo's parks, open spaces, and trails form a connected network that ensures all residents have access to a diverse array of quality amenities. These recreational features support Buckeye's goal of equitable distribution of parks and recreation amenities throughout the city. 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:**

Floreo's network of parks, open spaces, and trails support Buckeye's goal of providing recreational opportunities that meet the diverse needs of the community and contribute to economic development. By creating accessible and well-designed recreational areas, Floreo enhances the quality of life for residents, attracts businesses, and promote a healthy, active lifestyle.

## 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:

To create a community built on connected desert living, development within the Site shall mitigate sensitive land areas, where they exist, to maintain their natural features and environmental value. Refer to **Section 3.22: Hillside Standards** for more information.

The review and mitigation of drainage influences within and surrounding the site will adhere to the Infrastructure Master Plans. This process aims to enable development beyond flood-prone areas while exploring ways to leverage drainage systems for environmental advantages. See **Section 2.2.2: Opportunities and Constraints** and **Section 3.9: Infrastructure Master Plans** for more information.

Comprehensive planning efforts will be employed to locate complementary land uses in proximity to one another and allow for adequate transitions to more intense land uses. More intense land uses will be located near major transportation corridors for ease of access and visibility. Refer to **Exhibit 3.8.1.2: Land Use Density and Intensity Plan** for more information.

The CMP establishes the framework for a water conscious landscape that utilizes native and non-native drought tolerant material to accentuate the beauty of the native Sonoran Desert. Drainage corridors and development along natural open space will utilize a native and transitional desert palette in varying character forms to blend the aesthetic of the pristine natural environment with the aesthetics of the communities they traverse. See **Section 3.11.4: Landscape Framework Plan** and **Section 3.16: Landscape Standards**.

### 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:

To create a community built on connected desert living, development within the Site shall properly mitigate sensitive land areas, where they exist, to maintain their natural features and environmental value. Refer to **Section 3.22: Hillside Standards** for more information.

The review and mitigation of drainage influences within and surrounding the site will adhere to the Infrastructure Master Plans. This process aims to enable development beyond flood-prone areas while exploring ways to leverage drainage systems for environmental advantages. See **Section 2.2.2: Opportunities and Constraints** and **Section 3.9: Infrastructure Master Plans**.

The region contains several wildlife species which inhabit the surrounding native land. The CMP provides a route for the wildlife to traverse the Site in a manner that avoids vehicular traffic and ultimately connects to native undeveloped property, maintaining connections between the Rivers and Ridges such as the Hassayampa River towards the White Tank Mountains. See **Exhibit 3.13.3: Wildlife Corridor Map** and described in **Section 3.13.3: Wildlife Corridors**.

The CMP establishes the framework for a water conscious landscape that utilizes native and non-native drought tolerant material to accentuate the beauty of the native Sonoran Desert. Drainage corridors and development along natural open space will utilize a native and transitional desert palette in varying character forms to blend the aesthetic of the pristine natural environment with the aesthetics of the communities they traverse. See **Section 3.11.4: Landscape Framework Plan** and **Section 3.16: Landscape Standards**.

### 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 CMP establishes the framework for a water conscious landscape that utilizes native and non-native drought tolerant material to accentuate the beauty of the native Sonoran Desert. Drainage corridors and development along natural open space will utilize a native and transitional desert palette in varying character forms to blend the aesthetic of the pristine natural environment with the aesthetics of the communities they traverse. See **Section 3.11.4: Landscape Framework Plan** and **Section 3.16: Landscape Standards**.

Native plant surveys shall be conducted, and plant material salvaged per **Section 3.16.6: Recommended Native Tree Inventory and Salvage Practices**.

The design of architecture including material selection, building scale, and color scheme within the Site are regulated by the Master Developer through separate design and development standards which are not a part of the CMP. General development standards are included in **Section 3.12: General Design Standards**.

## 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 Site offers a range of housing types, retail commercial, and employment opportunities responsive to local and regional markets. The rich variety of land uses provides opportunities for diverse, active lifestyles, and an exceptional quality of life.

Development proposed adjacent to native open space such as along the Hassayampa River and Wagner Wash, shall be designed to minimize impact and provide a landscape transition for visual aesthetics. See **Section 3.13.4: Edge Condition Treatment for Open Space and Parks**.

Open space within the Site will provide for both passive and active recreation. A comprehensive network of paths and trails will connect to parks and open space throughout the Site. See **Section 3.11.3: Path and Trail Framework Plan** and **Section 3.14: Path and Trail Circulation Standards**.

The Site will incorporate a variety of materials for walls, monumentation, visual screening and accent features which complement the natural desert setting while establishing a unique character. See **Section 3.17: Fences, Walls, and Screening Standards**.

The CMP establishes the framework for a water conscious landscape that utilizes native and non-native drought tolerant material to accentuate the beauty of the native Sonoran Desert. Drainage corridors and development along natural open space will utilize a native and transitional desert palette in varying character forms to blend the aesthetic of the pristine natural environment with the aesthetics of the communities they traverse. See **Section 3.16: Landscape Standards**.

## 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 Site will provide for both passive and active recreation. A comprehensive network of paths and trails will connect to parks and open space throughout the Site. See **Section 3.11.3: Path and Trail Framework Plan** and **Section 3.14: Path and Trail Circulation Standards**.

The region contains several wildlife species which inhabit the surrounding native land. While no wildlife linkages are identified within Floreo, the CMP provides a route for the wildlife to traverse the Site in a manner that avoids vehicular traffic and ultimately connects to native undeveloped property, maintaining connections between the Rivers and Ridges such as the Hassayampa River towards the White Tank Mountains. See **Exhibit 3.13.3: Wildlife Corridor Map** and described in **Section 3.13.3: Wildlife Corridors**.

## 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 impacts both inside and outside the site will be examined. The goal is to facilitate construction outside of floodways and explore drainage management techniques to improve the environment. For more information, see **Section 2.2.2: Opportunities and Constraints** and **Section 3.9: Infrastructure Master Plans**. Where construction may occur within a floodway, all FEMA requirements will be adhered to in order to remove impacted lands from development.

## 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 Site will adhere to Dark Sky criteria outlined in **Section 3.20: Lighting Standards**. Non-residential uses that may produce a high level of noise out to the edge of the property will be required to take measures to mitigate noise pollution. Strategies for mitigating noise pollution may include sound walls, berming, distance buffers, additional landscape, and other methods.

## Goal 8: Energy in Buckeye is used responsibly and efficiently.

- Policy 8.1: The City of Buckeye should implement 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 Site will utilize strategies for energy efficiency that include:

- utilize Energy Star rated appliances and materials;
- buildings and structures will be designed as "solar ready" to allow the after addition of solar technology;
- homes will be developed with options for electric vehicle wiring readiness, allowing homeowners to install charging equipment more easily and efficiently;
- outdoor lighting will utilize LED lightbulbs where possible;
- daylighting strategies will be integrated into the design of the buildings to minimize the use of artificial lighting.

For more detailed information on sustainability requirements, see Floreo's Residential Design Guidelines and Commercial Design Guidelines.

### 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 drainage influences within and without the Site will be reviewed and mitigated per the Infrastructure Master Plans to allow for development outside of floodways and to study opportunities to implement strategies for utilizing the drainage for environmental benefits. See **Section 3.9: Infrastructure Master Plans** for more information. The Site will utilize water efficient building practices that use any combination of the following:

- low water use plumbing fixtures that meet current building codes;
- hot water recirculation systems;
- tankless water heaters;
- solar water heaters.

The Site shall follow the City of Buckeye's requirements for solid waste and recycling. Low water use plant material will be used in landscape design; this includes low water use plants that are suited to the desert or native desert species. See **Section 3.16: Landscape Standards** for more information on plant material and planting requirements.

## Goal 10: Natural resources are protected through conservation management strategies.

- Policy 10.1: The City of Buckeye should develop a natural resource preservation plan.
- Policy 10.2: The City of Buckeye will work with the Bureau of Land Management, Arizona State Land Department and other State and federal agencies to help regulate the appropriate use the use of their lands and prevent illegal use and dumping.
- Policy 10.3: The City of Buckeye should require that new development includes soil testing and analysis of geological hazards.
- Policy 10.4: The City of Buckeye will require mining remediation plans to ensure that impacts of sand and gravel operations are mitigates during operations and long term after mining operations cease.
- Policy 10.5: The City of Buckeye should work with volunteer groups to host litter clean up days throughout the MPA.
- Policy 10.6: The City of Buckeye will protect all watersheds within the MPA of containments from human activities.
- Policy 10.7: Developers should conserve significant natural resources in their development plans, such as wash corridors, hillsides, viewsheds, and mature vegetation.

### Response:

To create a community built on connected desert living, development within the CMP shall properly mitigate sensitive land areas shall, where they exist, to maintain their natural features and environmental value. The drainage influences within and without the CMP will be reviewed and mitigated per the Infrastructure Master Plans to allow for development outside of floodways and to study opportunities to implement strategies for utilizing the drainage for environmental benefits. See **Section 2.2.2: Opportunities and Constraints** and **Section 3.9: Infrastructure Master** Plans for more information. The Site will adhere to Dark Sky criteria outlined in **Section 3.20: Lighting Standards**. The Site will salvage and preserve certain native tree and cacti plant materials.

## 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 CMP establishes a unifying visual character for the Floreo area by defining design elements such as architecture, landscape, signage, and lighting. The CMP also includes guidelines and requirements for flexibility for neighborhoods to define their own unique character that fall within the same level of quality and finish. The CMP defines community wide connections such as roads, paths, and trails as shown in **Exhibit 3.11.1: Transportation Framework Plan** and **Exhibit 3.11.3: Paths and Trails Framework Plan**.

### Goal 12: Has been omitted as Floreo 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:**

In developing the Community Master Plan (CMP) for Buckeye, the applicant is closely collaborating with the City of Buckeye and actively incorporating input from citizen participation and local advocacy groups, such as the White Tank Mountain Conservancy. This collaborative approach exemplifies the commitment to ensuring that local decisions mirror the community's collective vision.

### 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 CMP outlines a myriad of trails, paths, and recreational features that provide opportunities for walking, running, biking, enjoyment of mountain views, and many more activities to engage residents, see **Section 3.11.2: Open Space and Parks Framework Plan** and **Section 3.11.3: Path and Trail Framework Plan**. An active and healthy lifestyle is encouraged by the range of residential densities locating the highest densities near Sun Valley Parkway, commercial, and employment areas creating local opportunities for live, work, and play. Parks will be located so that residents will be within a quarter (1/4) mile of a Floreo Park Type A park and/or within a half (1/2) mile of a Floreo Park Type B park, see **Exhibit 3.11.2: Open Space and Parks Framework Plan**.

### 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:**

The Community Master Plan (CMP) is committed to enhancing the quality of life for Buckeye residents, which includes ensuring convenient access to healthcare facilities. While the CMP does not explicitly detail strategies related to Goal 15 and its subsequent policies, it embodies the spirit of these objectives through its comprehensive approach to community development. In alignment with Policy 15.1, the CMP supports the development of integrated transit systems that could facilitate easier access to medical facilities. This involves planning for mixed-use developments that include healthcare services within residential areas, promoting walkability, and ensuring that new developments are designed with transit-friendly infrastructure. Regarding Policy 15.2, the CMP's emphasis on sustainable and health-conscious urban planning lays the groundwork for a city-wide Health Impact Assessment. By fostering developments that prioritize pedestrian pathways, green spaces, and community wellness, the CMP indirectly supports the review and potential expansion of innovative healthcare programs like the Community Paramedicine Program.

## Goal 16: Residents in Buckeye have access to healthy food options.

- Policy 16.1: The City of Buckeye should commission a study with recommendations to encourage and expand healthy food options for Buckeye residents.
- Policy 16.2: The City of Buckeye should amend zoning regulations to allow community gardens, farmers markets, and urban agriculture in all residential zoning districts.
- Policy 16.3: The City of Buckeye should encourage developers and HOAs to relax private garden restrictions and provide community gardens.
- Policy 16.4: The City of Buckeye should work with commercial developers to ensure food outlets are incorporated into development around the community to ensure east and convenient access.
- Policy 16.5: The City of Buckeye should encourage the use of appropriate edible landscaping (agriscaping) to provide additional food resources for residents and wildlife.

### Response:

The Community Master Plan (CMP) for Buckeye is fundamentally aligned with enhancing the quality of life for its residents, implicitly supporting the goal of ensuring access to healthy food options. While the CMP does not explicitly address Goal 16 and its associated policies, its principles of sustainable and inclusive urban development provide a strong foundation for initiatives aimed at expanding healthy food access.

## 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 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:**

The Community Master Plan (CMP) for Buckeye inherently supports Goal 18 by laying a framework that encourages a vibrant, culturally rich community. While the CMP does not directly mention the specific policies related to the arts, events, and programs, its guidelines for community development and public spaces facilitate an environment where these policies can be effectively implemented. The encouragement of diverse traditions and the preservation of Buckeye's agricultural heritage can be seen as integral to the CMP's vision for a community that values its history while embracing growth and diversity. Through its development standards for public venues and community centers, the CMP provides a platform for educational programs that celebrate Buckeye's cultural diversity, indirectly supporting this policy. The promotion and support of existing community events and festivals are in harmony with the CMP's goal of fostering community engagement and celebration.

### 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:

Per the evaluation of the Site in "An Archeological Survey of 3,000 Acres Located between the Hassayampa River and Sun Valley Parkway in Northwestern Maricopa County, Arizona" in 2003, the Site does not include any areas recommended or eligible for the National Register of Historic Places. See **Appendix B: Archeological Survey Reliance Letter**. Buckeye's heritage of native desert landscape and agrarian heritage will be integrated throughout the CMP through the use of plant material, architectural materials, color, and form.

## 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:

The Community Master Plan (CMP) for Buckeye, while not explicitly detailing Goal 20 and its specific policies, fundamentally underpins the ambition to elevate Buckeye as a desirable destination through arts and culture. The CMP's comprehensive approach to urban development and community enhancement creates an ideal backdrop for promoting cultural venues, developing tourism initiatives, and enhancing access to recreational attractions. The CMP's vision for vibrant, community-centric development implicitly supports the promotion of cultural venues. By fostering diverse, mixed-use developments, the CMP provides opportunities for integrating performing arts centers and art exhibition facilities, enriching Buckeye's cultural landscape and attractiveness to visitors and residents alike. The focus on future tourism initiatives aligns with the CMP's goal of creating a dynamic community that draws visitors. The plan's emphasis on sustainable, attractive urban spaces suggests a natural progression toward developing and prioritizing resources that spotlight Buckeye's cultural and artistic offerings. Enhancing access to local recreational attractions is in harmony with the CMP's strategies for pedestrian-friendly infrastructure and community connectivity. These elements collectively contribute to making Buckeye's recreational sites more accessible and appealing, further promoting the city as a destination for leisure and cultural engagement.

## 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:

In developing the Community Master Plan (CMP) for Buckeye, the applicant is closely collaborating with the City of Buckeye and actively incorporating input from citizen participation and local advocacy groups, such as the White Tank Mountain Conservancy. This collaborative approach exemplifies the commitment to ensuring that local decisions mirror the community's collective vision, as outlined in Goal 21.

## 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 Floreo emphasizes enhancing the area's natural and recreational assets to draw visitors. The implementation of parks, trails, and open space is designed to appreciate the beauty of the native desert and natural features such as the surrounding mountains, Wagner Wash, and the Hassayampa River. Floreo provides an inviting environment for those seeking to connect with nature or indulge in physical activities like walking, running, and biking. The trail network and variety of recreational opportunities within Floreo envision it as a compelling destination. Development will incorporate a mix of commercial and entertainment options further enriching visitor experience by offering a variety of year-round attractions.

# Appendix B: Teravalis Architecture Review Committee (ARC) Review Process

# Appendix B: Teravalis Architecture Review Committee (ARC) Review Process.

ARC Review Process for Building plans must be developed in compliance with the CMP, the Floreo at Teravalis Residential Design Guidelines, the Floreo at Teravalis Non-Residential Design Guidelines, and the City of Buckeye Building Code.

The review process will differ depending on whether the submittal involves a Site Plan, Subdivision Plat, or Non-Residential Development. Below is an outline of the steps for each:

A. Review Standards and Guidelines
   1. Builders will first review the applicable Floreo at Teravalis Residential or Non-Residential Design Guidelines to ensure all design requirements and standards are met.

B. Develop Submittal Materials
   1. Builders will prepare the necessary submittal materials as required for Design Review, ensuring they conform to the Floreo Design Guidelines and are completed in accordance with the submittal checklist provided in the Design Guidelines.

C. Submit to Master Developer for Review
   1. All submittal materials must be sent to the Floreo Architectural Review Committee (ARC) for review. Submissions should be sent via the designated email: FloreoARC@howardhughes.com.

D. ARC Review
   1. The ARC will review the materials to verify compliance with the Floreo Design Guidelines. If revisions are needed, the ARC will provide feedback, and the builder will need to adjust the materials accordingly before resubmission.

E. ARC Decision
   1. Following review, the ARC will issue one of the following:
      a. Approval: The plans are approved to move forward.
      b. Approval with Conditions: Specific conditions must be addressed and resubmitted before final approval is granted.
      c. Denial: Revisions are required, and the builder must resubmit the revised plans for further review.

F. Submit to City of Buckeye
   1. After receiving the ARC's approval letter, builders must include this letter with their submittal to the City of Buckeye. Without the ARC's approval letter, the City will not accept the submittal. The City will only review plans for building code compliance and will not conduct a separate design review process.

G. City of Buckeye Review

1. The City will review the submitted building construction documents for conformance with the City of Buckeye Building Code. If revisions are required, the City will provide comments, and the builder will need to address these before resubmission.

H. City of Buckeye Decision

1. Upon review, the City will either issue an approval or denial of the building construction documents. If denied, the builder must revise and resubmit the plans for further review.

I. Final Approval and Permits

1. Once all necessary approvals are granted by both the ARC and the City of Buckeye, any remaining documents, including final plot plans (if applicable), should be submitted for final review. After receiving all approvals, the City of Buckeye will issue the necessary building permits
2. Refer to **Exhibit XX: Plan Review Process Flow Charts** for a visual representation of this process.

# PARCEL DEVELOPER DESIGN AND SUBMITTAL PROCESS

Reviewed by the Master Developer

Reviewed by the City of Buckeye

### 1. REVIEW STANDARDS AND GUIDELINES

- Parcel Developer reviews the Floreo at Teravalis CMP, Floreo at Teravalis Design Guidelines, and the corresponding Development Unit Plan (DUP) for guidelines, standards, and requirements.

### 2. PAC EVALUATION

- Prepare and submit a brief narrative of intent and a Conceptual Site Plan to the Planning Director or Designee for PAC Evaluation Determination

### IF PAC IS REQUIRED

### 3. DEVELOP PAC MATERIALS

### 3. SUBMIT PAC MATERIALS TO THE ARCHITECTURE REVIEW COMMITTEE (ARC) FOR REVIEW AND APPROVAL

- ARC issues approval, approval with conditions, or denial.
- Revise and re-submit as necessary

### IF PAC IS NOT REQUIRED, PROCEED TO STEP 5: DEVELOPER SUBMITTAL MATERIALS

### 4. SUBMIT PAC MATERIALS TO THE CITY OF BUCKEYE FOR REVIEW AND COMMENTS

### 5. DEVELOP SUBMITTAL MATERIALS

- Prepare Site Plan or Preliminary Subdivision Plat submittal materials demonstrating conformance with the CMP (using checklist), Design Guidelines, and DUP.

### 4. ARC REVIEW AND APPROVAL OF SITE PLAN OR PRELIMINARY PLAT MATERIALS

- ARC reviews submittal materials for conformance with the Design Guidelines, CMP, and DUP requirements and standards.
- ARC issues approval, approval with conditions, or denial.
- Applicant to make revisions and re-submit as required.
- If approved with conditions or denied, revision and re-submittal is required.

### 6. SUBMIT TO CITY OF BUCKEYE

- Include ARC approval letter with the City submittal. Applications will not be accepted without it.
- Submit Site Plan/ Preliminary Plat application and materials.

### 7. SITE PLAN/ PRELIMINARY PLAN REVIEW AND APPROVAL THROUGH AAP

- The Site Plan/ Preliminary Plat submittal materials are reviewed through the AAP for conformance with the CMP (checklist), DUP, and municipal requirements.
- AAP to issue approval, approve with conditions, or denial of application.
- Applicant to make revisions and re-submit as required. If approved with conditions, will need to re-submit to show conditions have been met.

### Site Plan Submittal is Complete

### 9. PROCEED TO FINAL PLAT AND IMPROVEMENT PLANS SUBMITTAL

- Submit Final Plat and Improvement Plans

### 10. FINAL PLAN AND IMPROVEMENT PLAN REVIEW AND APPROVAL THROUGH AAP

- Submittal materials are reviewed through the AAP and issued approval, approval with conditions, or denial.
- If approved with conditions, will need to resubmit to show conditions have been met.

### 11. CITY COUNCIL REVIEW AND APPROVAL

- City Council review and approve, approve with conditions, or deny.
- If approved with conditions, will need to resubmit to show conditions have been met.

# Appendix C: Land Use Budget Tracking

PLACEHOLDER

This page is intentionally left blank. This page is intended to be replaced with the latest version of the Land Use Budget as development of Floreo progresses.

# Appendix D: Biological Evaluation Reliance Letter

# Appendix E: Archaeological Survey Reliance Letter

4R PLZZ-24-0008 RECEIVED DEC 23 2024 WD

# Citizen Participation Report

## Case # PLZZ-24-0008 – Trillium (Floreo) Major Community Master Plan Amendment

The Howard Hughes development team began community outreach pertaining to the proposed zoning change on 09/17/2024. Preliminary outreach focused on Buckeye (regional) stakeholders, civic groups and community organizations. A comprehensive list of meetings, engagements, and communications is attached at ***Tab #1***.

The initial reception and subsequent feedback from individuals and organizations was very favorable. Many, if not most, of the respondents had prior knowledge that a master planned community had been in the planning stages for many years and expressed high awareness of the Douglas Ranch master plan concept, and therefore the transition to the Teravalis master plan concept was made easier. The outreach team shared pertinent details about the proposed major amendment to the Community Master Plan (CMP), scope of the development project, as well as a timeline of the public process.

## Neighborhood Meetings

The development team held two (2) neighborhood meetings in Festival Ranch to provide residents an opportunity to learn about the project. The first meeting was a voluntary "Community Preview" held on 10/08/24, from 5:00 – 7:00pm at Festival Foothills Elementary School (26252 W Desert Vista Blvd.).

A digital invitation was created for circulation/distribution and was shared with the management and boards of directors of Sun City Festival and Festival Ranch, as well as Festival Foothills Elementary School/Wickenburg Unified School District. Unfortunately, the HOAs declined our request to circulate the invitation through their distribution channels, but the school district was helpful in accommodating our request and posted the invitation to multiple social media channels. The invitation was also widely circulated independently by the community outreach team.

The open house meeting generated approximately fifteen attendees, with most individuals representing different neighborhoods within Festival Ranch and Sun City Festival. Attendees were engaged and communicative and expressed appreciation for the information/preview. No attendee expressed opposition or criticism of the project.

The second community meeting was also hosted at Festival Foothills Elementary School on November 21, 2024, from 6:00 – 8:00pm and served as the official city-required neighborhood meeting. The neighborhood meeting generated 45 attendees representing more geographically diverse attendance throughout Buckeye. Per the City's notice requirements for CMP amendments, properties within 500 feet were notified. Please refer to ***Tab #2*** for the list of properties within 500 feet of Floreo. Please refer to ***Tab #3*** for the map of the properties notified. Please refer to ***Tab #4*** for a copy of the letter that was sent. We also notified the Tartesso and Festival HOA contacts to inform their board and

members of the open house. The development team created a digital invitation and circulated it to all the stakeholders/contacts made through the outreach process. The outreach team again shared the invitation with the management and boards of directors of Sun City Festival and Festival Ranch to circulate to their residents, but the request was declined. As with the first meeting, Festival Foothill Elementary School helped promote the event digitally to the community. In addition, a newspaper advertisement was placed in the print edition of *The West Valley View* 14-days in advance of the meeting, and digital versions of the ad ran during the same window on their web-based platforms. See ***Tab #5*** for the West Valley View ad.

> *The development team complied with all city mailing and notification requirements to property owners within the notification radius.*

Overall, the response to the project was positive with many residents expressing excitement and enthusiasm, particularly the prospect of new commercial assets being included in the development. There were two recorded comments regarding the size/scale of the entire Teravalis development project but nothing overtly negative. One attendee remarked traffic on Sun Valley Parkway was already high but understood growth was coming to the area.

The community outreach team is engaged in conversations with residents from Tartesso and is in the process of scheduling a community presentation for their residents in January 2025.

# TAB 1

1. 9/17/24: Meeting with Chuck Disney
    a. Floreo Team: Kyle Moyer, Josh Hansma, Kimberly Banach
    b. Attendees: Chuck Disney
    c. Kyle, Josh and Kimberly met with Chuck Disney, a local residential real estate broker/agent. This meeting allowed the community outreach team to present Howard Hughes and their master plan proposals for Floreo with a business owner and resident neighborhood stakeholder. Mr. Disney expressed strong support and provided valuable feedback.
2. 9/25/24: Coffee with Michelle Hess
    a. Floreo Team: Kyle Moyer, Josh Hansma
    b. Attendees: Michelle Hess (representing Leadership West)
    c. Kyle and Josh met with Michelle Hess to share and review Howard Hughes and their master plan proposals for Floreo presentation materials and discuss possible engagement and support from Leadership West. Ms. Hess was engaged and helpful, and offered introductions to the Leadership West membership, as well as an opportunity to present to the new class of membership in Q1 2025.
3. 9/25/24: Buckeye Valley Chamber
    a. Floreo Team: Kyle Moyer, Josh Hansma
    b. Attendees: Tedy Burton, Deanna Kupcik
    c. Kyle and Josh met with the Buckeye Valley Chamber of Commerce leadership to share and review Howard Hughes and their master plan proposals for Floreo presentation materials and discuss possible engagement and support from the Buckeye Valley Chamber. Kupcik and Burton provided an invitation to present to the Chamber's Business Connection Breakfast.
4. 9/25/24: Southwest Valley Chamber of Commerce
    a. Floreo Team: Kyle Moyer, Chris Shipley
    b. Attendees: Emilio Gaynor
    c. Chris and Kyle met with Emilio Gaynor, Chairman of the Southwest Valley Chamber of Commerce to introduce the Floreo project and learn about the Southwest Valley Chamber. Mr. Gaynor expressed personal support for the project and offered to arrange a presentation to the SWVC board of directors.
5. 10/2/24: Lunch with Sam Schippers
    a. Floreo Team: Kyle Moyer, Josh Hansma
    b. Attendees: Sam Schippers, Kelsey Williamson
    c. Kyle and Josh met with Sam Schippers and Kelsey Williamson, owner of West Valley Rock, an excavation and materials supplier company operating in the vicinity of the project. Schippers is also the past Chairman of the Buckeye Valley Chamber of Commerce. Both attendees expressed strong support for the project and a willingness to assist with introductions to other community and business stakeholders.
6. 10/2/24: Festival Foothills Elementary
    a. Floreo Team: Josh Hansma
    b. Attendees: Marie Payne
    c. Josh met with Marie Payne, a key administrator at Festival Foothills Elementary to coordinate the open house and provide an overview/introduction to the project. Marie expressed personal support for the project and offered assistance in disseminating the invitations to the open house via Facebook in the Festival Ranch area.
7. 10/3/24: Floreo Preview with Luke Air Force Base

a. Floreo Team: Kyle Moyer, Chris Shipley, Josh Hansma
b. Attendees: Chris Toale and Mark James
c. Kyle and team provided an introduction and presentation to key stakeholders at Luke Air Force Base. No immediate issues or concerns were expressed, but the outreach team will remain in communication with Luke AFB as the project proceeds.

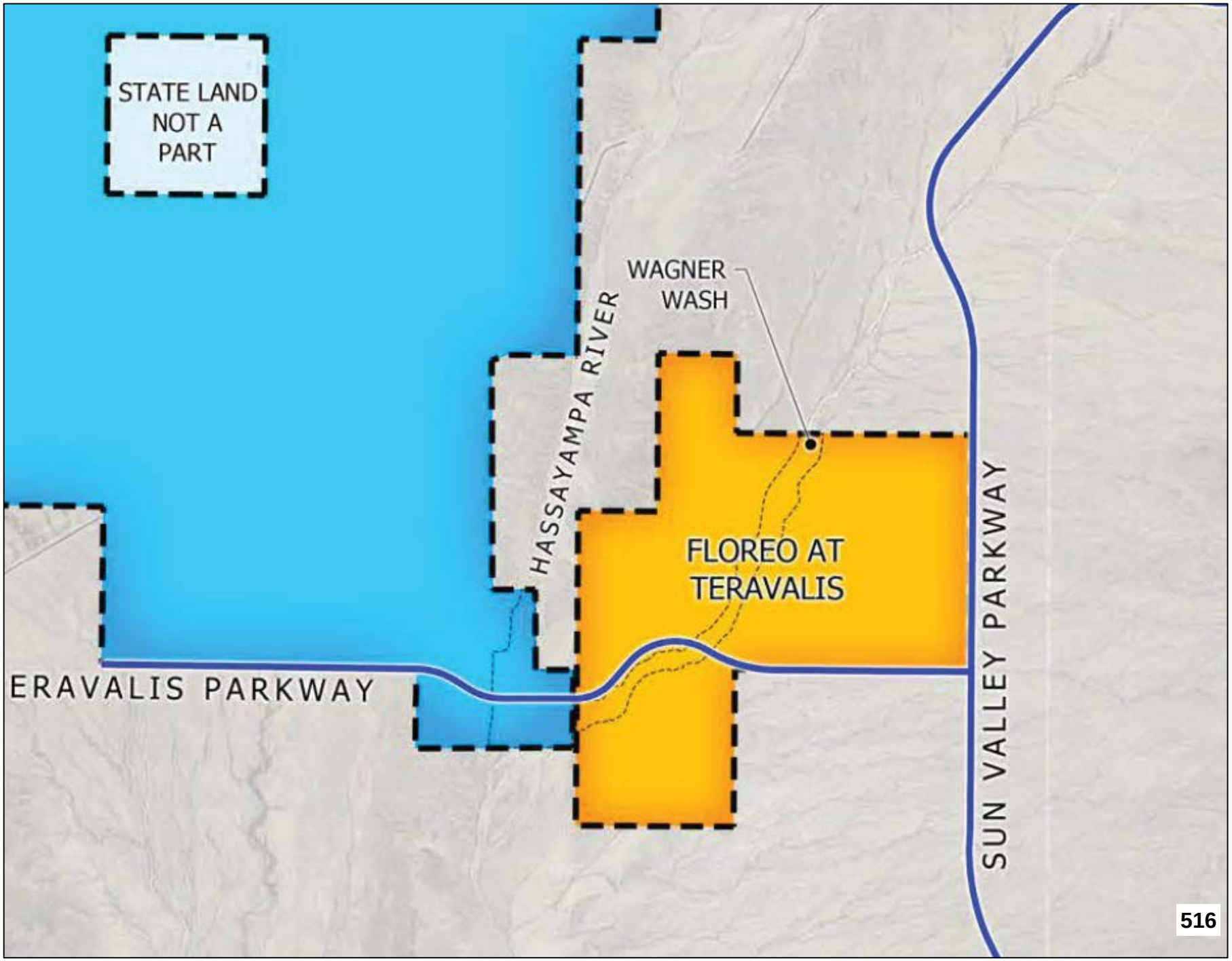
8. 10/8/24: Floreo Open House, Festival Foothills Elementary
    a. Floreo Team: Kyle Moyer, Chris Shipley, Josh Hansma, Bill Lally, Kurt Jones, Charley Freericks, Greg Fitchett, and other development team members.
    b. Attendees: 15 individuals mostly residing in the Festival Ranch and Sun City Festival communities. Attendees mostly gathered information and asked questions.
9. 10/22/24: Buckeye Valley Chamber Business Connection Breakfast
    a. Floreo Team: Kyle Moyer, Chris Shipley, Josh Hansma
    b. Attendees: Approximately 40 members of the Buckeye Valley Chamber of Commerce
    c. Kyle and team provided an introduction presentation of the project to the members of the Buckeye Valley Chamber. The attendees feeback was strong support and enthusiasm ofr Howard Hughes and the Floreo master plan update.
10. 10/23/24: Meeting with Sarah Silk
    a. Floreo Team: Kyle Moyer, Josh Hansma
    b. Attendees: Sarah Silk, Janene VanLeeuwen
    c. Kyle and Josh met with Sarah and Janene to update city staff regarding community outreach efforts and share the overall community strategy.
11. 10/30/24: Lunch with Christine Larson, and tour of the Buckeye Valley Museum
    a. Floreo Team: Kyle Moyer, Chris Shipley, Josh Hansma
    b. Attendees: Christine Larson
    c. Kyle and his team had lunch with Christine to discuss the project and ongoing neighborhood outreach. After lunch, Christine provided a tour and introduced the team to several museum employees and supporters.
12. 10/30/24: Floreo West-MEC Introduction and Tour
    a. Floreo Team: Kyle Moyer, Chris Shipley, Josh Hansma
    b. Attendees: Kendra Odle and Tonya Rooth
    c. Kyle and team provided an introduction and presentation to the Floreo project and then toured the school facility and met several key members of faculty and staff.
13. 10/30/24: ASU West Valley Campus Community Board Fall Meeting
    a. Floreo Team: Kyle Moyer, Chris Shipley
    b. Attendees: Todd Sandrin, Vice Provost of West Valley Campus, Bobbi Magdaleno, Office of Government and Community Engagement, Anne Reichman, Director of Sustainable Cities Network, Julia Davis, Program Manager, Kristin Slice, Director of Community Entrepreneurship, and Jenni Thomas, Government and Community Engagement
    c. Introduction and presentation from Kyle and Chris to the ASU West Valley Campus Board on the Floreo Project.
14. 11/15/24: Southwest Valley Chamber Golf Outing
    a. Floreo Team: Josh Hansma
    b. Attendees: Invited by Emilio Gaynor, event included 60-65 members of the Southwest Valley Chamber of Commerce.
    c. Community outreach and networking via the Southwest Valley Chamber of Commerce.

15. 11/21/24: Floreo Community Open House
    a. Floreo Team: Kyle Moyer, Chris Shipley, Josh Hansma, Kurt Jones, Charley Freericks, Greg Fitchett, and others
    b. Attendees: 42 Residents
    c. Community Open House event to give residents a preview of the project. This was the project's official open house fulfilling city requirements for notification. See Floreo Citizen Participation Report for more details of the City required open house.
16. 11/22/24: Floreo Introduction with WESTMARC
    a. Floreo Team: Kyle Moyer, Chris Shipley, Josh Hansma
    b. Attendees: Sintra Hoffman, Kimberly Jordan
    c. Introduction to the Floreo project for the leadership at WESTMARC.

# TAB 2

| Owner | ATTN | MAIL_ADDR1 | MAIL_CITY | MAIL_STATE | MAIL_ZIP |
|---|---|---|---|---|---|
| DOUGLAS RANCH LAND COMPANY LLC | | 4150 N DRINKWATER BLVD APT 100 | SCOTTSDALE | AZ | 85251 |
| MALAD INC | | 2420 S POWER RD STE 104 | MESA | AZ | 85209 |
| BA PACIFIC SUN VALLEY LLC | | 2801 E CAMELBACK RD STE 450 | PHOENIX | AZ | 85016 |
| CNI SUN VALLEY PARKWAY LLC ETAL | | 1242 E JACKSON ST | PHOENIX | AZ | 85034 |
| TRILLIUM LAND COMPANY LLC | | 9950 WOODLOCH FOREST DR 1 | THE WOODLANDS | TX | 77380 |
| BUCKEYE CITY OF | | 530 E MONROE AVE | BUCKEYE | AZ | 85326 |
| 2M & H LLC | | 5665 N SCOTTSDALE RD 135 | SCOTTSDALE | AZ | 85250 |
| TRILLIUM LAND COMPANY LLC | | 9950 WOODLOCH FOREST DR STE 1100 | THE WOODLANDS | TX | 77380 |
| ARIZONA PUBLIC SERVICE COMPANY | | PO BOX 53933 | PHOENIX | AZ | 85072 |
| FLOREO RESIDENTIAL ASSOCIATION INC | | 4150 N DRINKWATER BLVD STE 100 | SCOTTSDALE | AZ | 85251 |
| COURTLAND COMMUNITIES LLC | | 19820 N 7TH ST STE 200 | PHOENIX | AZ | 85024 |
| BRIGHTLAND HOMES OF ARIZONA LLC | | 1501 W FOUNTAINHEAD PKWY STE 150 | TEMPE | AZ | 85282 |
| AG EHC II LEN MULTI STATE 2 LLC | | 1665 W ALAMEDA DR STE 130 | TEMPE | AZ | 85282 |
| CENTURY COMMUNITIES OF ARIZONA LLC | | 7702 E DOUBLETREE RANCH RD STE 140 | SCOTTSDALE | AZ | 85258 |
| FESTIVAL FOOTHILLS COMMUNITY ASSOCIATION INC | JOANNA ROMERO, COMMUNITY MANAGER | 1600 W BROADWAY RD, STE 200 | TEMPE | AZ | 85282 |
| FESTIVAL FOOTHILLS COMMUNITY ASSOCIATION INC | BRADLEY MCCARSON, ADMIN ASSISTANT | 1600 W BROADWAY RD, STE 200 | TEMPE | AZ | 85282 |
| SUN CITY FESTIVAL COMMUNITY ASSOCIATION INC | KIM RINEHART, GENERAL MANAGER | 1600 W BROADWAY RD, STE 200 | TEMPE | AZ | 85282 |
| SUN CITY FESTIVAL COMMUNITY ASSOCIATION INC | SALLY MEYER, DIRECTOR OF OPERATIONS | 1600 W BROADWAY RD, STE 200 | TEMPE | AZ | 85282 |
| SUN CITY FESTIVAL COMMUNITY ASSOCIATION INC | KIM RINEHART, GENERAL MANAGER | 16767 N PERIMETER DR, STE 100 | SCOTTSDALE | AZ | 85260 |
| SUN CITY FESTIVAL COMMUNITY ASSOCIATION INC | SALLY MEYER, DIRECTOR OF OPERATIONS | 16767 N PERIMETER DR, STE 100 | SCOTTSDALE | AZ | 85260 |
| TARTESSO COMMUNITY ASSOCIATION | MIKE SWIFT, REGIONAL MANAGER | 6303 S RURAL RD, STE 3 | TEMPE | AZ | 85283 |
| BUCKEYE CITY OF | ADAM COPELAND | 945 N 215TH AVE, SUITE 137 | BUCKEYE | AZ | 85326 |
| BUCKEYE CITY OF | KEN GALICA | 945 N 215TH AVE, SUITE 137 | BUCKEYE | AZ | 85326 |
| BUCKEYE CITY OF | BRIAN CRAIG | 945 N 215TH AVE, SUITE 137 | BUCKEYE | AZ | 85326 |
| BUCKEYE CITY OF | SEAN BANDA | 945 N 215TH AVE, SUITE 137 | BUCKEYE | AZ | 85326 |

# TAB 3


STATE LAND
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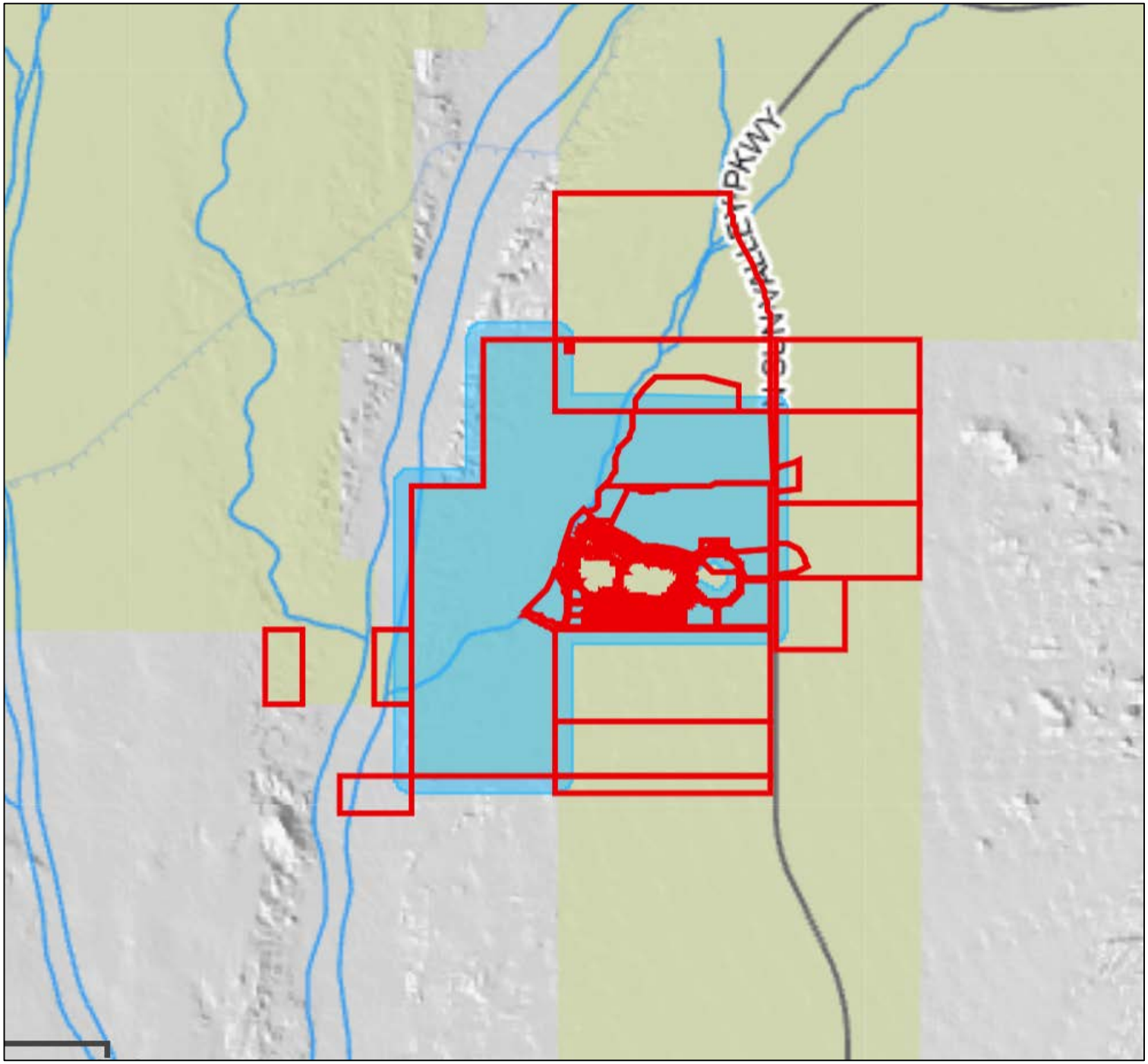
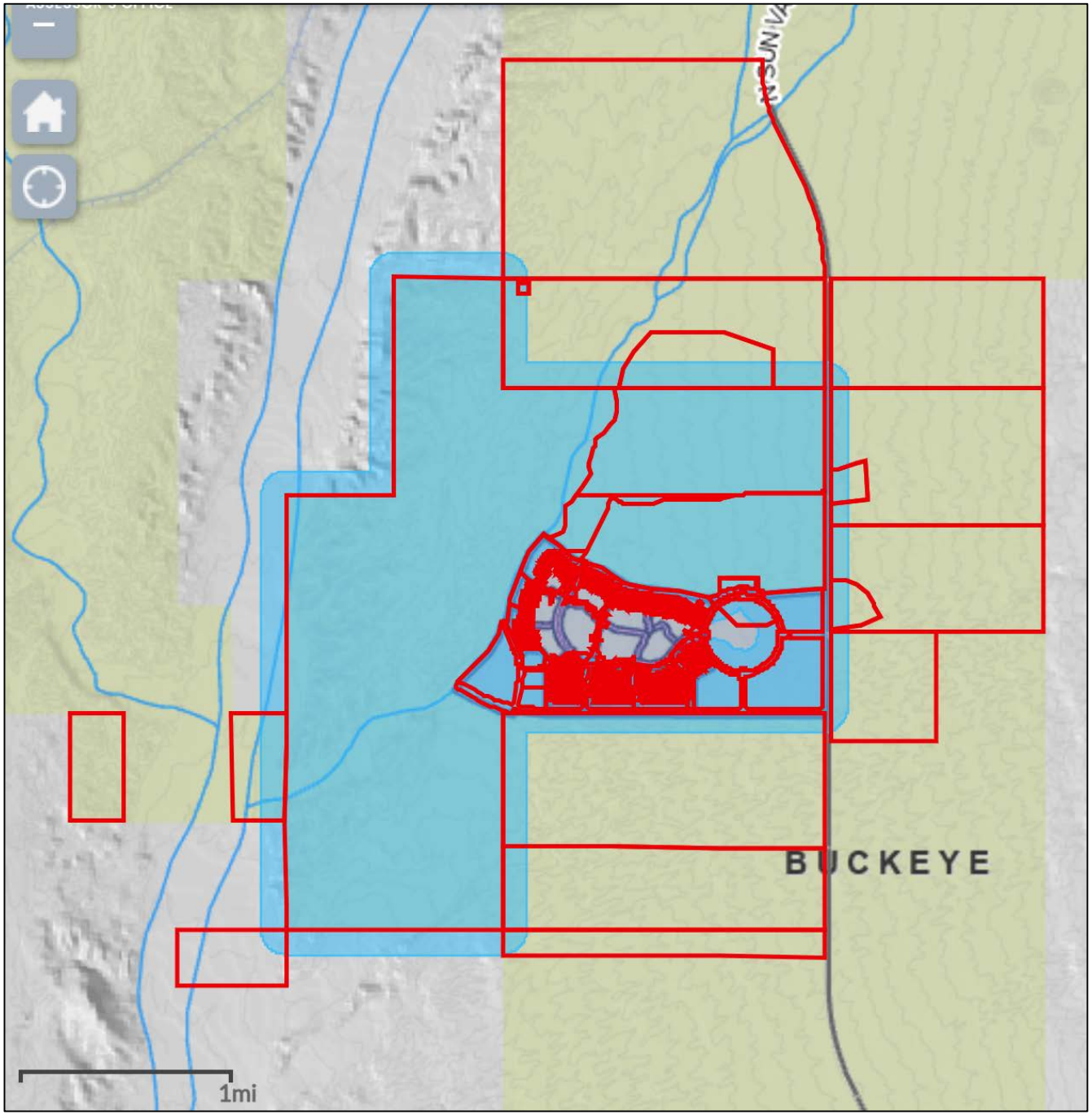
TERAVALIS
ERAVALIS PARKWAY
SUN VALLEY PARKWAY


NORTH MARCY PKWY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# TAB 4

TIFFANY & BOSCO P.A.

November 5, 2024

**RE: PLZZ-24-0008 – Trillium (Floreo) Major Community Master Plan Amendment**

Dear neighbors and stakeholders:

We represent Trillium Land Company, LLC ("Howard Hughes") and their proposed Major Community Master Plan Amendment ("CMP Amendment") request related to the Floreo CMP. Floreo at Teravalis is a 3,029 acre master planned community located in the northern area of the City of Buckeye ("City"), immediately adjacent and west of the Sun Valley Parkway, east of the Hassayampa River. Please refer to the attached **aerial and location map of Floreo**. This amendment provides for comprehensive and important updates to the previously approved Trillium CMP. The CMP Amendment is designed to provide the necessary guidance and flexibility envisioned for a project of this scale. The Trillium CMP was created and initially approved by the City Council in 2004 at a residential density of 2.17 units per acre. The proposed CMP Amendment increases the number of residential units to a residential density of 2.8 units per acre and allows for up to 7.26 million square feet of non-residential uses. This amendment seeks to create a comprehensive set of land uses, development standards and design guidelines specific to Floreo to create a singular master planned community document that regulates all of the development within Floreo. We invite you to join us for an open house neighborhood meeting to discuss and learn more about the proposed CMP Amendment.

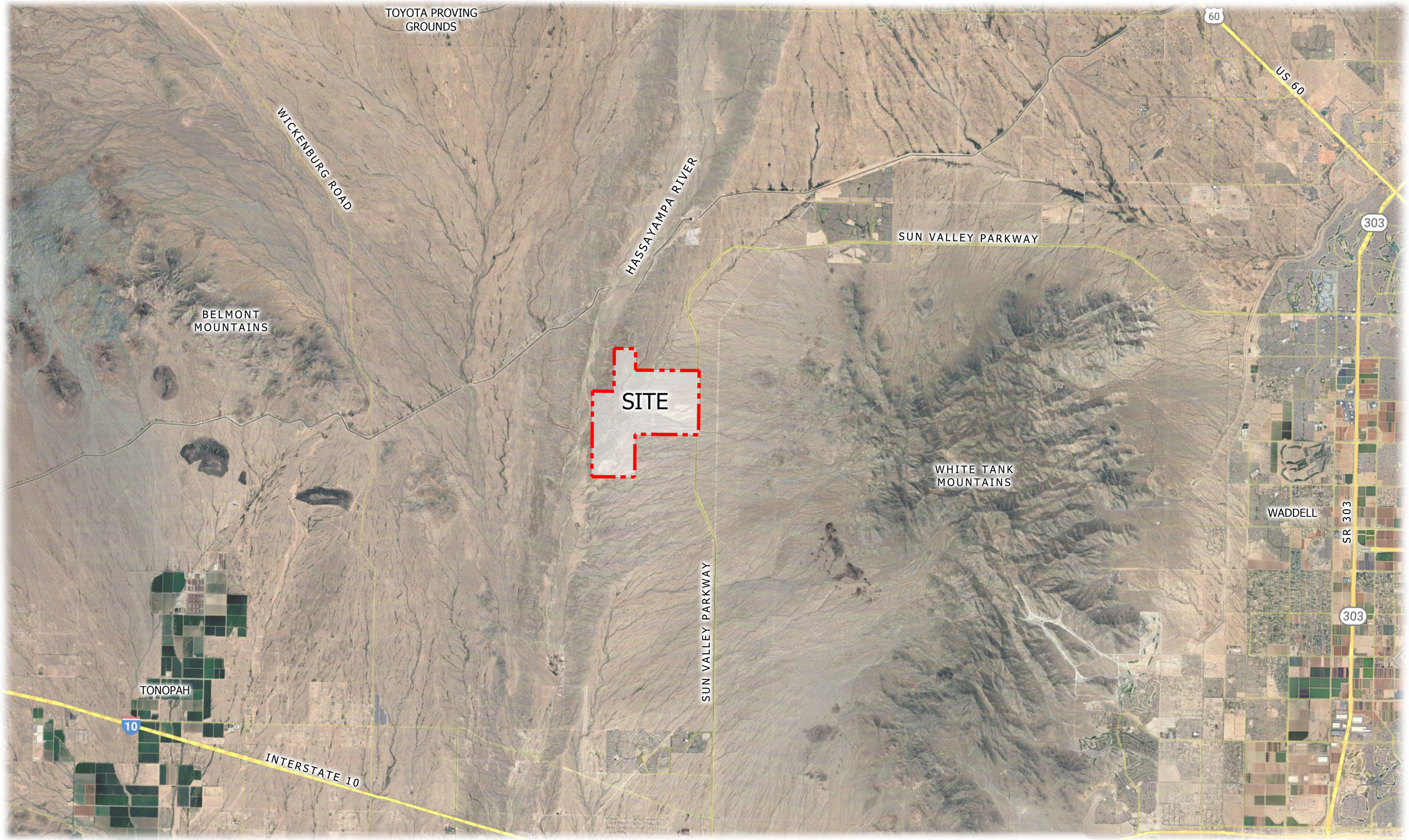
**Neighborhood Meeting:**
**Date: Thursday, November 21, 2024**
**Time: 6:00 P.M. – 8:00 P.M.**
**Location: Festival Foothills Elementary School**
**26252 W Desert Vista Blvd, Buckeye, AZ 85396**

The process for major CMP Amendments 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 Thursday November 21st or at the Planning and Zoning Commission Hearing or City Council meetings which will be set in the future. Alternatively, you can provide input, comments or questions directly to me at kajones@tblaw.com or 602-452-2729. You may also contact City of Buckeye assigned Senior Planner, Sean Banda, at 623-349-6215 or by email at sbanda@buckeyeaz.com subject "PLZZ-24-0008" – Trillium (Floreo) Major CMP Amendment."

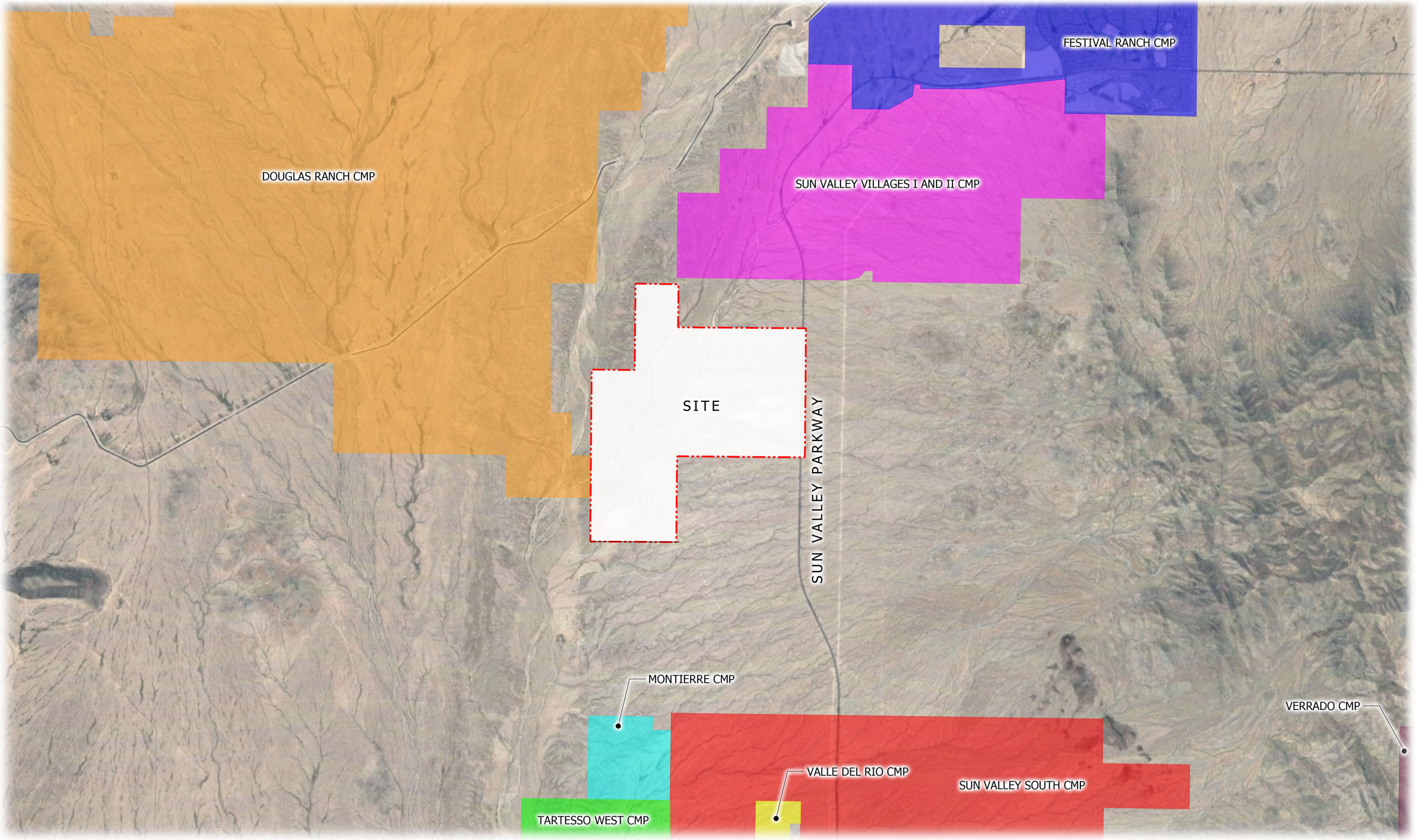
Sincerely,

Kurt Jones




# Regional Vicinity Map

FLOREO AT TERAVALIS - MAJOR CMP AMENDMENT - 5TH AMENDMENT




# Surrounding CMPs Map

FLOREO AT TERAVALIS - MAJOR CMP AMENDMENT - 5TH AMENDMENT

# TAB 5

# Exclusive Community Preview

Please join us for an exclusive community preview of Floreo, the first neighborhood of Teravalis and next great community by Howard Hughes.

6-8pm, November 21, 2024
Festival Foothills Elementary
26252 Desert Vista Blvd. Buckeye, AZ

teravalis.com

TERAVALIS™
A Howard Hughes Community

**CITY OF BUCKEYE**
**Regular Planning & Zoning Commission**
**PLANNING ACTION REPORT**

| | |
|---|---|
| **MEETING DATE:** 01/28/25 | **AGENDA ITEM:** 3.B. West Fillmore Highstreet Multi-Family - Site Plan - PLZSP-24-0017 |
| **DATE PREPARED:** 01/24/25 | **DISTRICT NO.:** Council District 5 |
| **STAFF LIAISON:** Mandy Woods, Senior Planner, swoods@buckeyeaz.gov, 623-640-6093 | |
| **DEPARTMENT:** Development Services | **AGENDA ITEM TYPE:** Public Meeting / Non Consent - New Business |

**ACTION/MOTION:** (This language identifies the formal motion to be made by the Voting Members)
**West Fillmore Highstreet Multi-Family - Site Plan** - Conduct a public meeting and approve a site plan for a proposed 510-unit multi-family residential community located approximately 1,000 feet east of the northeast corner of Verrado Way and Fillmore Street, subject to conditions a) through q).

**RELEVANT GOALS:**
GOAL 3: A Well-Planned Urban Community

## SUMMARY

**PROJECT DESCRIPTION:**
Katie Rounds of The Kaidence Group, on behalf of developer Highstreet Ventures Inc. and property owner Highstreet West Fillmore (2024) Apartments Ltd., is requesting approval of a site plan for a 510-unit multi-family residential community on 17.89 acres located approximately 1,000 feet east of the northeast corner of Verrado Way and Fillmore Street. Please review attached staff report and exhibits for additional information and analysis.

**BENEFITS:**
The subject multi-family site plan provides additional housing options for current and prospective Buckeye residents in the Landing, an area of the city where density is desired to create a stronger local market in support of ambitious future commercial development in the area.

**Items related to a project or facility location must include an attached vicinity map for Council Review.**
**ATTACHMENTS:**
PLZSP-24-0017_-_Fillmore_Highstreet_MF_Site_Plan_-_Staff_Report_-_PZ20250128.docx
Exhibit A - PLZSP-24-0017 - Fillmore Highstreet MF Site Plan - Vicinity Map - PZ20250128.pdf
Exhibit B - PLZSP-24-0017 - Fillmore Highstreet MF Site Plan - Zoning - PZ20250128.pdf
Exhibit C - PLZSP-24-0017 - Fillmore Highstreet MF Site Plan - GP Land Use - PZ20250128.pdf
Exhibit D - PLZSP-24-0017 - Fillmore Highstreet MF Site Plan - Narrative - PZ20250128.pdf
Exhibit E - PLZSP-24-0017 - Fillmore Highstreet MF Site Plan - Site Plan - PZ20250128.pdf
Exhibit F - PLZSP-24-0017 - Fillmore Highstreet MF Site Plan - Elevations - PZ20250128.pdf
Exhibit G - PLZSP-24-0017 - Fillmore Highstreet MF Site Plan - Landscape - PZ20250128.pdf
Exhibit H - PLZSP-24-0017 - Fillmore Highstreet MF Site Plan - Site Lighting - PZ20250128.pdf

# SITE PLAN

## Report to the Planning & Zoning Commission

| | |
|---|---|
| CASE NUMBER: | PLZSP-24-0017 |
| TITLE: | West Fillmore Highstreet Multi-Family Site Plan |
| MEETING DATE: | January 28, 2025 |

| | |
|---|---|
| Applicant/Owner: | Katie Rounds of The Kaidence Group on behalf of Highstreet Ventures Inc./Highstreet West Fillmore (2024) Apartments Ltd. (developer/ owner) |
| Request: | Site Plan approval of West Fillmore Highstreet, a 510-unit multi-family residential community |
| District: | 5 |
| Location: | 1,000' East of the Northeast Corner of Verrado Way and Fillmore Street (Exhibits A, B, and C) |
| Site size: | Approximately 17.89 acres |
| Density: | 28.5 du/acre |
| Public input: | No comments have been received to date |
| Recommendation: | Approval, subject to conditions a) through q) |

## PROJECT DESCRIPTION:

1. Katie Rounds of The Kaidence Group, on behalf of developer Highstreet Ventures Inc. and property owner Highstreet West Fillmore (2024) Apartments Ltd., is requesting approval of a Site Plan for a 510-unit garden-style multi-family residential community on 17.89 acres located 1,000 feet east of the northeast corner of Verrado Way and Fillmore Street. The applicant's site plan narrative is included for reference as Exhibit D.
2. The subject parcel was recently rezoned from Commercial Center (CC) to Multi-Family 2 (MF-2) at the December 17, 2024 City Council hearing.

## AREA CONTEXT:

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

| | LAND USE | GENERAL PLAN | ZONING |
|---|---|---|---|
| Subject Property | Vacant | Activity Center | Multi-Family 2 (MF-2) |
| North | Summit Community Church | Activity Center | Commercial Center (CC) |
| South | Proposed mixed use commercial and multi-family residential development, Greenlight Verrado, on property owned by Buckeye Union High School District;<br>Vacant land owned by Maricopa County Flood Control District | Activity Center | Planned Residential (PR) – rezone to Planned Area Development (PAD) pending;<br>Maricopa County Rural-43 (RU-43) |
| East | Vacant | Activity Center | Light Industrial (I-1) |
| West | Proposed mixed use commercial and multi-family residential development, The Mix | Activity Center | Planned Area Development (PAD) |

## PUBLIC PARTICIPATION SUMMARY:

4. Site Plan applications do not require notification according to Article 8 of the Development Code. No public comment concerning the site plan request has been received to date.

## BACKGROUND:

5. *August 1999:* The subject property was annexed as part of a larger annexation by City Council's adoption of Ordinance No. 8-99.
6. *January 2019:* The subject parcel was created through an approved Minor Land Division (Maricopa County Recording # 20190112762).
7. *December 2024:* The subject parcel was rezoned from Commercial Center (CC) to Multi-Family 2 (MF-2) by City Council's adoption of Ordinance No. 29-24.

## ANALYSIS:

*Conformance with the General Plan*

8. The General Plan land use designation of the property is Activity Center, specifically the Buckeye Gateway Activity Center, now more commonly known as The Landing. Located south of I-10 near the City's eastern boundary, development within this activity center is expected to capitalize on existing area assets such as the West-MEC education center and several master planned communities, including Verrado to the north. It is anticipated that this activity center area will be an employment, educational, and entertainment hub serving the greater West Valley region and will offer diverse living opportunities. Development in this activity center is also held to higher regard to architecture and site design, with importance placed on creating a walkable environment that is more urban than the development occurring elsewhere within the City.
9. The proposed multi-family development of the property and close placement of multi-story residential buildings along Fillmore – minimal setbacks contributing to a more urban streetscape design – is compatible with the vision for The Landing. The project will also increase housing options for employees and students, reducing commute times and traffic congestion for residents who may have the ability to walk to nearby shopping, employment, and educational institutions.
10. The site plan furthers the following General Plan goals and policies:
    a. Policy G-4.1 The City of Buckeye will encourage a diverse mix of uses appropriate to support an area, such as in Activity Centers and Neighborhood areas to encourage residents to lead an active lifestyle.
    b. Policy G-8.2 Residential uses within Activity Centers should only be permitted at densities of six dwelling units per acre (6 du/ac) or greater.
    c. 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.

d. Goal G-19 Buckeye has attractive, high quality, and healthy neighborhoods.

*Land Use and Zoning*

11. The property's MF-2 zoning, recently approved by the City Council, is intended to accommodate the development of multi-family units at urban densities in a mid- or high-rise configuration. This district is intended to be used along major transportation corridors and in or near business centers but is not intended to be used in the immediate proximity of single-family residential development at substantially lower densities. Density within this area is critical to supporting the intense vision for commercial development in The Landing.

12. It is also the intent of the MF-2 district to require exceptional site planning and design in order to provide usable open space (exclusive of parking areas and streets) and minimize visual, privacy, and traffic-related impacts on any adjacent residential development or open space.

*Site Design, Architecture, and Landscaping/Open Space*

13. The multi-family community will be comprised of nine three-story garden-style residential buildings and one amenity clubhouse building (see Exhibit E). Additional structures include ramadas, poolside cabanas, trellises, and parking canopies, for a total lot coverage of 74% (maximum of 95% permitted within MF-2).

14. The proposed unit mix for the project includes 144 studio units (28.2%), 150 one-bedroom units (29.4%), and 216 two-bedroom units (42.4%), for a total of 510 dwelling units.

15. The developer prioritizes a net-zero approach in their work, meaning the project is intended to generate as much energy as it uses. The project will include rooftop solar panels, water-saving fixtures, only native and drought-tolerant plant species, energy efficient building design which exceeds code requirements, etc. See Exhibit D for more information.

16. The project features a Southwest Contemporary architectural style with a mostly neutral color palette, save for a rich, warm pop of color used at the entrances or as an accent on the residential buildings and used as an accent on the clubhouse. All buildings feature interesting movement (horizontal and vertical articulation) and material variety (stucco, modern stacked bond brick veneer, metal accents) that meet or exceed Development Code requirements. See Exhibit F for color elevations of all proposed buildings.

17. Proposed energy-efficient LED site lighting is warm and flattering to the architecture and compliant with Development Code requirements (see Exhibit H).

18. The landscaping design of the project, as shown in Exhibit G, includes strategically planted trees to shade buildings and usable open spaces, creating comfortable outdoor spaces and reducing heat load. Plants are native and drought-tolerant, and water conservation through passive and active rainwater harvesting creates a sustainable irrigation solution. Plants are thoughtfully placed according to the users of the space – thorny plants in areas supportive of local wildlife, and non-thorny varieties in areas with high pedestrian traffic. Nearly 24% of the site area is open space, and just over 15% of the site contains usable or amenitized open space (exceeding code requirements).

19. Amenities as indicated on Exhibit G include, but are not limited to:
    a. A pocket park in the southwest corner of the project;
    b. A dog park in the northeast corner;
    c. A centrally located clubhouse and outdoor pool area with spa, built-in seating, poolside cabanas, outdoor kitchen, ramada, etc.;
    d. An event lawn and covered stage area;
    e. A community open space that doubles as passive rainwater harvesting (rain gardens); and
    f. Rainwater harvesting cisterns, providing sustainable irrigation for community gardens.

*Access, Circulation, and Parking*

20. The proposed primary access, a gated entry, will be from Fillmore Street, with a secondary emergency/fire access provided from the north via an easement across the Summit Community Church parcel (APN 502-35-837). The primary entry is designed to accommodate at least three queued cars to minimize traffic flow issues as residents and visitors enter the site.

21. The developer will construct the half-street right-of-way and improvements required for Fillmore Street and intersection improvements at Fillmore and Verrado Way. The conditions of approval under "Streets" provide more detail as to the proposed improvements, timing, etc. required for this project. A concurrent TIA was submitted and reviewed with the Site Plan.

22. The parking spaces provided meet the requirements of the Development Code, while simultaneously exceeding requirements for alternative energy vehicles. By code, 36 spaces are required to be reserved for hybrid or alternative energy vehicles, compact cars, or carpool vehicles, and electric vehicle charging stations are encouraged but not

required. This project provides 45 spaces with activated electric vehicle charging stations, and 405 spaces will be electric-vehicle infrastructure ready.

23. All buildings and usable open spaces within the project will be connected by pedestrian pathways, with additional walking paths provided along the western and northern edges of the property. In addition, a pedestrian pathway will connect the project to the regional Maricopa Trail to the east.

24. The project will accommodate drainage in accordance with the preliminary drainage report. An eastern portion of the project lies within floodplain and a smaller portion within floodway. The site layout has been designed in response to these constraints, and appropriate floodplain permitting and FEMA approvals are required, as indicated in the conditions of approval under "Drainage."

*Utilities & Infrastructure*

25. The site is located within the City of Buckeye sewer and water service areas. The developer will be responsible for completing all water and sewer infrastructure improvements required to serve the proposed development, as determined by the preliminary water and sewer reports.

26. Refuse collection will be provided by a private provider. Dumpster enclosures, which are evenly distributed across the site in a loop pattern for easy access by garbage trucks, provide convenient trash and recycle disposal for residents.

*Phasing*

27. The project is intended to be built in two or three phases, from west to east, as indicated on Exhibit E. Ultimate phasing will depend upon approval of the Conditional Letter of Map Revision (CLOMR) from FEMA.

*Emergency Services*

28. The property will be serviced by City of Buckeye Police and Fire Departments. The nearest fire station is Fire Station #703 located in Verrado, approximately 1.9 roadway miles from the subject property. The nearest police station is located in the City complex at Yuma Road and Dean Road, approximately 2.3 roadway miles from the site.

*School Impact*

29. The property is located within the Buckeye Union High School (BUHSD) and Liberty Elementary School Districts (LESD). The applicant sent notice of the development plans to

each district. Donation agreements between the developer and school districts are in process as requested by the districts.

30. The following City of Buckeye departments have reviewed and have found no outstanding issues with the application:

    a. Fire
    b. Public Works
    c. Police
    d. Development Services, including Planning, Civil Engineering/Survey, and Building
    e. Engineering (Traffic)

## RECOMMENDATION:

31. Staff recommends the Planning & Zoning Commission approve PLZSP-24-0017, a request for Site Plan approval of West Fillmore Highstreet, a 510-unit multi-family residential community, subject to conditions a) through q), for the following reasons:

    - Furthers goals of the Buckeye General Plan and contributes to a vibrant Buckeye Gateway Activity Center (The Landing) with residential density and contemporary design appropriate to the Activity Center;
    - Conforms to the Buckeye Development Code; and
    - No outstanding issues from reviewing departments.

    *Note: Conditions are not yet finalized, pending discussion between the applicant and City reviewers. Revised conditions may be provided to the Commission prior to the meeting based upon the results of these pending discussions.*

### General

a) Except as modified by the following conditions of approval, development of the property shall be in general conformance with:
    i. Site Plan and Site Plan Standard Notes (Sheets A1.1 and A1.2), consisting of two pages, dated November 27, 2024, and stamp received December 10, 2024;
    ii. Exterior Clubhouse Elevations (Sheet A3.4), consisting of one page, dated November 27, 2024, and stamp received December 10, 2024;
    iii. Exterior Elevations: Building Type 1 (Sheet A3.1), consisting of one page, dated November 27, 2024, and stamp received December 10, 2024;
    iv. Exterior Elevations: Building Type 2 (Sheet A3.2), consisting of one page, dated November 27, 2024, and stamp received December 10, 2024;
    v. Exterior Elevations: Building Type 3 (Sheet A3.3A), consisting of one page, dated November 27, 2024, and stamp received December 10, 2024;

vi. Conceptual Landscape Plan set, including Cover Sheet, Overall Plan, Plan Enlargements, Conceptual Wall Plan and Details, and Low Voltage Plan and Cut Sheets (Sheets L0.1, L1.0-L1.2, L3.0-L3.2, and L4.0-L4.1), consisting of nine pages, dated November 27, 2024, and stamp received December 10, 2024;

vii. Conceptual Electrical Site Lighting Plan, Photometric Plan, and Lighting Cut-Sheets (Sheets E1.0, E2.0, E3.0, and E4.0), consisting of four pages, dated November 27, 2024, and stamp received December 10, 2024; and

b) This project is subject to a 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, or any other related land division. This will include a gross boundary legal and exhibit of the ownership parcels for the following APNs: 502-35-836.

c) 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.

d) 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.

e) All trash shall be collected through a City of Buckeye licensed trash hauler, including construction debris. Trash enclosures shall be in accordance with City of Buckeye Standards.

### Drainage

f) Prior to any permitting for grading or disturbance of the existing Floodplain and/or Floodway, the Property Owner/Developer shall provide a letter from the Flood Control District of Maricopa County approving the conceptual design of the proposed construction on the existing alluvial fans, flood plains, floodways or other flood feature managed by the Flood Control District that is affecting this project.

g) Prior to any permitting for construction of vertical structures within the existing Floodplain and/or Floodway limits, an approved FEMA CLOMR shall be provided to the City.

### Streets

h) The Property Owner/Developer shall be responsible for the dedication and construction of all half-street right-of-way and improvements, at no cost to the City, for Fillmore Street and intersection improvements at Fillmore and Verrado Way see Traffic Stipulations for improvements.

i) The Property Owner/Developer shall submit a minor subdivision plat or other appropriate subdivision type to the City of Buckeye dedicating right-of-way for functionally classified roadways or utility easements to be granted to the City when requested to do so by the City. Such right-of-way and/or easement may be requested by

the City to be dedicated in advance of development to permit the construction of needed City infrastructure to adjacent sites.

j) Project is responsible for the construction of the adjacent half-street improvements of Fillmore Street adjacent to the parcel along with constructing a minimum of two way roadway section until the intersection of Verrado Way which requires the construction of 3 westbound lanes (L-TH-R) for the eastern leg of Fillmore Street while aligning with the existing west leg of Fillmore Street across Verrado Way. If a Public Infrastructure Reimbursement Agreement with the City or a Private Agreement between adjacent property owners fronting Fillmore Street is able to be executed, the project shall build the full street improvements able to be constructed within the existing right-of-way from the terminus of Fillmore Street to the Verrado Way intersection. These improvements shall comply with City of Buckeye Engineering Design Standards and requirements.

k) Existing Fillmore Street Pavement may not be sufficient to provide adequate construction access to the site while meeting environmental and dust control requirements. Improvements to Fillmore Street for construction access may be required or an alternate access from north of the site from Roosevelt Street may be required.

l) The first developer to the east of Verrado Way along Fillmore Street must construct at least the half street pavement and include a traffic signal at Verrado Way/Fillmore Street intersection including 3 Westbound lanes (L-TH-R) at the approach per recommended turn lane lengths from the approved Project Traffic Impact Analysis (TIA). A reimbursement agreement with adjacent property owners for the cost of the non-regional traffic signal is a possibility. As a non-regional traffic signal that is required by this project, this shall be constructed prior to the first Certificate of Occupancy.

m) Intersection lane alignments are required to be reviewed and approved by the City if the full width of Fillmore Street is not constructed.

n) Prior to the issuance of the first permit for the property, the Property Owner/Developer shall pay a pro rata share cost of up to nine regional future traffic signals to be installed within this section of land. The pro rata share is based on a ratio of the project acreage to the developable acreage within the section. The sectional contribution is to be based on the following allocation of costs: (i) 25 percent share of four (4) possible signals at arterial street intersections; (ii) 50 percent share of four possible signals at half-mile collector street intersections or project entries; and (iii) 100 percent share of one possible signal internal to this project. The cost shall be based on an anticipated signal cost as determined by the City.

o) In the event that access to and within the project is deemed a threat to public safety and security by the City, the City has broad authority to take such action as it deems necessary to address such a threat until such time as the Property Owner/Developer eliminates the safety concerns to the City's satisfaction. The Property Owner/Developer

is responsible for revising the roadway and access layout to alleviate the City's concerns with respect to public safety and security. Any such changes will be considered a minor change to existing site plan approvals and shall be approved by the City.

### Water / Wastewater

p) The Property Owner/Developer shall allocate any surface water rights to the City prior to the issuance of any building permits.

q) Property Owner/Developer shall verify and complete due diligence if any proposed subdivision of the existing property requires a Certificate of Assured Water Supply based upon Arizona State Law Subdivision requirement. Prior to Final Plat approval, the Property Owner/Developer shall produce a Certificate of Assured Water Supply issued by the Arizona Department of Water Resources (ADWR), covering all lots and parcels created, defined, or depicted on said Plat, if the Certificate is required as determined by Property Owner/Developer due diligence. The certificate must be consistent with all Arizona Department of Water Resources ADWR rules and regulations. In the event the City has been designated an assured water provider prior to Final Plat approval, and the ADWR has not yet issued a Certificate or Certificates of Assured Water Supply for the subdivision, a Certificate or Certificates of Assured Water Supply will not be required by the City. The City may instead require as a condition to Final Plat approval that the Property Owner/Developer provide the City with other evidence demonstrating that there is sufficient volume and quality of water necessary to serve the demands at the subdivision such as a physical availability determination issued by the ADWR along with supporting documentation or that the Property Owner/Developer provide the City with a copy of an analysis of assured water supply, with supporting documentation, issued by the ADWR for the subdivision.

## ATTACHMENTS:

Exhibit A – Vicinity Map
Exhibit B – Zoning Map
Exhibit C – General Plan Land Use Map
Exhibit D – Site Plan Narrative (for reference only)
Exhibit E – Site Plan
Exhibit F – Color Elevations
Exhibit G – Conceptual Landscape Plan
Exhibit H – Conceptual Site Lighting Plans

Prepared By:
Mandy Woods, AICP, CFM, Senior Planner

Reviewed By:
Ken Galica, Planning Manager

Exhibit A

# VICINITY MAP

**PLZSP-24-0017**

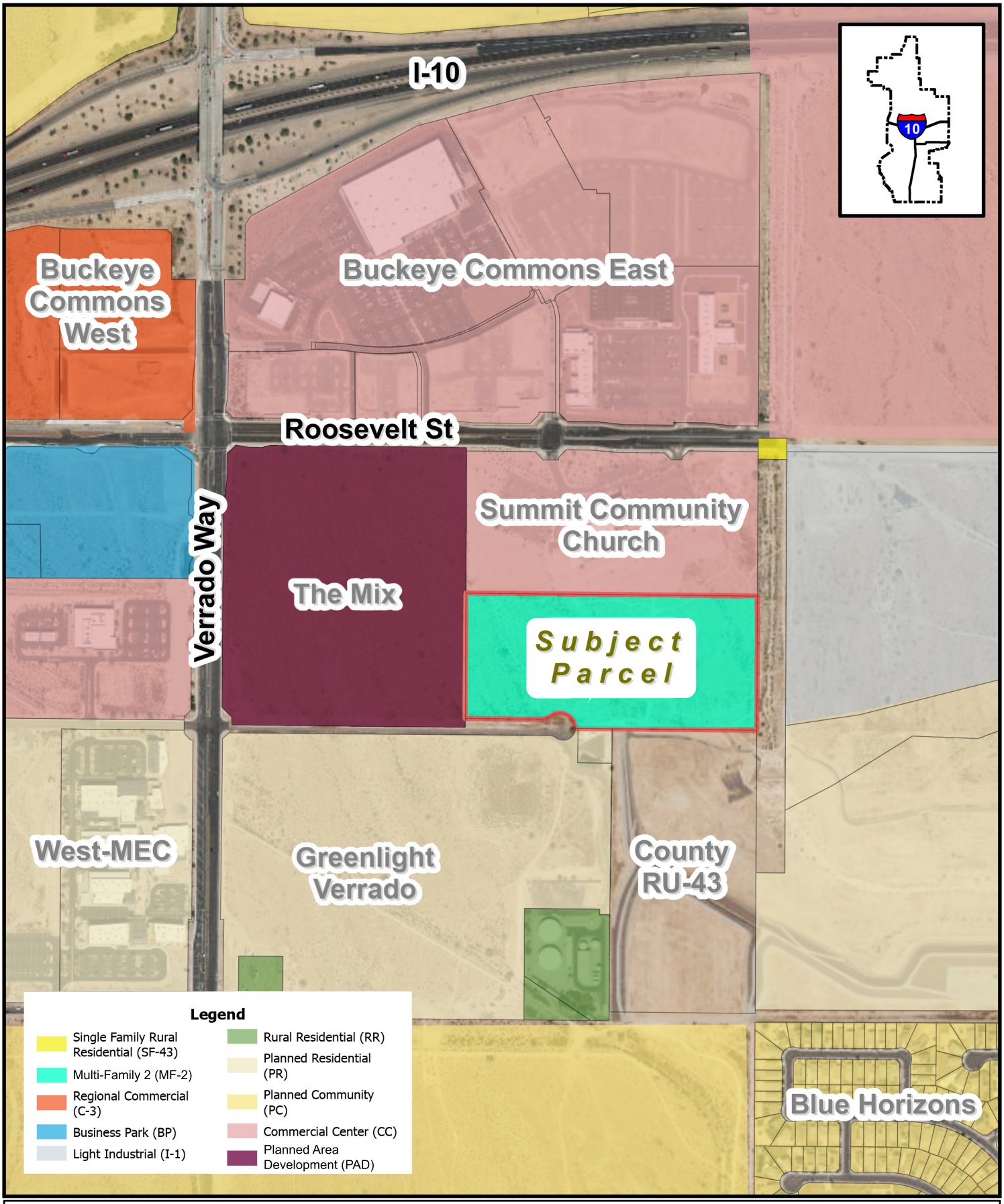
West Fillmore Highstreet Multi-Family Site Plan

Council District #5

BUCKEYE, AZ

N W E S

Exhibit B




# ZONING MAP

**PLZSP-24-0017**

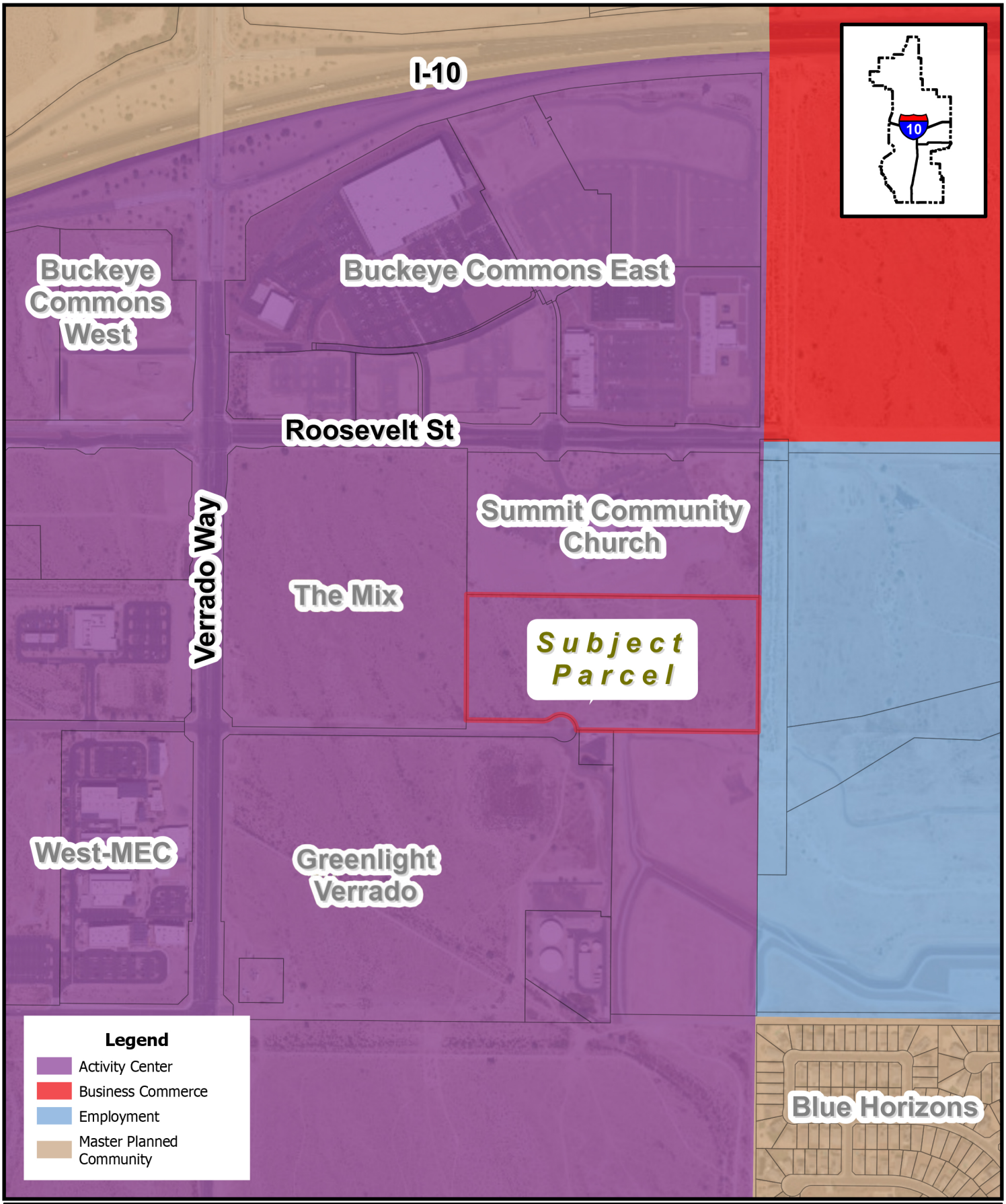
West Fillmore Highstreet Multi-Family Site Plan

Council District #5

BUCKEYE, AZ

N W E S

Exhibit C




# GENERAL PLAN LAND USE MAP

BUCKEYE, AZ

**PLZSP-24-0017**

West Fillmore Highstreet Multi-Family Site Plan

Council District #5

N W E S

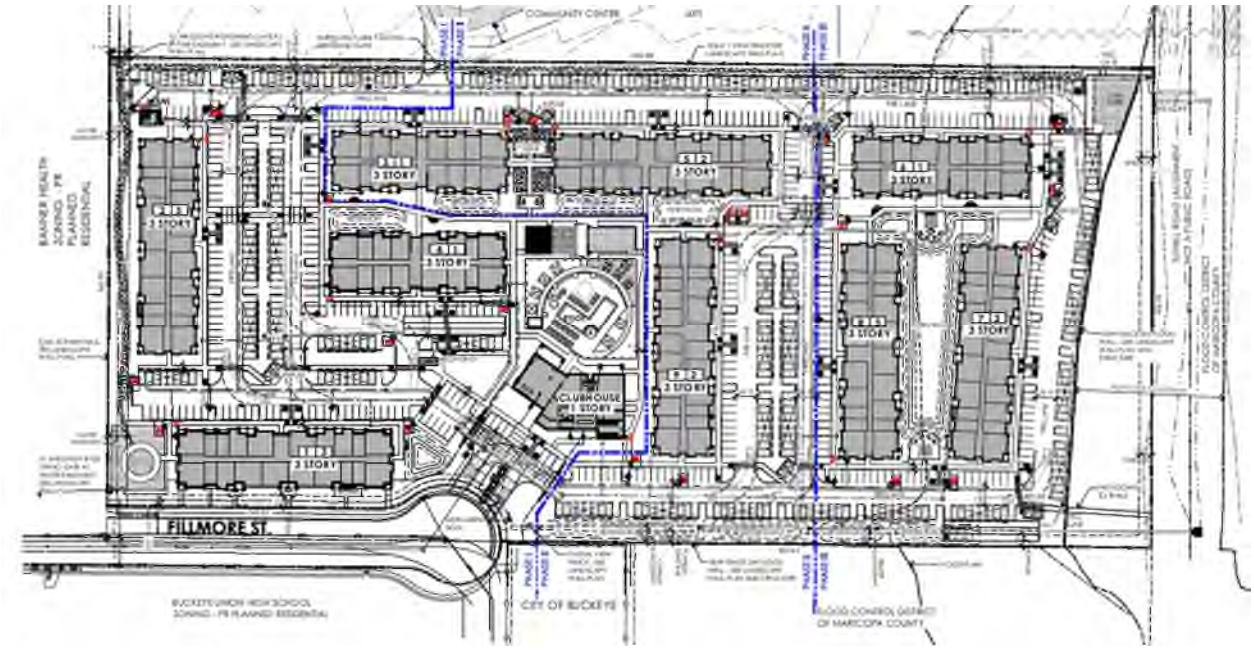
3R PLZSP-24-0017 RECEIVED OCT 28 2024 AL



**West Fillmore Highstreet**

**Project Narrative**

**Dated: July 12, 2024**
**Revised: October 23, 2024**




## PROJECT TEAM

| | |
|---|---|
| DEVELOPER | Highstreet Ventures Inc. |
| DEVELOPER LEAD | Kaidence Advisors |
| ARCHITECT | Todd & Associates |
| CIVIL ENGINEER | Hilgart Wilson |
| ALTA SURVEYOR | Superior Surveying Services |
| GEOTECHNICAL ENGINEER | VANN Engineering |
| ENVIRONMENTAL ENGINEER | ECS Southwest |

## DESCRIPTION OF REQUEST

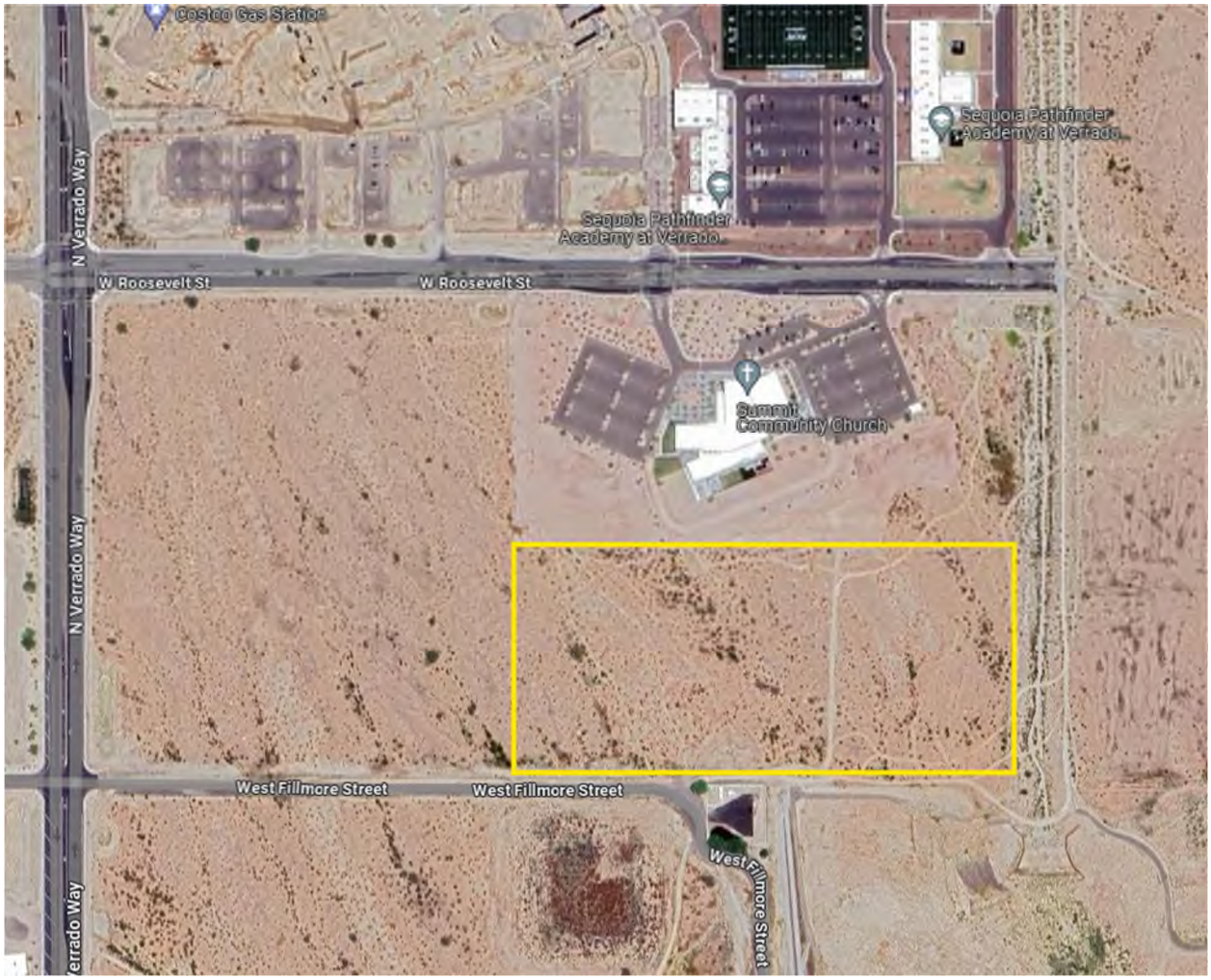
Highstreet is requesting support and approval to rezone the subject property from the current Commercial Center (CC), an obsolete zoning district, to Multi-Family 2 (MF-2) and for Site Plan approval from the Planning & Zoning Commission. The future MF-2 zoning is intended by the City of Buckeye to accommodate the development of multi-family units at urban densities. This zoning district is intended to be used along major transportation corridors and in or near business centers but is not intended to be used I the immediate proximity of single family residential development.

Specific Application Requests:

1. Rezoning from Commercial Center (CC) to Multi-Family 2 (MF-2)
2. Site Plan Approval by Planning Commission

**PROPOSED PROJECT & LAND INFORMATION**

West Fillmore Highstreet is a proposed 510-unit multi-family community located East of Verrado Way and North of Fillmore Street (APN: 502-35-836). The subject parcel is 17.89 acres and is currently undeveloped and vacant land. The subject parcel is outlined in yellow below.




The project is located within the Buckeye Gateway Activity Center and the future specific plan area called "The Landing". The current zoning is Commercial Center ("CC"), which is an obsolete zoning district.

Adjacent zoning includes:

Subject Property: CC
North (Summit Church): CC
East (Flood Zone): I-1
South (Vacant Land): PR & RU-43 (County)
West (Vacant Land): PR

Please refer to the vicinity map below with the proposed development and how it relates to surrounding properties and their associated zoning.

**PROPOSED PROJECT DESIGN INFORMATION**

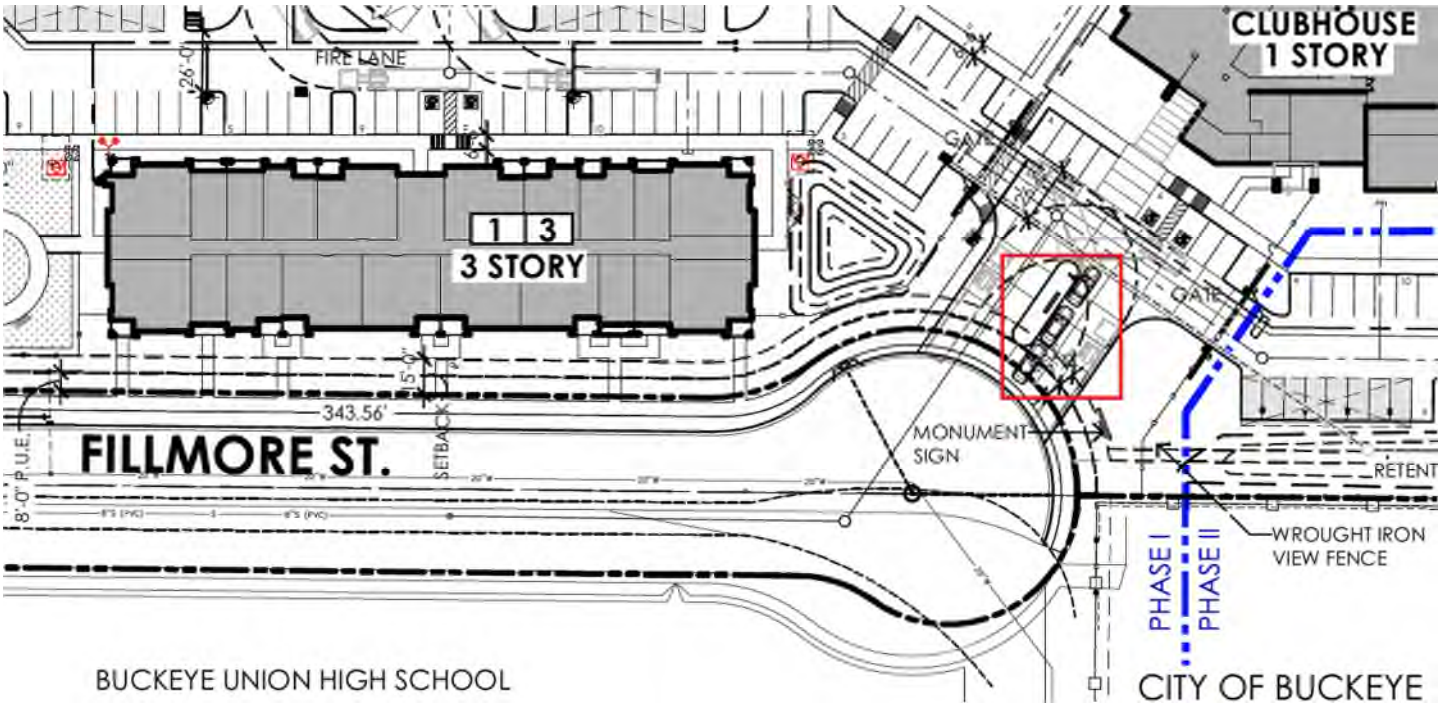
The proposed multi-family community will include nine garden style residential buildings all three stories in height and one amenity clubhouse building. The proposed density is 28.5 dwelling units per acre (including the undevelopable flood zone land). The unit mix is proposed to be 28.2% studio, 29.4% one bedroom and 42.4% two bedrooms. Our target market will be all of the employees working in the current and emerging commercial retail and health care district to the north and west of our proposed community.

NET ZERO DESIGN FOCUS: The project will be designed and constructed with a focus on minimizing energy consumption through better technology, airtightness, a highly efficient building envelope, additional insulation and no burning of carbon for heating so the entire community has a carbon free footprint. Previous Highstreet communities use 75% less energy than the building code minimum. This community will also incorporate extensive solar and electric vehicle charging stations, far exceeding any building code minimums.

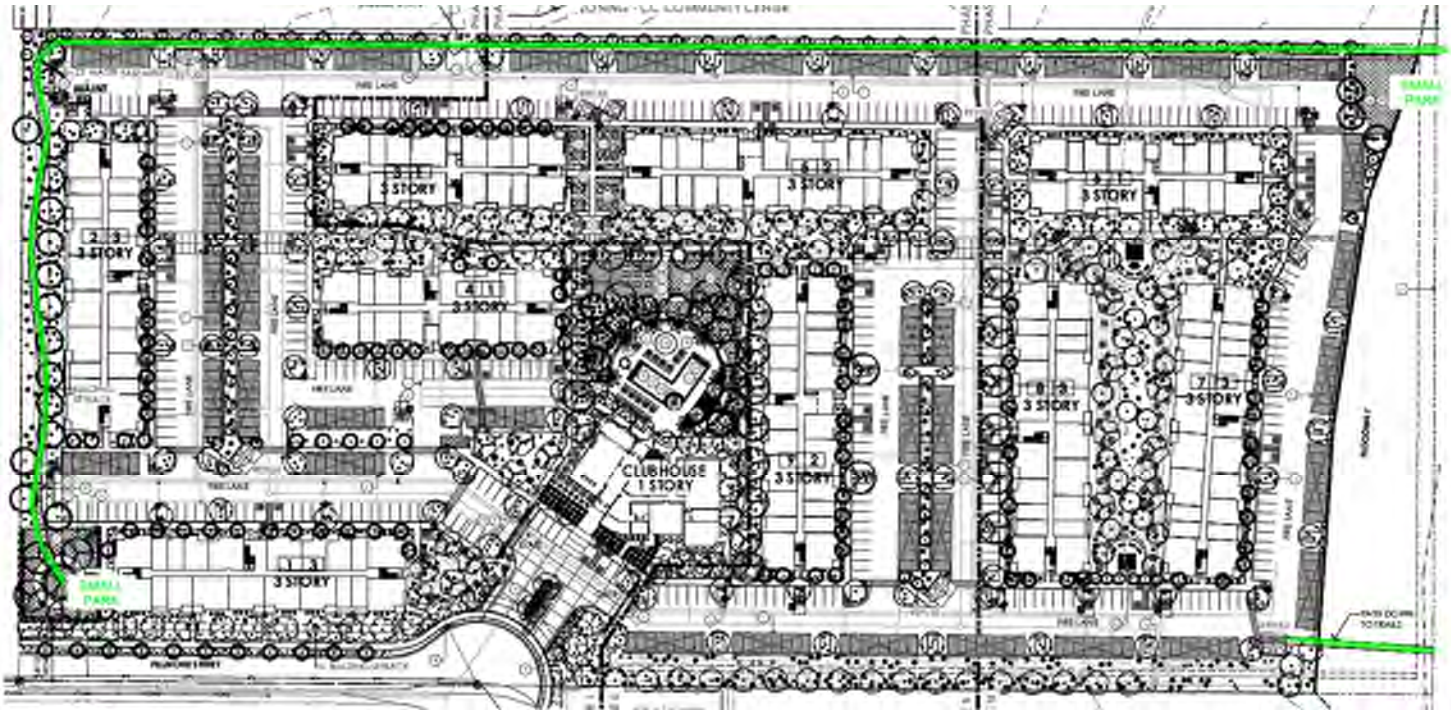
BUCKEYE DESIGN STANDARDS: The proposed project will meet or exceed the City of Buckeye parking, open space, landscape, shading, lighting, green energy, height and density requirements.

| | |
|---|---|
| Site Acreage | +/- 17.89 Acres |
| Lot Coverage Provided | 22.5% |
| Landscaping Provided | 30% |
| Open Space Provided | 40.2% |
| Density Provided | 28.5 DU's / Acre |
| Parking Provided | 723 Stalls |

VEHICULAR ACCESS: The community will be accessed by residents from Fillmore Street and a secondary emergency/fire access will be provided via an easement across the Summit Church parcel to the North, connecting to Roosevelt Street. Residents will enter the community at a gated entry with remote entry, minimizing wait time and queuing length at the main entry. The entrance is designed to accommodate three queued cars with any additional overflow entering into the Fillmore dead end cul-de-sac, not impacting through traffic. Community visitors and/or interested future residents have the option to park in one of the visitor parking stalls at the clubhouse ahead of the gates.



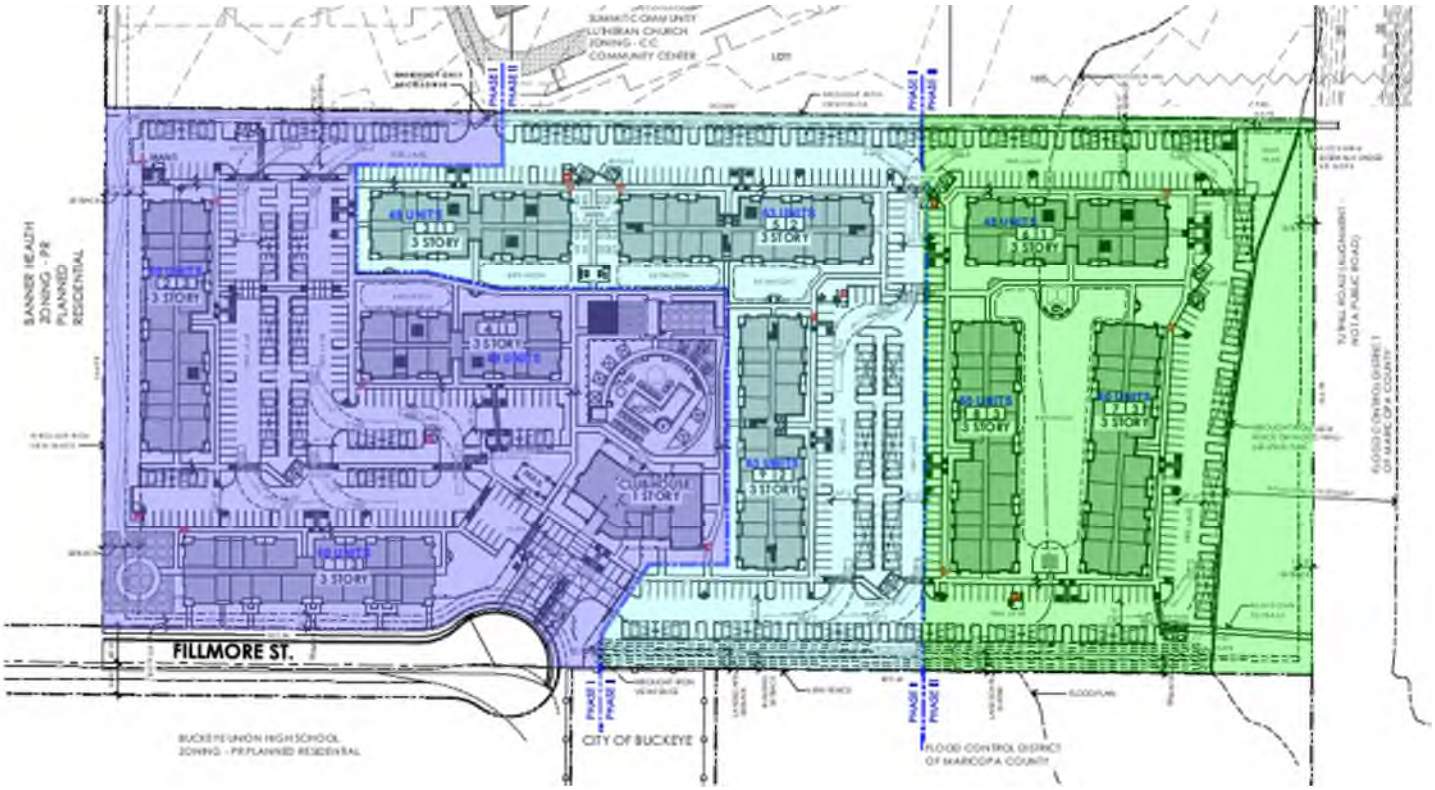

PEDESTRIAN PATHS: Additionally, the project will incorporate a pedestrian walking path along the western and northern edges of the property connecting two community park areas and also connecting via a gate to the future pedestrian path planned for the flood zone to the immediate east (off-site and to be constructed by others). The proposed pedestrian path is shown in green on the landscape plan below.




PUBLIC SERVICE IMPACT: This project's impact on fire, police and park will be handled via impact fee. A Certificate of Adequate School Facilities will be submitted to local schools per Section 8.15 of the City of Buckeye Development Code within 15 days of application.

REFUSE COLLECTION: Refuse collection will consist of a series of dumpster enclosure locations strategically placed around the site for the residents to conveniently access both trash and recycle disposal. Dumpster placements on the site are located in such a pattern as to facilitate a simple loop pattern for the trash and recycle collection trucks.

CONSTRUCTION PHASING: This project is intended to be built in two or three phases depending on the timing of the CLOMR approval needed to build in the adjacent flood zone. The three proposed phases are highlighted in the site plan below.




**PROJECT ARCHITECTURE & LANDSCAPE DESIGN**

The design of the project will be a distinct Southwest Contemporary style with material and color selections that harmonize with the rich, warm colors of the Arizona desert and mountains. The building elevation designs will utilize roof line articulation and color diversity that will create an interesting interplay against our azure blue sky and Arizona's famous sunsets. Like the elevations, the building footprints will utilize an articulation of wall surfaces, colors and materials plus covered patios to invite an exciting play of shades and shadows that move and change throughout day. Below is a perspective of the proposed building and clubhouse elevations.

The landscape design for this project embraces a Net Zero approach, aiming to balance the environmental impact by creating a self-sustaining system. Keys to this strategy are the thoughtful use of trees and vegetation to reduce energy consumption, stormwater management through rainwater harvesting, and enhancing the livability of the site by incorporating shade whenever possible.

Trees are strategically planted to shade buildings, reducing the heat load and lowering energy costs for cooling. In a desert environment, this shading is crucial not only for energy efficiency but also for creating comfortable outdoor spaces. By providing shade, trees make the site more livable, allowing residents and visitors to enjoy outdoor activities even during the hottest months.
Water conservation is a priority in our design, incorporating both passive and active rainwater harvesting strategies. Passive rainwater harvesting is achieved through the implementation of rain gardens, which capture and infiltrate runoff, reducing the demand on municipal stormwater sewers. Additionally, cisterns are used to harvest rainwater from the roof, which is then utilized in community gardens, ensuring a sustainable water source for irrigation.

The site's natural grade change of 7 feet has been leveraged to create unique and engaging multi-level amenities. This includes a sunken event lawn and stage area that serves as a gathering space for community events, as well as a bi-level pool area that provides varied experiences and opportunities for relaxation and recreation.

Our plant palette features either native or drought-tolerant species, ensuring that the landscape is sustainable and resilient in the desert environment. Thorny plants are strategically used to attract and support local wildlife, while non-thorny plants are placed in pedestrian and parking areas to ensure safety and accessibility. This careful selection and placement of plants enhance the ecological value of the site while maintaining functionality and aesthetics.

## PRELIMINARY WATER AND SEWER DEMAND INFORMATION

As approved in the May 20, 2024 Letter of Intent from the City of Buckeye, it is agreed that we will use the City of Phoenix multi-family design flow factors for both water and wastewater demands. The revised formula for determining water demand shall be: (# of units) * 240 * 1.8/24/60 = total GPM for project. For this proposed project with 510 units, we will require 153 gpm for the residential units

and 6.8 for the clubhouse and open space. The full water and sewer demand exhibits are included as attachments.

WATER SERVICE: Highstreet will be purchasing 82 gpm from Summit Church and will be purchasing the remaining 78 +/- gpm from the City of Buckeye at the rate of $6,355.58/gpm.

WASTEWATER SERVICE: Highstreet will be acquiring approximatly 255.1 EDU's of treatment capacity in the Sundance WRF from Summit Church and will pay the City of Buckeye wastewater impact fee for the remaining EDU's required to complete the development.

Please see the included water and sewer demand letters for further detail on estimated demand calculations (prepared by Hilgart Wilson Engineering).

## HIGHSTREET VENTURES INFORMATION (DEVELOPER)

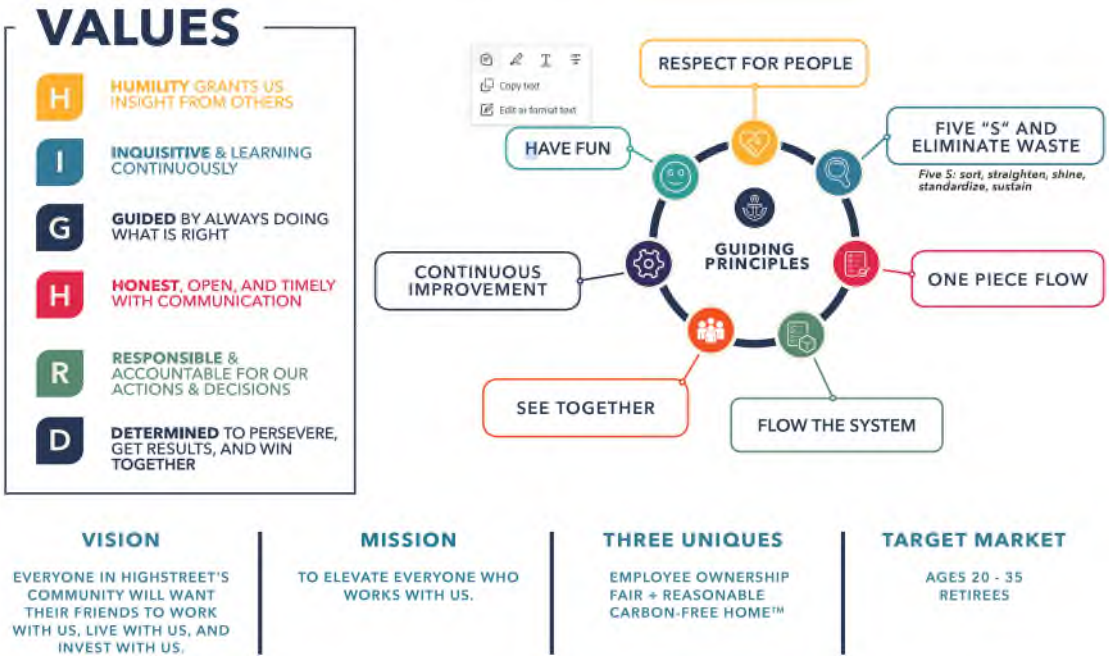
Highstreet is a Kelowna, BC-based company that has completed over 5,000 multi-family homes since 2005. We design and build Carbon Free Homes™, with Quality Inside™ and double the industry standard warranty, with extensive use of on-site solar. Our construction team is known for building with the safest, cleanest, most organized, professional, efficient and happiest sites that are often handed over to our in house property management team. When we keep our communities, we have industry leading net promoter scores (over 70) from our community members (aka tenants) and believe in reliability, responsiveness and relationship building.

This winning formula has allowed us to grow over the years, with over 80 current Highstreeters who invest in Highstreet and are among the most engaged and talented team in real estate.

Highstreet Residential Community Design Highlights:

- BC Energy Step Code 4, Net-Zero Energy Ready
- Built Green Canada, Platinum Certified
- Robust and airtight envelope to meet energy targets
- Luxury-rated sound attenuation for wood-framed buildings
- Water-saving fixtures, reducing water use by 35% or more within all buildings
- Low-VOC paints and adhesives on all interior surfaces
- Energy Star appliances
- Triple pane windows
- Solar panels to supplement base building electrical demand
- EV Chargers
- High-efficiency Energy Recovery Ventilators in every dwelling unit
- Low-impact site design
- Only native and drought-tolerant plant species used in landscape design
- Comprehensive stormwater detention systems
- LED lighting

Highstreet Values, Vision, Mission & Strategy



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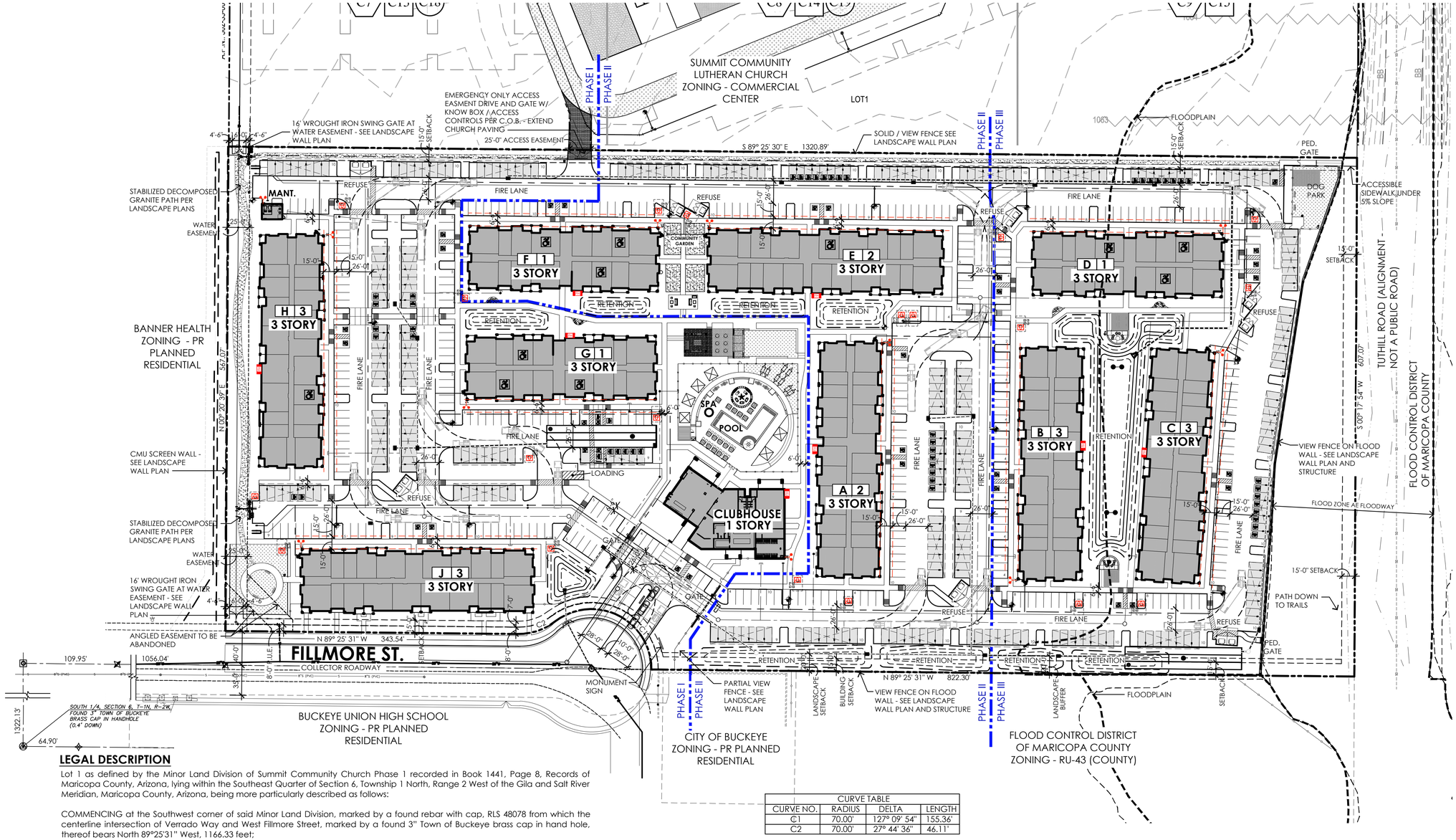



## SITE DATA

PROJECT ADDRESS: 20610 W. FILLMORE ST.
BUCKEYE, AZ 85326

APN: 502-35-836
SITE AREA:
NET: ±779,718 SF (±17.89 ACRES)
GROSS: ±801,977 SF (±18.41 ACRES)

ZONING:
EXISTING: COMMERCIAL CENTER (CC)
PROPOSED: REZONE TO MF-2

CONSTRUCTION TYPE: TYPE V/A

BUILDING HEIGHT:
ALLOWED: NO MAXIMUM BUILDING HEIGHT
PROPOSED: 33'-4" RESIDENTIAL BUILDINGS / 23'-3" CLUBHOUSE

DENSITY:
MAX. ALLOWED: NO MAXIMUM DENSITY
MIN. ALLOWED: 15.1 D.U./ACRE
PROVIDED: ±28.5 D.U./NET ACRE

UNIT MIX:

| UNIT TYPE | TARGET % | PROVIDED UNITS | PROVIDED % |
|---|---|---|---|
| STUDIO | 10% | 144 D.U. | 28.2% |
| 1-BEDROOM | 30% | 150 D.U. | 29.4% |
| 2-BEDROOM | 60% | 216 D.U. | 42.4% |
| TOTAL | 100% | 510 D.U. | 100% |

REQUIRED PARKING:
STUDIO (144 D.U. x 1.00 P.S.) = 144 P.S.
1-BEDROOM (150 D.U. x 1.00 P.S.) = 150 P.S.
2-BEDROOM (216 D.U. x 1.50 P.D.) = 324 P.S.
GUEST (510 D.U. ÷ 5 D.U.) = 102 P.S.
TOTAL REQUIRED PARKING 720 P.S. (1.41 P.S./D.U.)
ACCESSIBLE SPACES REQUIRED: 15 SPACES (12 STANDARD / 3 VAN)
ACCESSIBLE SPACES PROVIDED: 31 SPACES

REQUIRED LOADING SPACES: 1 SPACE
PROVIDED LOADING SPACES: 1 SPACE

PROVIDED PARKING:
SURFACE 418 P.S.
SOLAR CARPORT 305 P.S.
TOTAL PROVIDED PARKING 723 P.S. (1.42 P.S./D.U.)
(45 E.V. ACTIVATED, 405 E.V. INFRASTRUCTURE READY)

GENERAL PARKING DIMENSIONS:
PARKING SPACE 9' x 18' + 2' OVERHANG
AISLE WIDTH 26'

OPEN SPACE:
MINIMUM REQUIRED: 10% OF GROSS SITE ACREAGE (80,198 SF REQ'D)
MINIMUM USABLE REQD. 15% OF GROSS SITE ACREAGE (120,297 SF REQ'D)
PROVIDED: OPEN SPACE 23.9% (191,903 SF)
USABLE OPEN SPACE (INCLUDES RAMADAS) 15.1% (121,332 SF)

LOT COVERAGE (CALCULATED USING NET AREA PER ARTICLE 10 ("DEFINITIONS") OF BUCKEYE DEVELOPMENT CODE):
MF-2 MAX. LOT COVERAGE ALLOWED PER TABLE 4.1-1: 95% (740,732 SF)
PROVIDED LOT COVERAGE:
BUILDINGS (11): 517,966 SF
RAMADAS (4) + CABANAS (6): 2,306 SF
TRELLISES (3): 926 SF
PARKING CANOPIES (38): 56,088 SF
**TOTAL: 74% (577,286 SF)**
ASPHALT PAVING: 32.4% (252,510 SF)

FIRE REQUIREMENTS:
TURNING RADIUS: AASHTO WB-50
FIRE APPENDIX-D:
A. Code requires where the vertical distance between the grade plane and the highest roof surface exceeds 30 feet, approved aerial fire apparatus access roads shall be provided.
B. Aerial fire apparatus access roads shall have a minimum unobstructed width of 26 feet.
C. Access routes shall be located not less than 15 feet and not greater than 30 Feet from the building and shall be positioned parallel to one entire side of the building. The side of the building on which the aerial fire apparatus access road is positioned shall be approved by the fire code official.
D. Project to be design to City of Buckeye Adopted International Fire Code 2018 with Amendments.
E. See Sheet A1.2 for City of Buckeye Site Plan Standard Notes

REQUIRED SETBACKS:

| SETBACKS | BUILDING | LANDSCAPE |
|---|---|---|
| FRONT (Fillmore Street - South Property Line) | 0' | ±15' /20' |
| SIDES (West & East Property Lines) | 0' | ±15' |
| REAR (North Property Line) | 10' | ±15' |

## LEGAL DESCRIPTION

Lot 1 as defined by the Minor Land Division of Summit Community Church Phase 1 recorded in Book 1441, Page 8, Records of Maricopa County, Arizona, lying within the Southeast Quarter of Section 6, Township 1 North, Range 2 West of the Gila and Salt River Meridian, Maricopa County, Arizona, being more particularly described as follows:

COMMENCING at the Southwest corner of said Minor Land Division, marked by a found rebar with cap, RLS 48078 from which the centerline intersection of Verrado Way and West Fillmore Street, marked by a found 3" Town of Buckeye brass cap in hand hole, thereof bears North 89°25'31" West, 1166.33 feet;

THENCE North 00°20'39" East, 40.00 feet on the westerly boundary of said Minor Land Division to the Southwest corner of said Lot 1, being the POINT OF BEGINNING;

THENCE Continuing on said westerly boundary, North 00°20'39" East, 567.07 feet to the northwest corner of said Lot 1;

THENCE South 89°25'30" East, 1320.89 feet on the northerly boundary of said Lot 1 to the northeast corner thereof;

THENCE South 00°17'54" West, 607.07 feet on the easterly boundary of said Lot 1 to the Southeasterly corner thereof;

THENCE on the southerly boundary of said Lot 1 the following 4 courses:

THENCE North 89°25'31" West, 822.30 feet to a non-tangent curve, concave southwesterly, having a radius of 70.00 feet, the center of which bears South 89°57'47" West;

THENCE northwesterly on said curve, through a central angle of 127°09'54", an arc length of 155.36 feet to a reverse curve, concave northwesterly, having a radius of 70.00 feet;

THENCE southwesterly on said curve, through a central angle of 37°44'36", an arc length of 46.11 feet to a line parallel with and 40.00 feet north of the southerly boundary of said Minor Land Division;

THENCE along said parallel line, North 89°25'31" West, 343.53 feet to the POINT OF BEGINNING

| CURVE TABLE | | | |
|---|---|---|---|
| CURVE NO. | RADIUS | DELTA | LENGTH |
| C1 | 70.00' | 127° 09' 54" | 155.36' |
| C2 | 70.00' | 27° 44' 36" | 46.11' |

SYMBOLS
09 1 — BUILDING NUMBER
BUILDING TYPE
# STORY
PROPERTY LINE
ACCESSIBLE PARKING SPACE
TRANSFORMER

OWNER:
HIGHSTREET VENTURES INC.
602-1708 DOLPHIN AVE.
KELOWNA, B.C. CANADA VIY 9S4
CONTACT: SCOTT BUTLER
EMAIL: SBUTLER@GOHIGHSTREET.CA

DEVELOPER'S REPRESENTATIVE:
KAIDENCE GROUP
5070 N. 40th STREET #210
PHOENIX, AZ. 85018
CONTACT: KATIE ROUNDS
EMAIL: KROUNDS@KAIDENCEGRP.COM

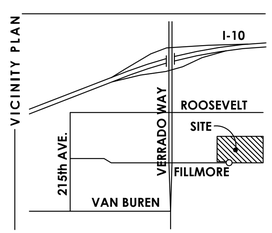
DESIGN TEAM:
TODD & ASSOCIATES
4019 N. 44th STREET
PHOENIX AZ. 85018
CONTACT: RANDALL MARTINEZ
EMAIL: RMARTINEZ@TODDASSOC.COM

CIVIL ENGINEER:
COLLIERS ENGINEERING
2141 E. HIGHLAND AVE. #250
PHOENIX AZ. 85016
CONTACT: TED LUTHER
EMAIL: TLUTHER@HILGARTWILSON.COM

PHASING:
PHASE 1 = 168 UNITS
PHASE 2 = 174 UNITS
PHASE 3 = 168 UNITS
510 TOTAL UNITS

0' 30' 60' 120'
SCALE: 1" = 60'-0"

VICINITY PLAN




| BLDG TYPE 1 (BLDGS D, F, G) | | |
|---|---|---|
| UNIT TYPE | QTY. | TOTAL PER BLDGS ON SITE |
| S1 | 6 | 18 |
| S2 | 5 | 15 |
| S2-A | 1 | 3 |
| A1 | 17 | 51 |
| A1-A | 1 | 3 |
| B1 | 12 | 36 |
| B2 | 5 | 15 |
| B2-A | 1 | 3 |
| TOTAL: | 48 | 144 |

| BLDG TYPE 2 (BLDG E) | | |
|---|---|---|
| UNIT TYPE | QTY. | TOTAL PER BLDGS ON SITE |
| S1 | 18 | 18 |
| A1 | 23 | 23 |
| A1-A | 1 | 1 |
| B1 | 12 | 12 |
| B2 | 9 | 9 |
| TOTAL: | 63 | 63 |

| BLDG TYPE 2 (BLDG A) | | |
|---|---|---|
| UNIT TYPE | QTY. | TOTAL PER BLDGS ON SITE |
| S1 | 18 | 18 |
| A1 | 24 | 24 |
| B1 | 12 | 12 |
| B2 | 9 | 9 |
| TOTAL: | 63 | 63 |

| BLDG TYPE 3 (BLDG H) | | |
|---|---|---|
| UNIT TYPE | QTY. | TOTAL PER BLDGS ON SITE |
| S1 | 18 | 18 |
| A1 | 11 | 11 |
| A1-A | 1 | 1 |
| B1 | 12 | 12 |
| B2 | 18 | 18 |
| TOTAL: | 60 | 60 |

| BLDG TYPE 3 (BLDGS B,C,J) | | |
|---|---|---|
| UNIT TYPE | QTY. | TOTAL PER BLDGS ON SITE |
| S1 | 18 | 54 |
| A1 | 12 | 36 |
| B1 | 12 | 36 |
| B2 | 18 | 54 |
| TOTAL: | 60 | 180 |

TODD + ASSOCIATES
602-952-8280 / TODDASSOC.COM
24-2016-01

HIGHSTREET

# West Fillmore Highstreet Multi-Family

Buckeye, Arizona

SITE PLAN REVIEW SUBMITTAL #PLZSP-24-0017
1ST SUBMITTAL JULY 11, 2024
2ND SUBMITTAL SEPTEMBER 4, 2024
3RD SUBMITTAL OCTOBER 23,2024
4TH SUBMITTAL NOVEMBER 27,2024

REGISTERED ARCHITECT CERTIFICATE NO. 13467 GARY D. TODD 11/26/24 Date Signed ARIZONA, U.S.A.

CONCEPTUAL SITE PLAN #4

Preliminary Not For Construction

A1.1

4R PLZSP-24-0017 RECEIVED DEC 10 2024 AL

# City of Buckeye Site Plan Standard Notes

1. Site Plan approval is valid for a period of two (2) years. Requests for a single, one (1) year time extension must be in writing to the Director 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. Phasing of public infrastructure shall be subject to a phasing plan as approved by the Development Services Director and City Engineer.
5. The Property Owner/Developer shall make provisions in their design to accommodate off-site 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.
6. 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.
7. 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.
8. Collector, arterial, and parkway streets shall have a raised, landscaped median except at intersections where left-turn lanes are provided.
9. Any traffic signals that are required due to traffic generated by this project shall be installed by the Property Owner/Developer when warranted.
10. 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.
11. 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, treatments and delivery of water to the project and the collection, treatment and disposal, including recharge and/or reuse, of wastewater generated at the project.
12. The Property Owner/Developer is responsible for providing water at the project for construction purposes including obtaining the necessary water rights for the water supply to be used for construction purposes. This includes utilizing non-potable water for construction before using City potable water.
13. 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.
14. 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.
15. 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.
16. All buildings shall be equipped with a fire protection system as required by City of Buckeye Ordinance 03-22.
17. Residential developments where the number of dwelling units exceeds 10 shall be provided with two separate and approved fire apparatus access roads.
18. Where two (2) fire apparatus access roads are required, they shall be placed a distance apart equal to not less than one half (½)of the length of the maximum overall diagonal dimension of the lot or area to be served, measured in a straight line between accesses.
19. The Buckeye Fire Chief and City Engineer shall determine the number, location, and types of all fire hydrants.
20. 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.
21. Shrubbery in the right of way shall not obstruct any regulatory signage or sight distance triangle as defined in the Engineering Development Standards; therefore, shall be trimmed to less than two (2) feet above the surface.
22. Landscaping within the public-right-of-way will require:
    - All landscaped areas, except those intentionally maintained with native plants, 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 with 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.

TODD + ASSOCIATES
602-952-8280 / TODDASSOC.COM
24-2016-01

HIGHSTREET

**West Fillmore Highstreet Multi-Family**
Buckeye, Arizona
SITE PLAN REVIEW SUBMITTAL #PLZSP-24-0017
1ST SUBMITTAL JULY 11, 2024
2ND SUBMITTAL SEPTEMBER 4, 2024
3RD SUBMITTAL OCTOBER 23,2024
4TH SUBMITTAL NOVEMBER 27,2024

REGISTERED ARCHITECT CERTIFICATE NO. 13467 GARY D. TODD Date Signed 11/26/24 ARIZONA, U.S.A.

SITE PLAN STANDARD NOTES

Preliminary Not For Construction

A1.2

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## EAST ELEVATION

## SOUTH ELEVATION

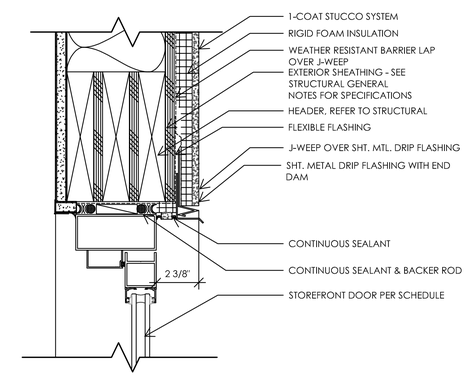
## NORTHEAST ELEVATION

## NORTHWEST ELEVATION

## SOUTHWEST ELEVATION

### EXTERIOR MATERIALS

| | | |
|---|---|---|
| A | STUCCO COLOR 1 | SHERWIN WILLIAMS - SW 7047 "PORPOISE" |
| B | STUCCO COLOR 2 | SHERWIN WILLIAMS - SW 7005 "PURE WHITE" |
| C | STUCCO COLOR 3 | SHERWIN WILLIAMS - SW 7509 "TIKI HUT" |
| D | STUCCO COLOR 4 | SHERWIN WILLIAMS - SW 7046 "ANONYMOUS" |
| E | THIN BRICK VENEER | DARK SANDSTONE (STACKED BOND PATTERN) |
| F | THIN BRICK VENEER | GRAPHITE (STACKED BOND PATTERN) |
| G | VINYL WINDOWS | DARK BRONZE |
| H | METAL RAILING | URBANE BRONZE |
| I | SOLAR PANELS | 10' FROM ROOF EDGE |
| J | ALUMINUM STOREFRONT | DARK BRONZE |
| K | STANDING SEAM METAL ROOF | CHARCOAL GRAY |
| L | STEEL PLATE SHADING DEVICE | SHERWIN WILLIAMS - SW 6881 "CAYENNE" |




WINDOW HEAD @ STUCCO

3" = 1'-0"

0" 4' 8' 16'

SCALE: 3/32" = 1'-0"

TODD + ASSOCIATES

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24-2016-01

HIGHSTREET

# Apts. near SEC Verrado Way & Roosevelt St.

Buckeye, Arizona

SITE PLAN REVIEW 2ND SUBMITTAL

1ST SUBMITTAL JULY 11, 2024
2ND SUBMITTAL SEPTEMBER 4, 2024
3RD SUBMITTAL OCTOBER 23,2024
4TH SUBMITTAL NOVEMBER 27,2024

REGISTERED ARCHITECT CERTIFICATE NO. 13467 GARY D. TODD 10-23-24 Date Signed ARIZONA, U.S.A.

EXTERIOR ELEVATIONS: CLUBHOUSE

Preliminary Not For Construction

A3.4

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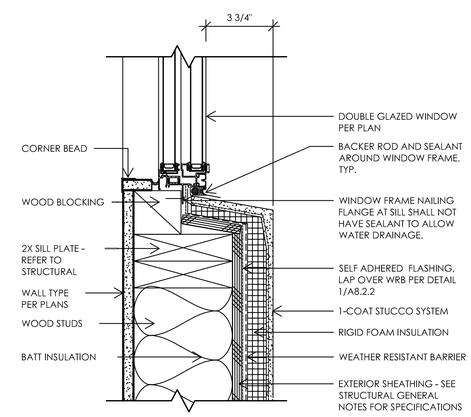
## FRONT ELEVATION - BUILDING TYPE 1

## SIDE ELEVATION - BUILDING TYPES 1 & 2

## REAR ELEVATION - BUILDING TYPE 1

### EXTERIOR MATERIALS

| | | |
|---|---|---|
| A | STUCCO COLOR 1 | SHERWIN WILLIAMS - SW 7047 "PORPOISE" |
| B | STUCCO COLOR 2 | SHERWIN WILLIAMS - SW 7005 "PURE WHITE" |
| C | STUCCO COLOR 3 | SHERWIN WILLIAMS - SW 7509 "TIKI HUT" |
| D | STUCCO COLOR 4 | SHERWIN WILLIAMS - SW 7046 "ANONYMOUS" |
| E | THIN BRICK VENEER | DARK SANDSTONE (STACKED BOND PATTERN) |
| F | THIN BRICK VENEER | GRAPHITE (STACKED BOND PATTERN) |
| G | VINYL WINDOWS | DARK BRONZE |
| H | METAL RAILING | URBANE BRONZE |
| I | SOLAR PANELS | 10' FROM ROOF EDGE |
| J | ALUMINUM STOREFRONT | DARK BRONZE |
| K | STANDING SEAM METAL ROOF | CHARCOAL GRAY |
| L | STEEL PLATE SHADING DEVICE | SHERWIN WILLIAMS - SW 6881 "CAYENNE" |




**SECTION VIEW**

WINDOW SILL @ STUCCO

3" = 1'-0"

0" 4' 8' 16'

SCALE: 3/32" = 1'-0"

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24-2016-01

HIGHSTREET

# Apts. near SEC Verrado Way & Roosevelt St.

Buckeye, Arizona

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REGISTERED ARCHITECT CERTIFICATE NO. 13467 GARY D. TODD Date Signed 10-23-24 ARIZONA, U.S.A.

EXTERIOR ELEVATIONS: BUILDING TYPE 1

Preliminary Not For Construction

# A3.1

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## FRONT ELEVATION - BUILDING TYPE 2

## REAR ELEVATION - BUILDING TYPE 2

## SIDE ELEVATION - BUILDING TYPES 1 & 2

### EXTERIOR MATERIALS

| | | |
|---|---|---|
| A | STUCCO COLOR 1 | SHERWIN WILLIAMS - SW 7047 "PORPOISE" |
| B | STUCCO COLOR 2 | SHERWIN WILLIAMS - SW 7005 "PURE WHITE" |
| C | STUCCO COLOR 3 | SHERWIN WILLIAMS - SW 7509 "TIKI HUT" |
| D | STUCCO COLOR 4 | SHERWIN WILLIAMS - SW 7046 "ANONYMOUS" |
| E | THIN BRICK VENEER | DARK SANDSTONE (STACKED BOND PATTERN) |
| F | THIN BRICK VENEER | GRAPHITE (STACKED BOND PATTERN) |
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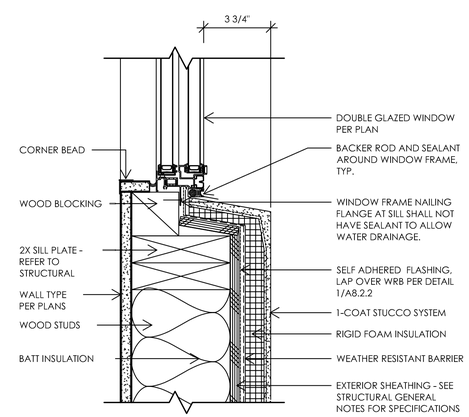


**SECTION VIEW**

WINDOW SILL @ STUCCO

3" = 1'-0"

0" 4' 8' 16'

SCALE: 3/32" = 1'-0"

TODD + ASSOCIATES

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24-2016-01

HIGHSTREET

# Apts. near SEC Verrado Way & Roosevelt St.

Buckeye, Arizona

SITE PLAN REVIEW 2ND SUBMITTAL

1ST SUBMITTAL JULY 11, 2024
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3RD SUBMITTAL OCTOBER 23,2024
4TH SUBMITTAL NOVEMBER 27,2024

REGISTERED ARCHITECT CERTIFICATE NO. 13467 GARY D. TODD 10-23-24 Date Signed ARIZONA, U.S.A.

EXTERIOR ELEVATIONS: BUILDING TYPE 2

Preliminary Not For Construction

A3.2

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## FRONT ELEVATION - BUILDING TYPE 3

## SIDE ELEVATION - BUILDING TYPE 3

### EXTERIOR MATERIALS

| | | |
|---|---|---|
| A | STUCCO COLOR 1 | SHERWIN WILLIAMS - SW 7047 "PORPOISE" |
| B | STUCCO COLOR 2 | SHERWIN WILLIAMS - SW 7005 "PURE WHITE" |
| C | STUCCO COLOR 3 | SHERWIN WILLIAMS - SW 7509 "TIKI HUT" |
| D | STUCCO COLOR 4 | SHERWIN WILLIAMS - SW 7046 "ANONYMOUS" |
| E | THIN BRICK VENEER | DARK SANDSTONE (STACKED BOND PATTERN) |
| F | THIN BRICK VENEER | GRAPHITE (STACKED BOND PATTERN) |
| G | VINYL WINDOWS | DARK BRONZE |
| H | METAL RAILING | URBANE BRONZE |
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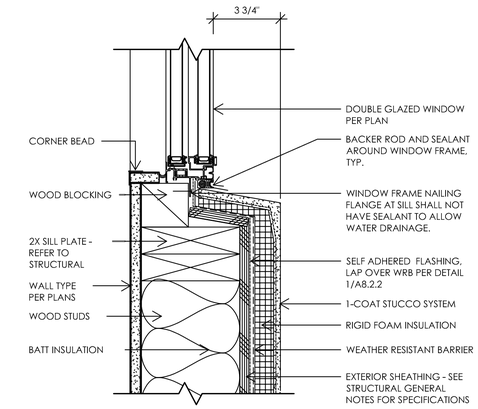
| J | ALUMINUM STOREFRONT | DARK BRONZE |
| K | STANDING SEAM METAL ROOF | CHARCOAL GRAY |
| L | STEEL PLATE SHADING DEVICE | SHERWIN WILLIAMS - SW 6881 "CAYENNE" |




**SECTION VIEW**

WINDOW SILL @ STUCCO

3" = 1'-0"

0" 4' 8' 16'

SCALE: 3/32" = 1'-0"

TODD + ASSOCIATES

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24-2016-01

HIGHSTREET

# Apts. near SEC Verrado Way & Roosevelt St.

Buckeye, Arizona

SITE PLAN REVIEW 2ND SUBMITTAL

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2ND SUBMITTAL SEPTEMBER 4, 2024
3RD SUBMITTAL OCTOBER 23,2024
4TH SUBMITTAL NOVEMBER 27,2024

REGISTERED ARCHITECT CERTIFICATE NO. 13467 GARY D. TODD Date Signed 10-23-24 ARIZONA, U.S.A.

EXTERIOR ELEVATIONS: BUILDING TYPE 3

Preliminary Not For Construction

# A3.3A

## CITY OF BUCKEYE SITE PLAN NOTES

1. WHERE APPLICABLE, NO STRUCTURES MAY BE BUILT ON SLOPES OF 15% OR GREATER.

4. PRIOR TO FINAL PLAT RECORDATION, ALL FINAL CIVIL CONSTRUCTIONS PLANS AND REPORTS INCLUDING LANDSCAPING, IRRIGATION AND ALL LIGHTING IMPROVEMENT PLANS, SHALL BE REVIEWED AND APPROVED BY THE CITY OF BUCKEYE.

28. ALL LANDSCAPED AREAS WITHIN THE PUBLIC RIGHTS OF WALL 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.

29. SHRUBBERY IN THE RIGHT OF WAY SHALL NOT OBSTRUCT ANY REGULATORY SIGNAGE OR SIGHT DISTANCE TRIANGLE AS DEFINED IN THE ENGINEERING DEVELOPMENT STANDARDS; THEREFORE, SHALL BE TRIMMED TO LESS THAN 2'-0".

30. LANDSCAPING WITHIN THE PUBLIC-RIGHT-OF-WAY WILL REQUIRE:
- ALL LANDSCAPE AREAS, EXCEPT THOSE INTENTIONALLY MAINTAINED WITH NATIVE PLANTS, 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 WITH 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 SIDE OF A TREE.

- SURROUND ROOT BARRIERS SHALL BE USED WITH 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'-0" OVER ANY PUBLIC ROADWAY, 7'-0" OVER ANY PUBLIC SIDEWALK.

## MONTHLY MAINTENANCE SCHEDULE

### JANUARY
- LAWN MAINTENANCE: PERENNIAL RYE GRASS (IF TURF WAS OVER-SEEDED)
  - FERTILIZE AT A 3-1-2 RATIO WITH NITROGEN, PHOSPHORUS, POTASSIUM.

### FEBRUARY
- LAWN MAINTENANCE: PERENNIAL RYE GRASS (IF TURF WAS OVER-SEEDED)
  - FERTILIZE AT A 3-1-2 RATIO WITH NITROGEN, PHOSPHORUS, POTASSIUM.
  - ADD WEED CONTROL APPLICATION AS NEEDED TO CONTROL SPRING WEEDS.
- PRUNE ALL GRASSES BACK TO ENCOURAGE SPRING GROWTH.
- HAND-PRUNE OLDER SHRUBS AS NEEDED TO ENCOURAGE NEW GROWTH.

### MARCH
- LAWN MAINTENANCE: PERENNIAL RYE GRASS (IF TURF WAS OVER-SEEDED)
  - FERTILIZE AT A 3-1-2 RATIO WITH NITROGEN, PHOSPHORUS, POTASSIUM.
  - ADD WEED CONTROL APPLICATION AS NEEDED TO CONTROL SPRING WEEDS.
- HAND-PRUNE OLDER SHRUBS AS NEEDED TO ENCOURAGE NEW GROWTH.
- TREE MAINTENANCE:
  - REMOVE DEAD BRANCHES & EXCESSIVE SUCKERS

### APRIL
- LAWN MAINTENANCE: PERENNIAL RYE GRASS (IF TURF WAS OVER-SEEDED)
  - MOW RYE GRASS AT 3/4" HEIGHT TO ENCOURAGE DIE-BACK AND TRANSITION TO BERMUDA GRASS.
- PRUNE ALL PLANTS WITH FLOWER STALKS TO REMOVE ALL DEAD STALKS AND SEEDS AFTER THE BLOOMING PERIOD HAS ENDED.

### MAY
- LAWN MAINTENANCE: PERENNIAL RYE GRASS (IF TURF WAS OVER-SEEDED)
  - MOW RYE GRASS AT 1/2" HEIGHT TO ENCOURAGE DIE-BACK AND TRANSITION TO BERMUDA GRASS.
  - MAINTAIN RYE GRASS AT APPROXIMATELY 1/2" HEIGHT WITH A REEL LAWN MOWER UNTIL THE OVERSEED DIES.

### JUNE
- LAWN MAINTENANCE: BERMUDA GRASS
  - FERTILIZE AT A 3-1-2 RATIO WITH NITROGEN, PHOSPHORUS, POTASSIUM.
  - RECOMMENDED MOWER HEIGHT ~ 1-1/2"
  - THATCH IF NEEDED TO REMOVE DEAD RYE GRASS.
  - AERATION IS RECOMMENDED ON LAWNS TWO-YEARS OF AGE OR OLDER ON A BI-YEARLY BASIS.

### JULY
- LAWN MAINTENANCE: BERMUDA GRASS
  - FERTILIZE AT A 3-1-2 RATIO WITH NITROGEN, PHOSPHORUS, POTASSIUM.
  - RECOMMENDED MOWER HEIGHT ~ 1-1/2"
- TREE MAINTENANCE:
  - REMOVE DEAD BRANCHES & THIN CANOPY
  - SECURE STAKING AS NEEDED PRIOR TO MONSOONS

### AUGUST
- LAWN MAINTENANCE: BERMUDA GRASS
  - FERTILIZE AT A 3-1-2 RATIO WITH NITROGEN, PHOSPHORUS, POTASSIUM.
  - RECOMMENDED MOWER HEIGHT ~ 1-1/2"

### SEPTEMBER
- LAWN MAINTENANCE: BERMUDA GRASS
  - FERTILIZE AT A 3-1-2 RATIO WITH NITROGEN, PHOSPHORUS, POTASSIUM.
  - REDUCE MOW HEIGHT WEEKLY FROM 1-1/2" TO 1" TO 1/2" ON THE THIRD WEEK OF SEPTEMBER.
  - REDUCE WATERING BY 1/2 SO ANY TREES IN THE TURF AREA WILL STILL RECEIVE MOISTURE.

### OCTOBER
- LAWN MAINTENANCE: PERENNIAL RYE GRASS
  - SCALP AND LIGHTLY DE-THATCH BERMUDA GRASS NO EARLIER THAN THE LAST WEEK OF SEPTEMBER.
  - REPAIR IRRIGATION SYSTEM TO ENSURE ALL TURF AREAS ARE FULLY COVERED BY SPRINKLER HEADS. REPAIR AND ADJUST SPRAY HEADS AS NEEDED.
  - OVER-SEED RYE GRASS AT A RATE OF 2 LBS / 100 S.F.
  - WATER 4-5 TIMES DAILY OR AS NEEDED TO ESTABLISH RYE GRASS SEED.
- PRUNE ANY OVERGROWN SHRUBS WITH HAND PRUNERS WITH A NATURAL METHOD OF PRUNING. NO MECHANICAL SHEARING METHODS TO BE USED.

### NOVEMBER
- LAWN MAINTENANCE: PERENNIAL RYE GRASS
  - ALLOW RYE GRASS TO GROW TO 2-3" IN HEIGHT BEFORE MOWING. MOW THE RYE GRASS TO A HEIGHT NO LOWER THAN 2".
  - ONCE ESTABLISHED AND GRASS APPEARS FULL AND HEALTHY, THE MOWER HEIGHT MAY BE LOWERED. MAINTAIN AT ~1-1/2" - 2" IN HEIGHT AS NECESSARY.

### DECEMBER
- LAWN MAINTENANCE / PERENNIAL RYE GRASS
  - FERTILIZE AT A 3-1-2 RATIO WITH NITROGEN, PHOSPHORUS, POTASSIUM.
- SPRAY A WEED-CONTROL AGENT IN DECOMPOSED GRANITE PLANTING AREAS BY MID-DECEMBER AS A PREVENTATIVE MEASURE.

## GENERAL MAINTENANCE

- TREES WILL NEED TO BE PRUNED AT LEAST ONCE IN THE SPRING; SOME FAST GROWING TREE SPECIES WILL ALSO NEED TO BE PRUNED DURING THE SUMMER AND FALL MONTHS. ALL NEWLY PLANTED TREES SHALL BE STAKED AND ALL TREES SHALL BE THINNED PRIOR TO MONSOON SEASON. SEE MONTHLY MAINTENANCE SCHEDULE FOR MORE INFORMATION.
- PALM TREES, AGAVES, YUCCAS, DESERT SPOONS, CACTUS, AND OTHER ACCENT SPECIES WILL NEED TO BE MAINTAINED ON AN INDIVIDUAL BASIS AS NEEDED.
- DECOMPOSED GRANITE PLANTING AREAS SHALL BE RAKED TWICE A MONTH MINIMUM.

## LANDSCAPE MAINTENANCE INTENT

THE DESIGN AND IMPLEMENTATION OF A LANDSCAPE FOR A MULTI-FAMILY COMMUNITY SHOULD INCLUDE SPECIFIC GUIDELINES ON HOW THE PLANT MATERIAL IS TO BE MAINTAINED THROUGH THE SEASONS OF THE YEAR AND THROUGHOUT THE LIFE OF THE COMMUNITY. PLANT VARIETIES HAVE BEEN CHOSEN AND DESIGNED WITH THE GOAL TO MINIMIZE OVER-CROWDING, OVER-PRUNING, AND OVER-WATERING IN MIND.

ALL PLANT MATERIAL SHALL BE PRUNED WITH THE 'SELECTIVE PRUNING TECHNIQUE'. THIS METHOD ENCOURAGES THE NATURAL FORM OF THE PLANT TO BE MAINTAINED WHICH PROMOTES HEALTHY BRANCH DEVELOPMENT AND CREATES A NATURAL APPEARANCE FOR THE PLANT MATERIAL. SHRUBS AND ACCENTS SHOULD NEVER BE PRUNED WITH HEDGE SHEARS. THE 'HIGH-LOW' TECHNIQUE USING HAND PRUNERS IS RECOMMENDED FOR SHRUB AND GROUNDCOVERS (IF NEEDED). FREQUENCY FOR SHRUB PRUNING SHOULD BE 1 - 2 TIMES PER YEAR.

FROST SENSITIVE PLANTS SUCH AS LANTANA, RED BIRD OF PARADISE, BOUGAINVILLEA AND TECOMA MAY RECEIVE A 'CORRECTIVE PRUNING' AFTER THE THREAT OF FROST HAS PASSED, GENERALLY AT THE END OF MARCH. GROWTH INHIBITORS MAY BE USED. FOLLOWING THESE GENERAL GUIDELINES SHOULD REDUCE MAINTENANCE COSTS SIGNIFICANTLY WHILE PLANTS ARE ALLOWED TO THRIVE IN A HEALTHIER, NATURAL CONDITION.

### DRIP IRRIGATION WATERING SCHEDULE

| DAILY HIGH TEMP | WATERING HRS. | INTERVAL | EMITTER ALLOCATION |
|---|---|---|---|
| 50°-70° F | 0.5 HOURS | EVERY 5 DAYS | SEE PLANT SCHEDULE |
| 70°-85° F | 1.0 HOURS | EVERY 3-4 DAYS | SEE PLANT SCHEDULE |
| 85°-100°F | 1.25 HOURS | EVERY 3 DAYS | SEE PLANT SCHEDULE |
| 100°F + | 2.0 HOURS | EVERY OTHER DAY | SEE PLANT SCHEDULE |

### TURF IRRIGATION WATERING SCHEDULE

### BERMUDA GRASS MONTHLY WATER REQUIREMENTS

| MONTHLY IRRIGATION | JANUARY | FEBRUARY | MARCH | APRIL | MAY | JUNE | JULY | AUGUST | SEPTEMBER | OCTOBER | NOVEMBER | DECEMBER | ANNUAL TOTAL |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| HIGH TURF QUALITY | 1.7" | 2.4" | 4.0" | 5.9" | 7.3" | 7.4" | 7.7" | 7.3" | 5.6" | 4.2" | 2.5" | 1.6' | 57.5" |
| ACCEPTABLE TURF QUALITY | 1.5" | 2.0" | 3.6" | 5.3" | 6.3" | 7.0" | 7.4" | 6.4" | 5.0" | 3.9" | 2.1" | 1.5" | 52.0" |

NOTE: TURF GRASS CONSUMPTIVE USE VALUES FOR THE PHOENIX AREA WERE DEVELOPED BY THE UNIVERSITY OF ARIZONA COOPERATIVE EXTENSION SERVICE.

## CODE LANGUAGE

SECTION 703 E.2.C (1) LANDSCAPE PLANS SHALL INCLUDE A MAINTENANCE SCHEDULE WHICH IDENTIFIES THE RECOMMENDED LANDSCAPE MAINTENANCE INCLUDING, BUT NOT LIMITED TO, WEEDS, ROCK MULCH, AND IRRIGATION. THE SCHEDULE SHALL IDENTIFY SEASONAL WATER APPLICATION RATES, TYPES AND METHODS OF FERTILIZATION, AND PRUNING, ETC. FOR EACH PLANT TYYPE, ACCORDING TO THE CURRENT STANDARDS SET FORTH BY THE AMERICAN NATIONAL STANDARDS INSTITUTE (ANSI), THE SUSTAINABLE LANDSCAPE MANAGEMENT STANDARDS OF THE ARIZONA LANDSCAPE CONTRACTORS' ASSOCIATION, OR OTHER ACCEPTABLE STANDARDS AS DETERMINED BY THE PLANNING AND DEVELOPMENT DEPARTMENT LANDSCAPE ARCHITECT.

## CONTACT

**LANDSCAPE ARCHITECT:**
TODD& ASSOCIATES, INC.
4019 N. 44TH ST.
PHOENIX, ARIZONA 85018
602.952.8280 p
602.952.8995 f

STARIN BUTLER
SBUTLER@TODDASSOC.COM

**OWNER:**
HIGHSTREET VENTURES INC.
602-1708 DOLPHIN AVE
KELOWNA, B.C. CANADA VIY 9S4

SCOTT BUTLER
SBUTLER@GOHIGHSTREET.CA

**DEVELOPER'S REPRESENTATIVE:**
KAIDENCE GROUP
5070 N. 40TH ST.
PHOENIX, AZ 85018

KATIE ROUNDS
KROUNDS@KAIDENCEGRP.COM

**CIVIL ENGINEER:**
COLLIERS ENGINEERING
2141 E. HIGHLAND AVE. #250
PHOENIX, AZ 85016

TED LUTHER
TLUTHER@HILGARTWILSON.COM

## SPECIFIC MAINTENANCE DIRECTIVES

**EXAMPLE OF IMPROPER PRUNING**
SHEAR ONLY WHAT IS NECESSARY ON ACCENTS TO REMOVE DEAD OR DYING LEAVES; OVERSHEARING IS HARMFUL AND LOOKS UNNATURAL.

**PROPER NATURAL SELECTIVE PRUNING**
PROPER PRUNING OF PLANTS WILL PROMOTE HEALTHIER, MORE ATTRACTIVE LANDSCAPES WHILE ALSO REDUCING MAINTENANCE COSTS OVER THE LIFESPAN OF THE PLANT.

**EXAMPLE OF IMPROPER SHEARING**
USE A NATURAL SHERAING METHOD FOR ALL PLANTS; THE 'BALL' SHAPE SHOWN IS UNNATURAL AND NOT HEALTHY.

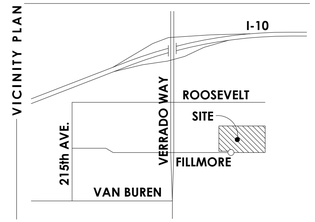
**HEADING BACK PLANTS IN SPRING**
WHILE IT MAY APPEAR COUNTER-INTUITIVE, HEADING BACK CERTAIN PLANTS IN THE SPRING WILL PROMOTE STRONGER, HEALTHIER PLANTS OVERALL.

**HEADING BACK GRASSES IN SPRING:**
TRIM GRASSES 6" ABOVE GRADE. DO NOT TRIM IN A "BALL" SHAPE AS IT IS UNNATURAL.

## SHEET INDEX

L0.1 LANDSCAPE COVER SHEET
L1.0 OVERALL CONCEPTUAL LANDSCAPE PLAN
L1.1 ENLARGED CONCEPTUAL LANDSCAPE PLAN
L1.2 ENLARGED CONCEPTUAL LANDSCAPE PLAN
L3.0 CONCEPTUAL WALL PLAN
L3.1 CONCEPUTAL WALL DETAILS
L3.2 CONCEPUTAL WALL DETAILS
L4.0 OVERALL CONCEPTUAL LOW VOLTAGE LIGHTING PLAN
L4.1 CONCEPTUAL LOW VOLTAGE CUT SHEETS

VICINITY PLAN




Contact Arizona 811 at least two full working days before you begin excavation
ARIZONA811
Call 811 or click Arizona811.com

LICENSE EXPIRES 12/31/2025

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HIGHSTREET

# West Fillmore Highstreet Multi-Family

Buckeye, Arizona

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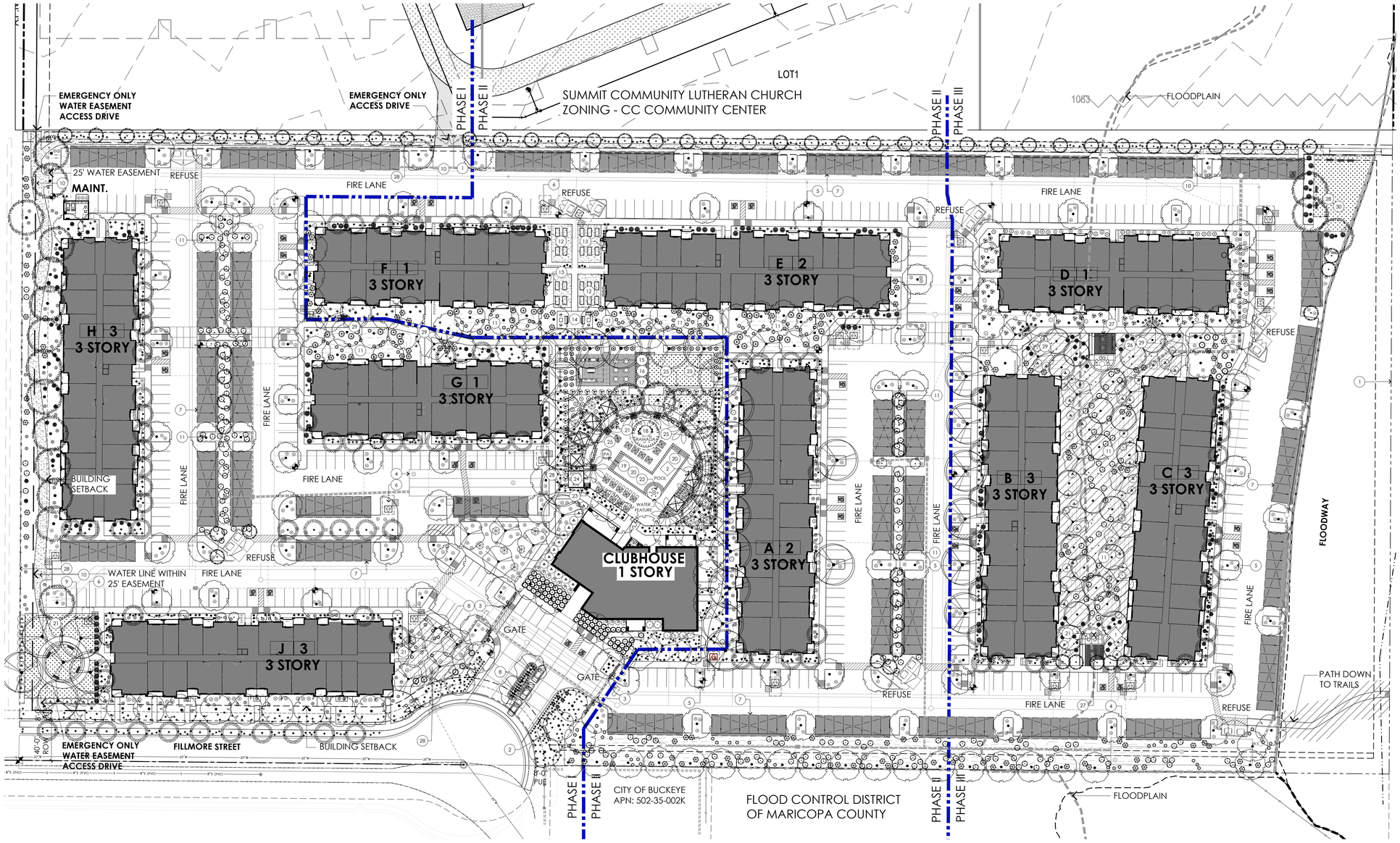
LANDSCAPE COVER SHEET

Preliminary Not For Construction

L0.1




## KEY NOTES

1. PROPERTY LINE
2. MONUMENT SIGN, SEE SHEET 3.2
3. SLIDING GATE
4. UNDERGROUND STORAGE TANK, SEE CIVIL
5. FIRE HYDRANT, TYP., SEE CIVIL
6. TRANSFORMER, SEE ELECTRICAL
7. CARPORT CANOPY, TYP., SEE ARCHITECTURE
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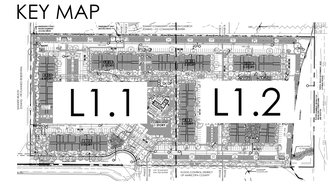
27. PERGOLA
28. WALL, SEE WALL PLAN SHEET 3.0
29. SEATING BUMPOUT
30. DOG PARK

KEY MAP




0' 25' 50' 100'

SCALE: 1" = 50'-0"

N

## PLANT_SCHEDULE

556

| SYMBOL | BOTANICAL / COMMON NAME | SIZE AT MATURITY | SIZE AT INSTALLATION | QTY |
|---|---|---|---|---|
| TREES | | | | |
| | ACACIA SALICINA / WILLOW ACACIA | 40'H X 20'W | 8'H X 3.5'W, CAL. 1.5", 24" BOX | 91 |
| | CHILOPSIS LINEARIS 'BUBBA' / BUBBA DESERT WILLOW | 30'H X 30'W | 10'H X 7'W, CAL. 1.5", 36" BOX | 10 |
| | EYSENHARDTIA ORTHOCARPA / KIDNEYWOOD | 15'H X 1-'W | 5'H X 3'W, CAL. .75", 24" BOX | 27 |
| | FRAXINUS VELUTINA 'FAN-TEX' / FAN-TEX VELVET ASH | 40'H X 40'W | 9'H X 4'W, CAL. 1.5", 24" BOX | 33 |
| | LYSILOMA WATSONII / FEATHER TREE | 15'H X 15'W | 6'H X 4'W, CAL. 1.25", 24" BOX | 67 |
| | OLNEYA TESOTA / DESERT IRONWOOD | 30'H X 30'W | 10'H X 9'W, MULTI-TRUNK, 48" BOX | 28 |
| | PARKINSONIA FLORIDA / BLUE PALO VERDE | 30'H X 30'W | 7'H X 4'W, CAL. 1.5", 24" BOX | 25 |
| | PROSOPIS GLANDULOSA 'AZT' / AZT THORNLESS HONEY MESQUITE | 30'H X 35'W | 8'H X 4'W, CAL. 1.5", 24" BOX | 28 |
| | PROSOPIS VELUTINA / VELVET MESQUITE | 30'H X 25'W | 7'H X 4'W, CAL. 1.5", 24" BOX | 23 |
| | PROSOPIS X 'AZT' / AZT THORNLESS MESQUITE | 30'H X 30'W | 10'H X 8'W, CAL. 2.5", 36" BOX | 170 |
| PALM TREES | | | | |
| | PHOENIX DACTYLIFERA / DATE PALM | 50'H X 30'W | 15' HT., MALE | 8 |
| SHRUBS | | | | |
| | ABUTILON PALMERI / INDIAN MALLOW | 8'H X 6'W | 5 GAL. | 50 |
| | ANISACANTHUS THURBERI / THURBER'S DESERT HONEYSUCKLE | 5'H X 5'W | 5 GAL. | 237 |
| | CAESALPINIA GILLIESII / YELLOW BIRD OF PARADISE | 6'H X 5'W | 5 GAL. | 29 |
| | CALLIANDRA ERIOPHYLLA / FAIRY DUSTER | 3'H X 3'W | 5 GAL. | 111 |
| | CALLISTEMON VIMINALIS 'LITTLE JOHN' / LITTLE JOHN WEEPING BOTTLEBRUSH | 3'H X 5'W | 5 GAL. | 95 |
| | ENCELIA FARINOSA / BRITTLEBUSH | 4'H X 6'W | 5 GAL. | 12 |
| | EUPHORBIA RIGIDA / BLUE EUPHORBIA | 2'H X 3'W | 5 GAL. | 58 |
| | JUSTICIA CALIFORNICA / CHUPAROSA | 4'H X 4'W | 5 GAL. | 103 |
| | JUSTICIA CANDICANS / RED JUSTICIA | 3'H X 3'W | 5 GAL. | 126 |
| | LARREA TRIDENTATA / CREOSOTE BUSH | 6'H X 8'W | 5 GAL. | 142 |
| | LEUCOPHYLLUM CANDIDUM / TEXAS SAGE | 3'H X 3'W | 5 GAL. | 178 |
| | RUELLIA PENINSULARIS / DESERT RUELLIA | 4'H X 4'W | 5 GAL. | 73 |
| | RUELLIA SIMPLEX 'KATIE' / KATIE MEXICAN PETUNIA | 1'H X 2'W | 5 GAL. | 99 |
| | SALVIA GREGGII / AUTUMN SAGE | 2'H X 2'W | 5 GAL. | 128 |
| | TECOMA STANS / YELLOW BELLS | 8'H X 8'W | 5 GAL. | 66 |
| | TECOMA X 'SPARKY' / SPARKY YELLOW BELLS | 5'H X 4'W | 5 GAL. | 29 |
| ACCENTS | | | | |
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| CACTI | | | | |
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| PERENNIALS | | | | |
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## GROUND PLANE

| | | | |
|---|---|---|---|
| TYPICAL PLANTING BEDS | DECOMPOSED GRANITE, 2" MIN. DEPTH, ROCK PROS. SIZE: 1/2" SCREENED, COLOR: MAHOGANY | +/- | 180,275 SF |
| | DESERT PAVEMENT, 2" MIN. DEPTH, ROCK PROS SIZE: 3" MINUS, COLOR: APACHE BROWN, SEE DETAIL B / L6.0 | +/- | 31,015 SF |
| | ARTIFICIAL TURF, MANUFACTURER: FOREVER LAWN MODEL: K9 GRASS ELITE | +/- | 6,436 SF |

36906 CHRISTOPHER JONES 07/11/24 ARIZONA, U.S.A.

LICENSE EXPIRES 12/31/2025

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Buckeye, Arizona

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OVERALL CONCEPTUAL LANDSCAPE PLAN

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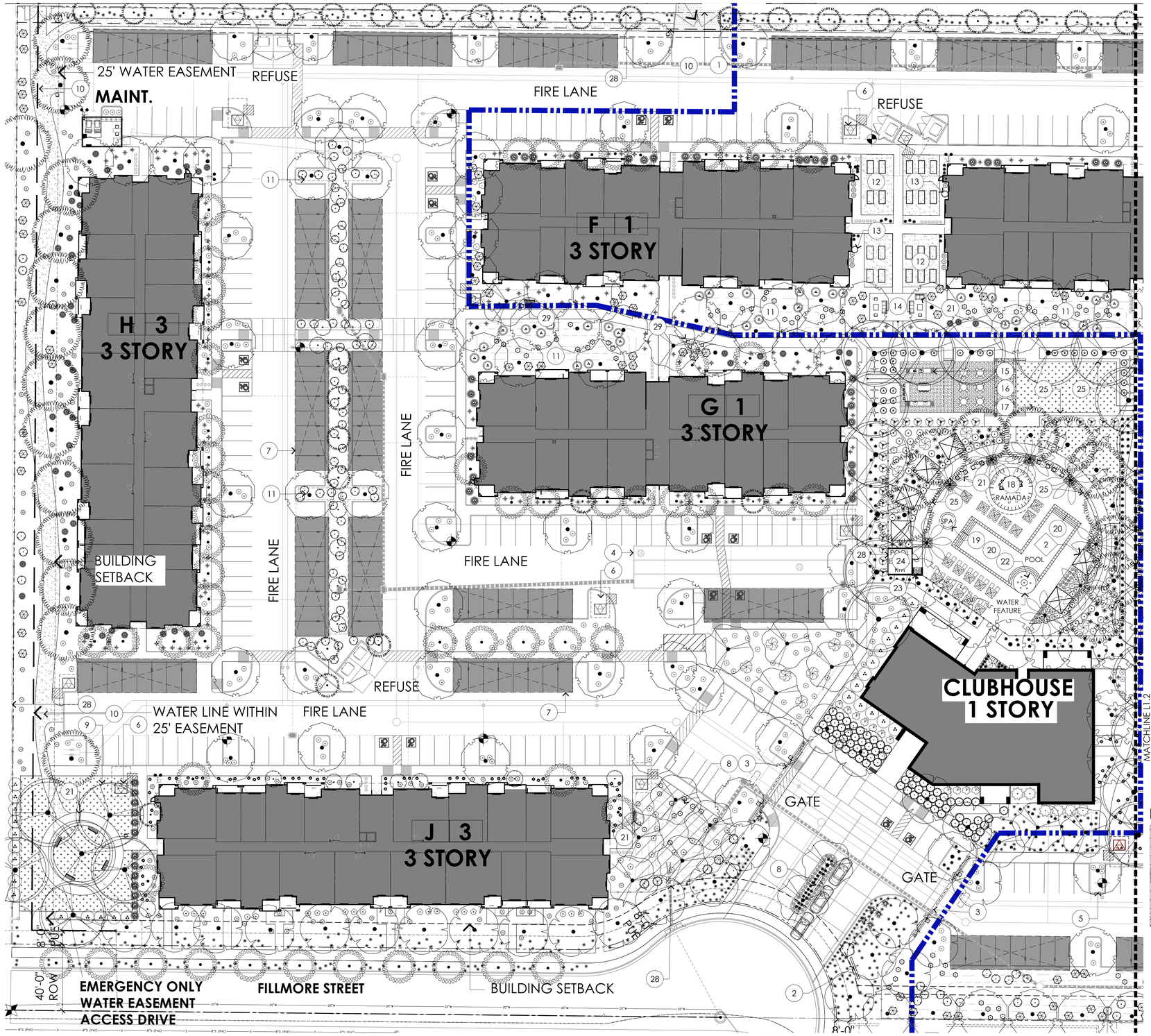
L1.0

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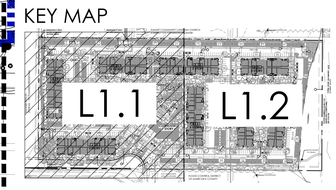


0" 15' 30 60'

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N

## PLANT_SCHEDULE

557

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## GROUND PLANE

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| | ARTIFICIAL TURF, MANUFACTURER: FOREVER LAWN MODEL: K9 GRASS ELITE | +/- | 6,436 SF |

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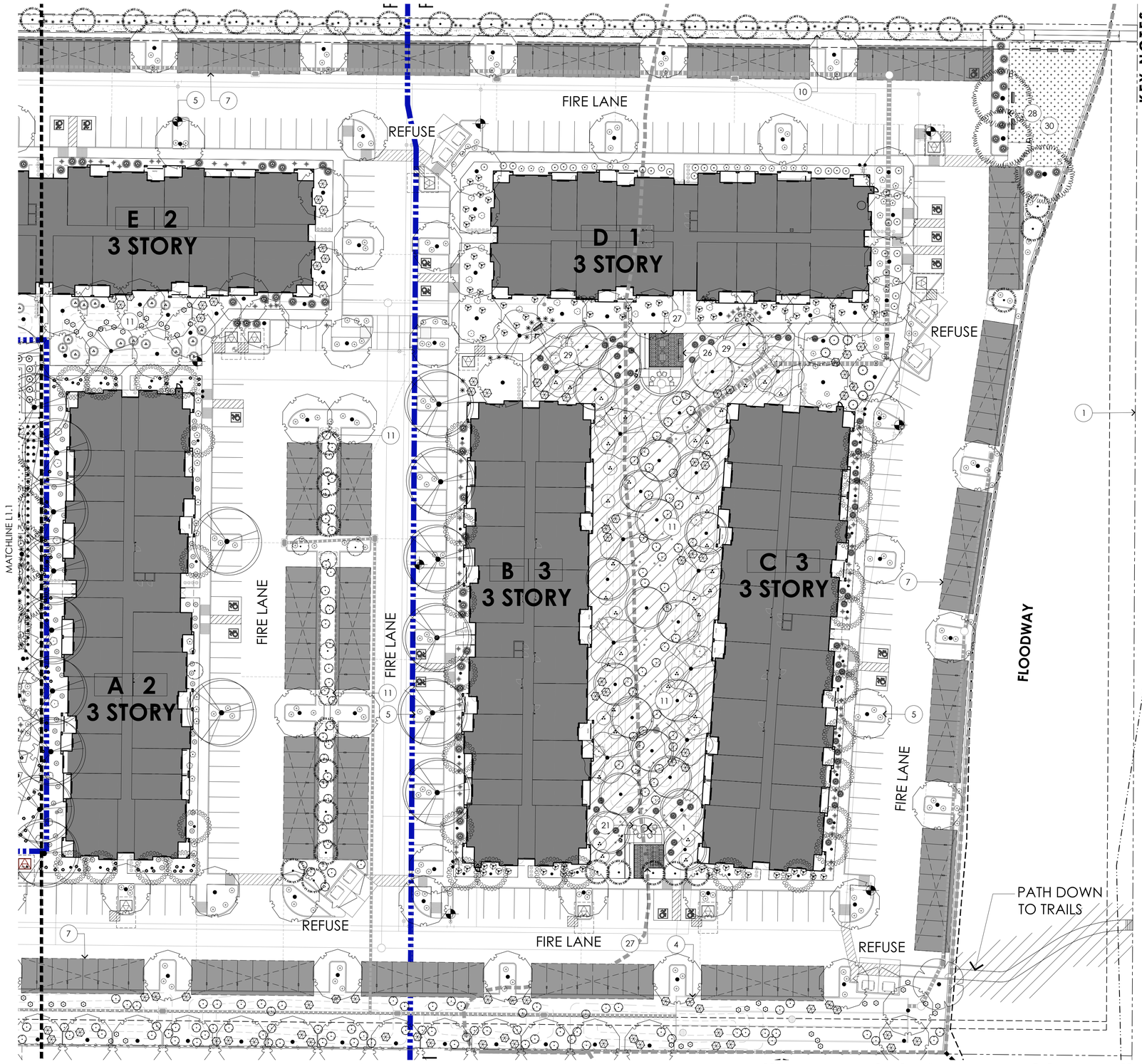
L1.1

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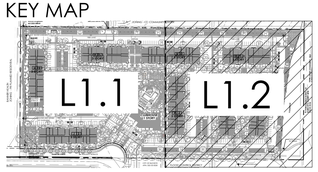
| TREES | | | | |
| | ACACIA SALICINA / WILLOW ACACIA | 40'H X 20'W | 8'H X 3.5'W, CAL. 1.5", 24" BOX | 91 |
| | CHILOPSIS LINEARIS 'BUBBA' / BUBBA DESERT WILLOW | 30'H X 30'W | 10'H X 7'W, CAL. 1.5", 36" BOX | 10 |
| | EYSENHARDTIA ORTHOCARPA / KIDNEYWOOD | 15'H X 1-'W | 5'H X 3'W, CAL. .75", 24" BOX | 27 |
| | FRAXINUS VELUTINA 'FAN-TEX' / FAN-TEX VELVET ASH | 40'H X 40'W | 9'H X 4'W, CAL. 1.5", 24" BOX | 33 |
| | LYSILOMA WATSONII / FEATHER TREE | 15'H X 15'W | 6'H X 4'W, CAL. 1.25", 24" BOX | 67 |
| | OLNEYA TESOTA / DESERT IRONWOOD | 30'H X 30'W | 10'H X 9'W, MULTI-TRUNK, 48" BOX | 28 |
| | PARKINSONIA FLORIDA / BLUE PALO VERDE | 30'H X 30'W | 7'H X 4'W, CAL. 1.5", 24" BOX | 25 |
| | PROSOPIS GLANDULOSA 'AZT' / AZT THORNLESS HONEY MESQUITE | 30'H X 35'W | 8'H X 4'W, CAL. 1.5", 24" BOX | 28 |
| | PROSOPIS VELUTINA / VELVET MESQUITE | 30'H X 25'W | 7'H X 4'W, CAL. 1.5", 24" BOX | 23 |
| | PROSOPIS X 'AZT' / AZT THORNLESS MESQUITE | 30'H X 30'W | 10'H X 8'W, CAL. 2.5", 36" BOX | 170 |
| PALM TREES | | | | |
| | PHOENIX DACTYLIFERA / DATE PALM | 50'H X 30'W | 15" HT., MALE | 8 |
| SHRUBS | | | | |
| | ABUTILON PALMERI / INDIAN MALLOW | 8'H X 6'W | 5 GAL. | 50 |
| | ANISACANTHUS THURBERI / THURBER'S DESERT HONEYSUCKLE | 5'H X 5'W | 5 GAL. | 237 |
| | CAESALPINIA GILLIESII / YELLOW BIRD OF PARADISE | 6'H X 5'W | 5 GAL. | 29 |
| | CALLIANDRA ERIOPHYLLA / FAIRY DUSTER | 3'H X 3'W | 5 GAL. | 111 |
| | CALLISTEMON VIMINALIS 'LITTLE JOHN' / LITTLE JOHN WEEPING BOTTLEBRUSH | 3'H X 5'W | 5 GAL. | 95 |
| | ENCELIA FARINOSA / BRITTLEBUSH | 4'H X 6'W | 5 GAL. | 12 |
| | EUPHORBIA RIGIDA / BLUE EUPHORBIA | 2'H X 3'W | 5 GAL. | 58 |
| | JUSTICIA CALIFORNICA / CHUPAROSA | 4'H X 4'W | 5 GAL. | 103 |
| | JUSTICIA CANDICANS / RED JUSTICIA | 3'H X 3'W | 5 GAL. | 126 |
| | LARREA TRIDENTATA / CREOSOTE BUSH | 6'H X 8'W | 5 GAL. | 142 |
| | LEUCOPHYLLUM CANDIDUM / TEXAS SAGE | 3'H X 3'W | 5 GAL. | 178 |
| | RUELLIA PENINSULARIS / DESERT RUELLIA | 4'H X 4'W | 5 GAL. | 73 |
| | RUELLIA SIMPLEX 'KATIE' / KATIE MEXICAN PETUNIA | 1'H X 2'W | 5 GAL. | 99 |
| | SALVIA GREGGII / AUTUMN SAGE | 2'H X 2'W | 5 GAL. | 128 |
| | TECOMA STANS / YELLOW BELLS | 8'H X 8'W | 5 GAL. | 66 |
| | TECOMA X 'SPARKY' / SPARKY YELLOW BELLS | 5'H X 4'W | 5 GAL. | 29 |
| ACCENTS | | | | |
| | ALOE VERA / MEDICINAL ALOE | 2'H X 3'W | 5 GAL. | 271 |
| | ASCLEPIAS SUBULATA / DESERT MILKWEED | 4'H X 3.5'W | 5 GAL. | 113 |
| | HESPERALOE PARVIFLORA / RED YUCCA | 4'H X 5'W | 5 GAL. | 71 |
| | HESPERALOE PARVIFLORA 'PERPA' / BRAKELIGHTS® RED YUCCA | 2'H X 2'W | 5 GAL. | 171 |
| | HESPERALOE PARVIFLORA 'YELLOW' / YELLOW YUCCA | 4'H X 5'W | 5 GAL. | 10 |
| | MUHLENBERGIA RIGIDA / PINE MUHLY | 2'H X 2'W | 5 GAL. | 543 |
| CACTI | | | | |
| | CARNEGIEA GIGANTEA / SAGUARO | 30'H X 10'W | 6'H | 2 |
| | CEREUS FORBESII 'SPIRALIS' / TWISTED CACTUS | 5'H X 5'W | 15 GAL. | 6 |
| | LOPHOCEREUS SCHOTTII MONSTROSUS / TOTEM POLE CACTUS | 10'H X 5'W | 15 GAL. | 11 |
| | OPUNTIA ENGELMANNII / ENGELMANN'S PRICKLY PEAR | 4'H X 8'W | 5 GAL. | 19 |
| | OPUNTIA FICUS-INDICA / INDIAN FIG CACTUS | 8'H X 8'W | 15 GAL. | 14 |
| | OPUNTIA MICRODASYS / BUNNY EARS PRICKLY PEAR | 3'H X 4'W | 5 GAL. | 22 |
| | OPUNTIA SANTA-RITA / SANTA RITA PRICKLY PEAR | 4'H X 5'W | 5 GAL. | 8 |
| | STENOCEREUS MARGINATA / MEXICAN FENCE POST | 10'H X 2'W | 15 GAL. | 177 |
| GROUND COVER | | | | |
| | LANTANA MONTEVIDENSIS / PURPLE TRAILING LANTANA | 1'H X 4'W | 1 GAL. | 76 |
| | LANTANA X 'NEW GOLD' / NEW GOLD LANTANA | 1.5'H X 3'W | 1 GAL. | 287 |
| | VERBENA GOODDINGII / GOODDING'S VERBENA | 1'H X 3'W | 1 GAL. | 7 |
| PERENNIALS | | | | |
| | PENSTEMON PARRYI / PARRY PENSTEMON | 1'H X 1'W | 5 GAL. | 65 |

KEY MAP




0" 15' 30 60'

SCALE: 1" = 30'-0"

N

## GROUND PLANE

| | | | |
|---|---|---|---|
| TYPICAL PLANTING BED | DECOMPOSED GRANITE, 2" MIN. DEPTH, ROCK PROS, SIZE: 1/2" SCREENED, COLOR: MAHOGANY | +/- | 180,275 SF |
| | DESERT PAVEMENT, 2" MIN. DEPTH, ROCK PROS SIZE: 3" MINUS, COLOR: APACHE BROWN, SEE DETAIL 8 / L6.0 | +/- | 31,015 SF |
| | ARTIFICIAL TURF, MANUFACTURER: FOREVER LAWN MODEL: K9 GRASS ELITE | +/- | 6,436 SF |

36906 CHRISTOPHER JONES 07/11/24 ARIZONA, U.S.A.

LICENSE EXPIRES 12/31/2025


TODD + ASSOCIATES

602-952-8280 / TODDASSOC.COM

24-2016-01


HIGHSTREET

# West Fillmore Highstreet Multi-Family

Buckeye, Arizona

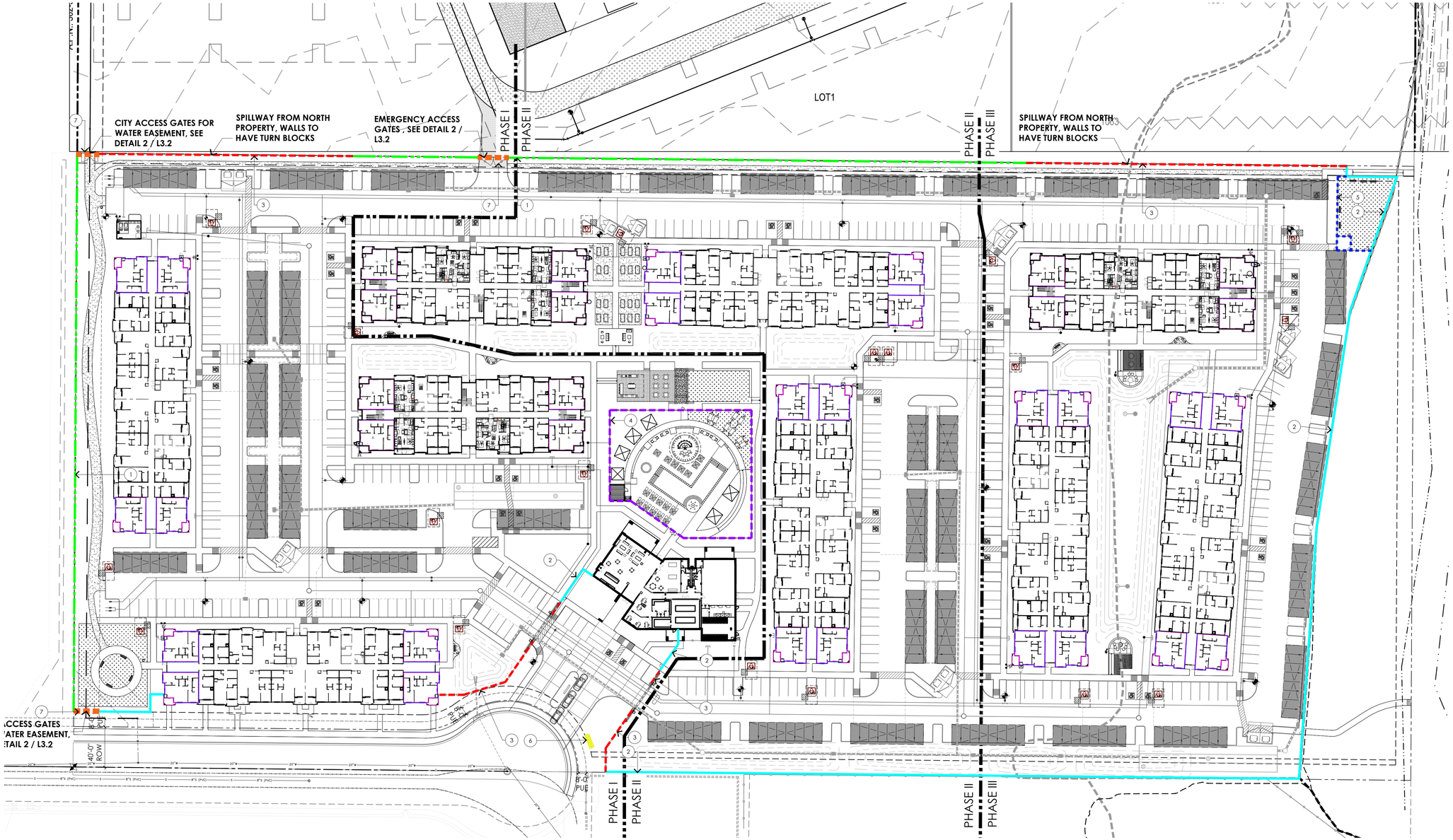
SITE PLAN REVIEW SUBMITTAL #PLZSP-24-0017

1ST SUBMITTAL JULY 11, 2024
2ND SUBMITTAL SEPTEMBER 4, 2024
3RD SUBMITTAL OCTOBER 23,2024
4TH SUBMITTAL NOVEMBER 27,2024

CONCEPTUAL LANDSCAPE PLAN ENLARGEMENT

Preliminary Not For Construction

L1.2




**WALL LEGEND**

| KEY-DESC. NOTE | | QTY. | REFERENCE |
|---|---|---|---|
| 1 | CMU SCREEN WALL | +/-1185 L.F. | SEE SHEET L3.1 |
| 2 | FULL VIEW FENCE | +/-1555 L.F. | SEE SHEET L3.1 |
| 3 | PARTIAL VIEW FENCE / WALL | +/- 804 L.F. | SEE SHEET L3.1 |
| 4 | METAL POST POOL FENCE | +/- 510 L.F. | SEE SHEET L3.1 |
| 5 | DOG PARK FENCE | +/- 145 L.F. | SEE SHEET L3.1 |
| 6 | MONUMENT SIGN | +/- 10 L.F. | SEE SHEET L3.2 |
| 7 | CITY EMERGENCY ACCESS GATE | +/- 75 L.F. | SEE SHEET L3.2 |

0" 25' 50' 100'

SCALE: 1" = 50'-0"

N

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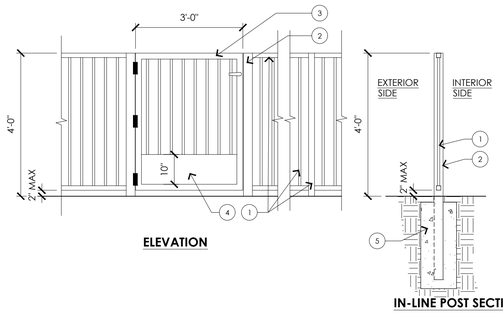
CONCEPTUAL WALL PLAN

Preliminary Not For Construction

L3.0

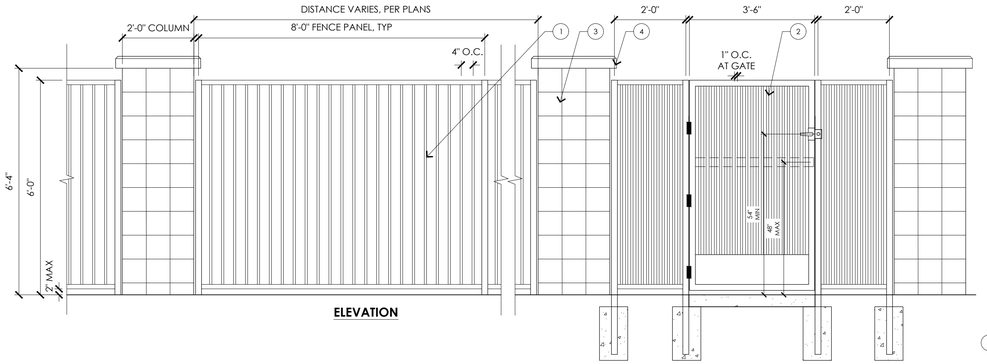


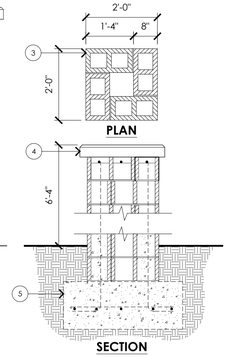

1. METAL FENCE, 3/4" PICKETS @ 4" O.C. WITH 1 1/2" BOTTOM, AND TOP RAIL. 2" POSTS
2. 3" TS POSTS
3. GATE WITH 2" FRAME AND 3/4" PICKETS @4" O.C.
4. 10" METAL KICK PLATE WELDED FLUSH WITH FACE OF FRAME ON BOTH SIDES OF GATE
5. CONCRETE FOOTING

NOTE:
1. CONTRACTOR TO PROVIDE SHOP DRAWINGS FOR ARCHITECT'S APPROVAL.
2. ALL WELDS TO BE GROUND SMOOTH.
3. ALL METAL PAINTED TO MATCH ARCHITECTURE SHERWIN WILLIAMS SW 7047 PORPOISE
4. FOOTING, REINFORCEMENTS, AND CONNECTIONS PER STRUCTURAL.
5. ALL GATES TO OPEN OUT.

## 4 DOG PARK FENCE AND GATE

1/2"=1'- 0"



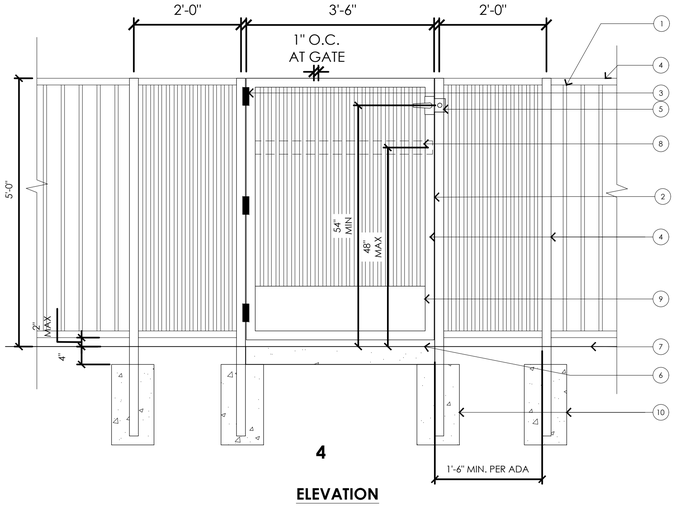



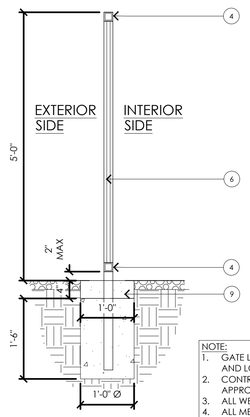

1. METAL FENCE, 3/4" PICKETS @ 4" O.C. WITH 1 1/2" BOTTOM AND TOP RAIL. 2" POSTS. SEE NOTE BELOW
2. GATE WITH 2" FRAME AND 3/4" PICKETS @ 2" O.C. INSTALL 1/8" METAL PANEL AT BOTTOM OF GATE, WELD FLUSH WITH FRAME ON BOTH SIDES
3. 6'-8" CMU COLUMN OF 8"X8"X16" SMOOTH FACE BLOCK, PROVIDE CENTER SCORE WHERE REQUIRED TO MAKE AN 8"X8" GROUT SCORE: COLOR: NATURAL GRAY
4. PRECAST GRAY CONCRETE CAP: 2'-4" SQ X 4", 3/4" CHAMFER
5. CONCRETE FOOTING AND REINFORCEMENTS PER STRUCTURAL; FOOTING AT VEHICULAR GATE COLUMNS SHALL BE MINIMUM 2' BELOW F.G.

NOTE:
1. CONTRACTOR TO PROVIDE SHOP DRAWINGS FOR ARCHITECT'S APPROVAL
2. FOOTING, REINFORCEMENTS, AND CONNECTIONS PER STRUCTURAL
3. ALL METAL PAINTED TO MATCH ARCHITECTURAL SW 7047 PORPOISE

## 1 VIEW FENCE / GATE WITH COLUMNS

1/2"=1'- 0"



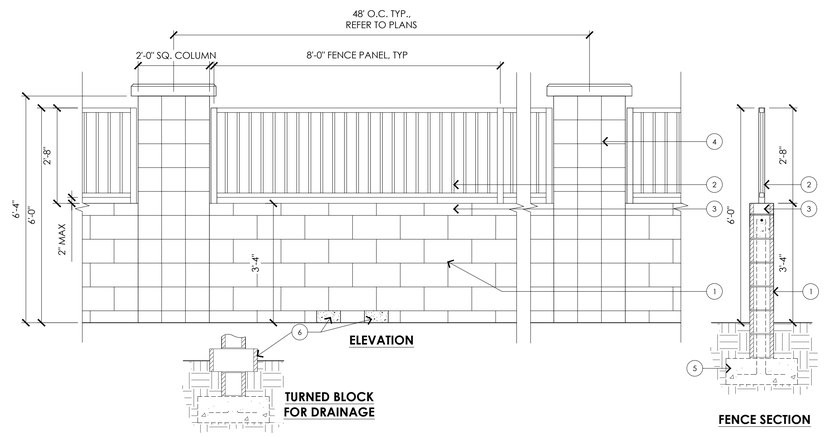




1. METAL FENCE, 3/4" PICKETS @ 4" O.C. WITH 1 1/2" BOTTOM AND TOP RAIL. 2" POSTS. SEE NOTE BELOW
2. GATE WITH 2" FRAME AND 3/4" PICKETS @ 2" O.C. INSTALL 1/8" METAL PANEL AT BOTTOM OF GATE. WELD FLUSH WITH FRAME ON BOTH SIDES
3. SELF-CLOSING SPRING HINGES W/ ADJUSTABLE TENSION (TYP.)
4. GATE AND FENCE FRAME, 2"X2"X1/8" TUBE STEEL
5. KEEDEX WELD BOX FOR HARDWARE
6. T.O. PATIO SLAB / WALK, SEE CIVIL
7. 4" X 12" CONCRETE STRIP BELOW ENTIRE PERIMETER OF POOL FENCE
8. 4" WIDE STEEL PLATE FOR PANIC BAR
9. 10" METAL KICK PLATE
10. CONCRETE FOOTING, SEE STRUCTURAL

NOTE:
1. GATE LOCKING MECHANISM TO BE COORDINATED WITH SECURITY AND LOW VOLTAGE
2. CONTRACTOR TO PROVIDE SHOP DRAWINGS FOR ARCHITECT'S APPROVAL
3. ALL WELDS TO BE GROUND SMOOTH
4. ALL METAL PAINTED TO MATCH ARCHITECTURE, SHERWIN WILLIAMS SW 7047 PORPOISE
5. FOOTING, REINFORCEMENTS, AND CONNECTIONS PER STRUCTURAL
6. ALL GATES TO OPEN OUT

## 5 POOL FENCE & GATE

3/4"=1'- 0"

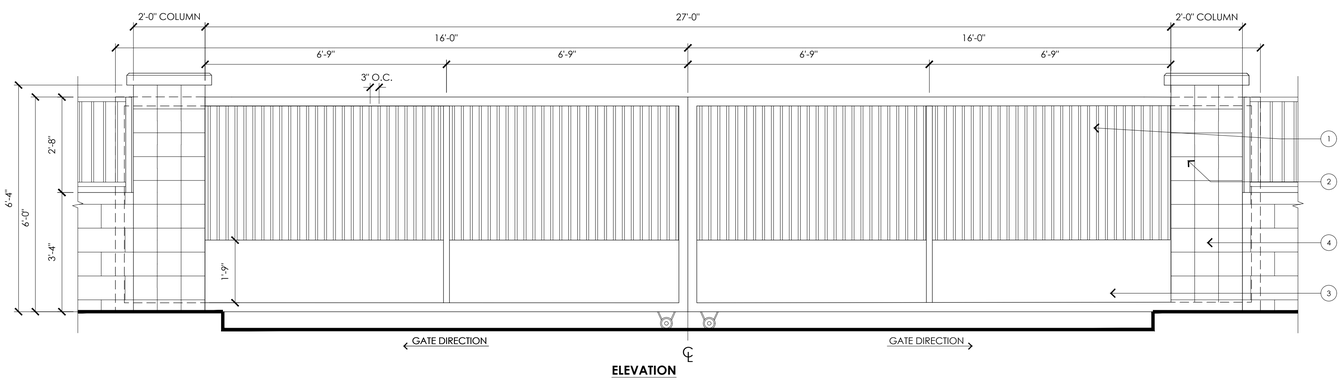



1. CMU WALL OF 8"X8"X16" SMOOTH FACE BLOCK
2. METAL FENCE, 3/4" PICKETS @ 4" O.C. WITH 1 1/2" BOTTOM AND TOP RAIL. 2" POSTS. SEE NOTE BELOW
3. SOLID 4"X8"X16" CMU CAP
4. COLUMN, SEE DETAIL, THIS SHEET
5. CONCRETE FOOTING AND REINFORCEMENTS PER STRUCTURAL
6. DUAL BLOCKS TURNED SIDEWAYS FOR DRAINAGE IN SPILLWAY ZONES, SEE CIVIL; 2 SETS PER 10 L.F. FOR 20 L.F.

NOTE:
1. POSTS TO DIRECT EMBED INTO SOLID GROUT CELL. ALTERNATE TO ATTACH WITH WELD PLATES OR ANCHOR PLATES. PROVIDE SHOP DRAWINGS FOR APPROVAL.
2. ALL CMU WALLS AND COLUMNS TO BE TREATED WITH ANTI-GRAFFITI PROTECTIVE COATING
3. ALL METAL PAINTED TO MATCH ARCHITECTURAL SW 7047 PORPOISE

## 2 PARTIAL VIEW VENCE

1/2"=1'- 0"

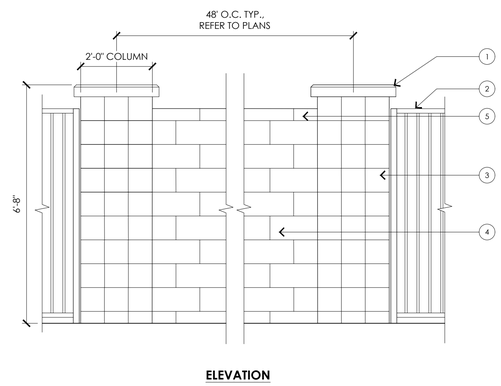



1. METAL PICKET GATE, PAINTED. ¾" PICKETS @ 3" O.C. WITH 3" BOTTOM, AND TOP RAIL. 3" POSTS
2. SEE COLUMN DETAIL, THIS SHEET
3. 1/8" METAL PANEL, WELDED FLUSH WITH OUTSIDE OF FRAME
4. ACCESS CONTROL ARM. AT BOTH SIDES OF GATE AT ENTRY AND EXIT SIDES. INSTALL PER MANUFACTURER

NOTE:
1. CONTRACTOR TO PROVIDE SHOP DRAWINGS FOR ARCHITECT'S REVIEW
2. ALL WELDS TO BE GROUND SMOOTH
3. ALL METAL PAINTED TO MATCH ARCHITECTURAL SW 7047 PORPOISE
4. FOOTING, REINFORCEMENTS, AND CONNECTIONS PER STRUCTURAL
5. GATE SHALL COMPLY WITH 2018 IBC SEC. 3110.
6. ALL VEHICULAR GATES AND OPERATORS MUST MEET ALL UL325 AND ASTM F220 REQUIREMENTS FOR CLASS II USAGE. ALL GATES TO HAVE PHOTO SENSORS

## 6 SLIDING VEHICULAR EXIT / EMERGENCY GATE

1/2"=1'- 0"




1. PRECAST GRAY CONCRETE CAP: 2'-2" SQ X 3"
2. METAL FENCE, SEE DETAIL, THIS SHEET
3. 6'-8" CMU COLUMNS OF 8"X8"X16" SMOOTH FACE BLOCK
4. 6'-0" CMU WALL OF 8"X8"X16" SMOOTH FACE BLOCK. NOTE: LAY UP IN STACK BOND AT POOL COURT SEATING NODE
5. SOLID 4"X8"X16" CMU CAP

## 3 CMU WALL

1/2"=1'- 0"

TODD + ASSOCIATES
602-952-8280 / TODDASSOC.COM
24-2016-01

HIGHSTREET

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Buckeye, Arizona

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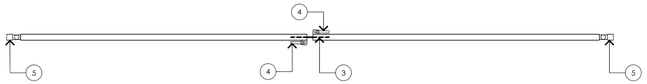
36906 CHRISTOPHER JONES 07/11/24 ARIZONA, U.S.A.

LICENSE EXPIRES 12/31/2025

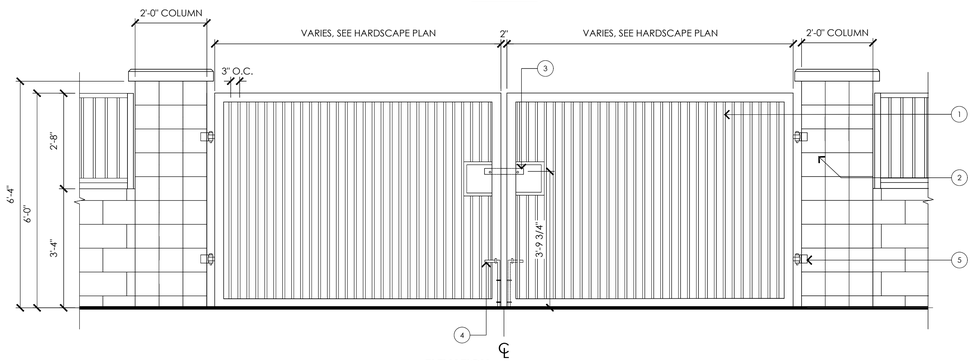
CONCEPTUAL WALL DETAILS

Preliminary Not For Construction

L3.1




GATE PLAN




ELEVATION

1. METAL PICKET GATE, PAINTED. 3/2" PICKETS @ 3" O.C. WITH 3" BOTTOM, AND TOP RAIL. 3" POSTS
2. SEE COLUMN DETAIL, THIS SHEET
3. SLIDE BAR
4. 3/4" CANE BOLTS, 16" TALL, (1X) INSIDE, (1X OUTSIDE)
5. SHUT-IT SEALED DUAL BEARING HINGES

NOTE:
1. CONTRACTOR TO PROVIDE SHOP DRAWINGS FOR ARCHITECT'S REVIEW
2. ALL WELDS TO BE GROUND SMOOTH
3. ALL METAL PAINTED TO MATCH ARCHITECTURAL SW 7047 PORPOISE
4. FOOTING, REINFORCEMENTS, AND CONNECTIONS PER STRUCTURAL
5. CONTRACTOR TO PROVIDE KNOXBOX, COORDINATE WITH OWNER AND CITY

## 2 EMERGENCY ACCESS GATE

1/2"=1'- 0"

### Specification

a. D/S 1/8" aluminum backer painted smokey Blue Pantone 7477 u
b. D/S 1/8" aluminum panel cut out text pained white
c. center text inserts attached directly to smokey blue panel
d. concrete foundation to be supplied by client

1. illumination at top and bottom of white sign face, edge will not have illumination. Right and left end will be opaque solid painted aluminum.
2. Illuminated with hanley LED
3. internal text illuminated cut out
4. Engineering supplied by Client

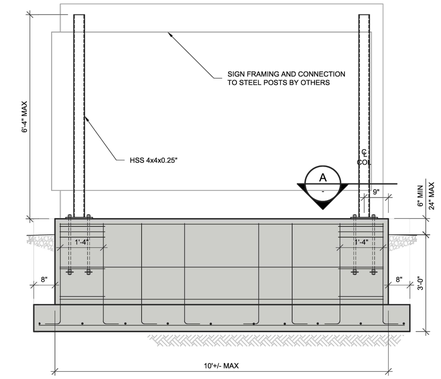
Colour Pallet/ Satin paint

White

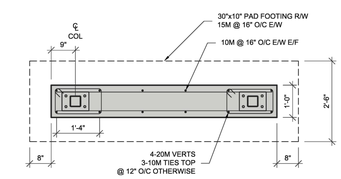
Smokey Blue
Pantone 7477 u

Side B

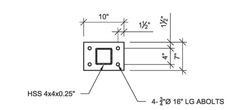
Important Note:
**120v line power conection responsibility of the client**




SIGN BASE ELEVATION
1/2" = 1'-0"




SIGN BASE PLAN
1/2" = 1'-0"




A DETAIL
3/4" = 1'-0"

## 1 MONUMENT SIGN BY OWNER

TODD + ASSOCIATES
602-952-8280 / TODDASSOC.COM
24-2016-01

HIGHSTREET

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Buckeye, Arizona

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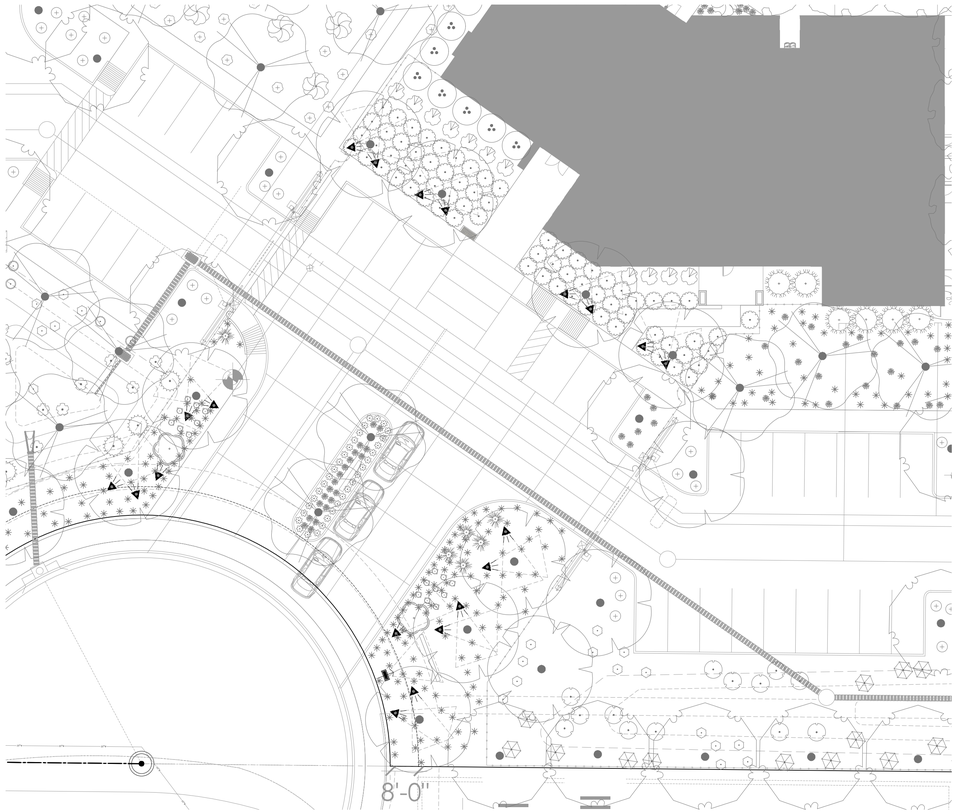
REGISTERED PROFESSIONAL ENGINEER (CIVIL)
36906
CHRISTOPHER JONES
07/11/24
ARIZONA, U.S.A.

LICENSE EXPIRES 12/31/2025

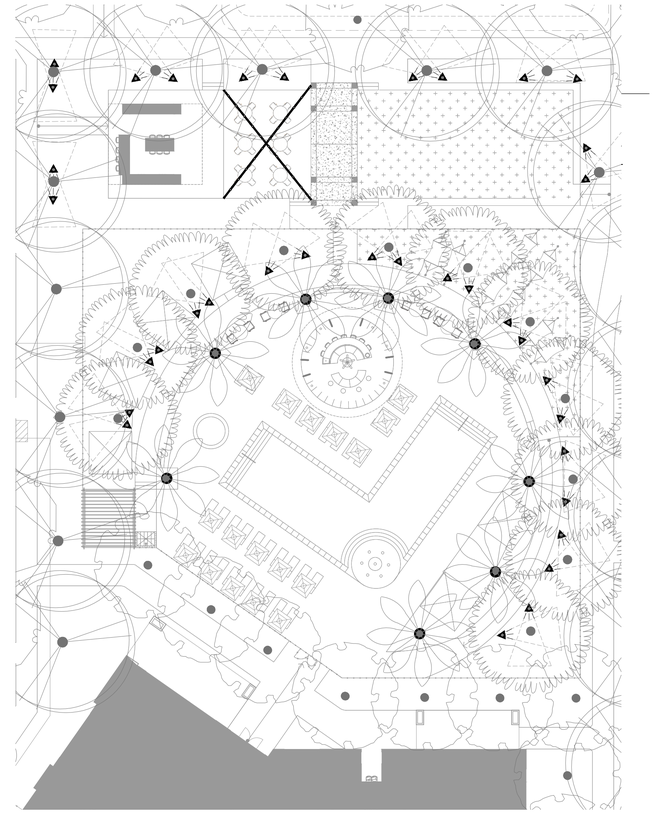
CONCEPTUAL WALL DETAILS

Preliminary Not For Construction

L3.2



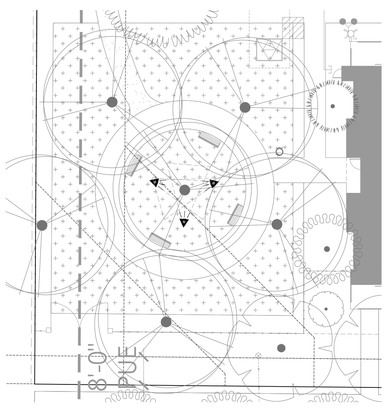

ENTRY LIGHTING



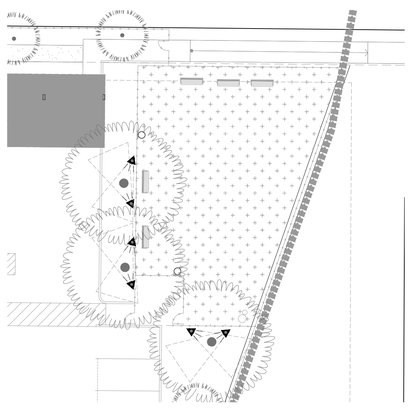
POOL AMENITY LIGHTING

# LIGHTING SCHEDULE

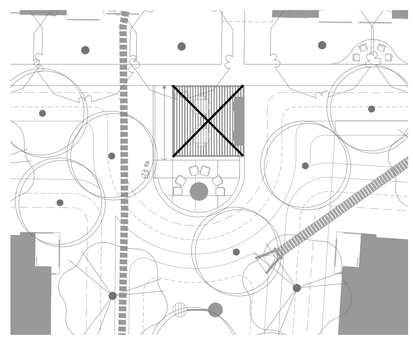
| SYMBOL | MANUFACTURER/MODEL/DESCRIPTION |
|---|---|
| | UNIQUE LIGHTING PULSAR<br>SOLID BRASS UPLIGHT. 7.2IN. L X 2.5IN. D.<br>ORDER CODE: PULS, BRASS, (WB) WEATHERED BRASS, LARGE STABILIZER STAKE<br>LAMP: 3W-2700K-MR, 3W\|3.6VA, 2700K, BEAMSPREAD: FLOOD |
| | UNIQUE LIGHTING STARBURST<br>SOLID BRASS UPLIGHT. 4IN. L X 5.9IN. D X 3.6IN. H<br>ORDER CODE: STAR, BRASS, (WB) WEATHERED BRASS, LARGE STABILIZER STAKE<br>LAMP: 3W-2700K-MR, 3W\|3.6VA, 2700K, BEAMSPREAD: WIDE FLOOD |
| | UNIQUE BISTRO LIGHTS<br>LAMP: 2W EDISON-STYLE S14 LED<br>ACCESSORIES: 24` LENGTH |
| | VISTA-PRO TRM-3-AE<br>NARROW DOWNLIGHT SPOTS<br>BLACK |



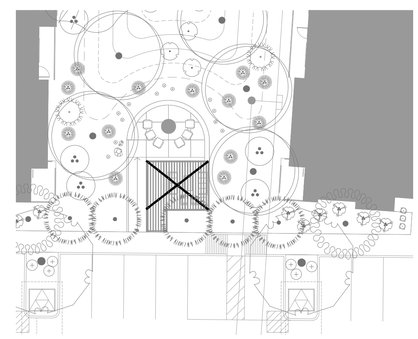

POCKET PARK LIGHTING



DOG PARK LIGHTING



NORTH PERGOLA LIGHTING



SOUTH PERGOLA LIGHTING

0" 10' 20' 40'

SCALE: 1" = 20'-0"

N

TODD + ASSOCIATES

602-952-8280 / TODDASSOC.COM

24-2016-01

HIGHSTREET

**West Fillmore Highstreet Multi-Family**

Buckeye, Arizona

SITE PLAN REVIEW SUBMITTAL #PLZSP-24-0017

1ST SUBMITTAL JULY 11, 2024
2ND SUBMITTAL SEPTEMBER 4, 2024
3RD SUBMITTAL OCTOBER 23,2024
4TH SUBMITTAL NOVEMBER 27,2024

36906 CHRISTOPHER JONES 07/11/24 ARIZONA, U.S.A.

LICENSE EXPIRES 12/31/2025

OVERALL CONCEPTUAL LOW VOLTAGE PLAN

Preliminary Not For Construction

**L4.0**

# UNIQUE LIGHTING SYSTEMS®

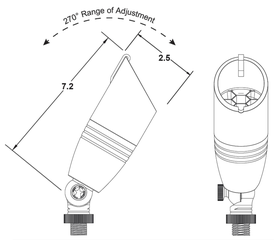
**Pulsar**
Up Light
Odyssey Series

## PRODUCT SPECIFICATIONS

| | |
|---|---|
| PROJECT: | |
| MODEL #: | |
| LAMP(S): | |
| NOTES: | |

29°, 60°, 90° BEAM SPREAD · 82+ CRI · CAST BRASS · 25' WIRE LEAD · AMC · 360 Adjust Adjustment · HUB READY

Frosted Lens · Fresnel Lens · Linear Lens · Hex Louver




### Specifications:

- Solid cast brass construction
- Machined brass thumb screw
- High temperature LED *FLEX-FIT*™ gasket
- PAR36 screw terminal lamp connection
- Premium grade direct burial cable
- Complete lens set included
- 8W max. LED lamp / 35W max. halogen
- Large Stabilizer mounting stake included
- Weathered brass finish standard
- Limited lifetime warranty

### Light Distribution Cones:

**LED-8W-CM6FL27K**

| Illuminance at a Distance | Center Beam fc | Beam Width | |
|---|---|---|---|
| 4.3ft | 81.8 fc | 3.0 ft | 3.1 ft |
| 8.7ft | 20.0 fc | 6.2 ft | 6.2 ft |
| 13.0ft | 8.95 fc | 9.2 ft | 9.2 ft |
| 17.3ft | 5.06 fc | 12.3 ft | 12.3 ft |
| 21.7ft | 3.21 fc | 15.4 ft | 15.4 ft |
| 26.0ft | 2.24 fc | 18.4 ft | 18.4 ft |

Vert. Spread: 39.0°
Horiz. Spread: 39.1°

**LED-8W-CM6FL30K**

| Illuminance at a Distance | Center Beam fc | Beam Width | |
|---|---|---|---|
| 4.3ft | 86.1 fc | 3.0 ft | 3.0 ft |
| 8.7ft | 21.0 fc | 6.1 ft | 6.0 ft |
| 13.0ft | 9.42 fc | 9.1 ft | 9.0 ft |
| 17.3ft | 5.32 fc | 12.1 ft | 12.0 ft |
| 21.7ft | 3.38 fc | 15.2 ft | 15.0 ft |
| 26.0ft | 2.35 fc | 18.2 ft | 18.0 ft |

Vert. Spread: 38.5°
Horiz. Spread: 38.2°

**NOTE:** Light cones are depicted without supplied lenses. Maximum wattage shown, for all other wattage options please refer to **uniquelighting.com/beamspreads**.

LED FLEX-FIT™

TÜV Rheinland

UL 2108:2004 R12.07
CSA C22.2 9.0-96 (R2006)

Unique Lighting Systems® reserves the right to modify the design and/or construction of the fixture shown without further notification.



# UNIQUE LIGHTING SYSTEMS®

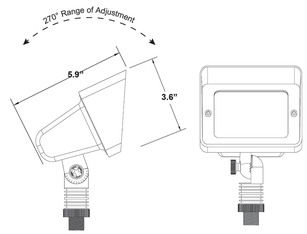
**Starburst**
Up Light
Odyssey Series

## PRODUCT SPECIFICATIONS

| | |
|---|---|
| PROJECT: | |
| MODEL #: | |
| LAMP(S): | |
| NOTES: | |

29°, 60°, 90° BEAM SPREAD · 82+ CRI · CAST BRASS · 25' WIRE LEAD · AMC · 360 Adjust Adjustment · HUB READY

Frosted Lens · Fresnel Lens · Linear Lens · Hex Louver




### Specifications:

- Solid cast brass construction
- Machined brass thumb screw
- Silicone gasket seal
- Specification grade, beryllium copper socket
- Premium grade direct burial cable
- AMC - Anti-Moisture Connections
- 8W max. LED lamp / 50W max. halogen
- Large Gravity mounting stake included
- Weathered brass finish standard
- Limited lifetime warranty

### Light Distribution Cones:

**LED-8W-CM6FL27K**

| Illuminance at a Distance | Center Beam fc | Beam Width | |
|---|---|---|---|
| 4.3ft | 81.8 fc | 3.0 ft | 3.1 ft |
| 8.7ft | 20.0 fc | 6.2 ft | 6.2 ft |
| 13.0ft | 8.95 fc | 9.2 ft | 9.2 ft |
| 17.3ft | 5.06 fc | 12.3 ft | 12.3 ft |
| 21.7ft | 3.21 fc | 15.4 ft | 15.4 ft |
| 26.0ft | 2.24 fc | 18.4 ft | 18.4 ft |

Vert. Spread: 39.0°
Horiz. Spread: 39.1°

**LED-8W-CM6FL30K**

| Illuminance at a Distance | Center Beam fc | Beam Width | |
|---|---|---|---|
| 4.3ft | 86.1 fc | 3.0 ft | 3.0 ft |
| 8.7ft | 21.0 fc | 6.1 ft | 6.0 ft |
| 13.0ft | 9.42 fc | 9.1 ft | 9.0 ft |
| 17.3ft | 5.32 fc | 12.1 ft | 12.0 ft |
| 21.7ft | 3.38 fc | 15.2 ft | 15.0 ft |
| 26.0ft | 2.35 fc | 18.2 ft | 18.0 ft |

Vert. Spread: 38.5°
Horiz. Spread: 38.2°

**NOTE:** Light cones are depicted without supplied lenses. Maximum wattage shown, for all other wattage options please refer to **uniquelighting.com/beamspreads**.

TÜV Rheinland

UL 2108:2004 R12.07
CSA C22.2 9.0-96 (R2006)

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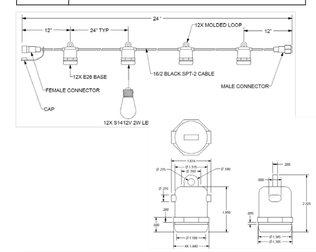
# UNIQUE LIGHTING SYSTEMS®

**Bistro Lights**
String Light
Outdoor Living Series

## PRODUCT SPECIFICATIONS

| | |
|---|---|
| PROJECT: | |
| MODEL #: | |
| LAMP(S): | |
| NOTES: | |

24' STRAND · S14 LED LAMP · 12V INPUT · 12 LAMPS INCLUDED · WET LOCATION RATED · MALE TO FEMALE QUICK-LINK CONNECTOR




### Specifications:

- **1Watt** - 1W Edison-style S14 LED lamps
- **2 Watt** - 2W Edison-style S14 LED lamps
- 16 AWG weather proof cable
- 12V AC power input
- Quick connect link between strands
- Molded loop at each socket for cable mounting
- 1W - 0.74 VA, 2W - 1.62 VA (per lamp)
- 1W - 89 lumens, 2W - 208 lumens (per lamp)
- Dimmable on low voltage side
- 5 year limited warranty

### Light Distribution Cones:

N/A

### Part Numbers:

LED-BISTRO-12V
LED-1W-BISTRO-12V

### Replacement Lamps:

LED-1W-S1422K
LED-2W-S1427K

Intertek
Unique Lighting Systems
Model: LED-BISTRO-12V
Model: LED-BISTRO-12V-WR
Max. 2W LED bulb
Date Code: YYWW
CONFORMS TO UL STD. 2108
CERTIFIED TO CSA STD. C22.2 No. 0.0

Unique Lighting Systems® reserves the right to modify the design and/or construction of the fixture shown without further notification.



VISTA COMMERCIAL OUTDOOR LIGHTING

MODEL **TRM** | AE | Specification Sheet
Commercial Series • Mounts

## SPECIFICATIONS

**DESCRIPTION:**
Tree Ring Mount accommodates tree ring diameters from 8" to 17", and the mounting of up to four flood lights. The Automatic expansion feature allows for 2" of tree diameter growth without the need to manually adjust. The Tree Ring Mount is suitable for wet locations.

**JUNCTION BOX CONSTRUCTION:**
Die-cast A360 aluminum. Door is stamped 5052-H32 aluminum.

**STRAP CONSTRUCTION:**
⅛" thick x 3" wide affixed to each Junction Box with stainless steel fasteners. Strap is hinged and held with two ½" diameter stainless steel bolts. Hinge bolts are retained with stainless steel/nylon locking hex nuts. Hinged strap allows for easy installation around trees.

**FINISH:**
Powder coat finish available in Black, Architectural Bronze, Dark Bronze, Granite, White, Architectural Brick, Light Bronze, Special Bronze, Glossy Gray, Rust, Hunter Green, Weathered Bronze, Weathered Iron, Graphite Metallic, Verde, Pewter, Mocha and Olde Finish. Custom Powder coat finishes available on request.

**ELECTRICAL SUPPLY:**
One NPT ½"-14 bottom hub opening available for connection of flexible, outdoor rated conduit.

**WIRING:**
- 18/3 SEOOW outdoor rated waterproof cable
  [for Non-dimmable and Phase Cut (TRIAC/ELV-120VAC only) options]
- 18/5 SJTOW outdoor rated waterproof cable
  [for 0-10V dimming option]

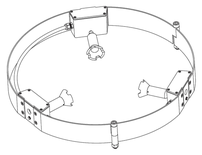
**TREE CLAMPING:**
Tree clamp features an automatic expansion that can adjust up to 2" in diameter to accommodate tree growth. This adjustment feature uses ⅛" stainless steel threaded rod with a 1 ½" diameter machined clamp foot to affix to the tree. The clamp foot is designed to securely affix the Tree Ring Mount to the tree with minimum damage to the bark.

**LOAD RATING:**
- TRM–3: Maximum load of 6 pounds per junction box.
- TRM–4: Maximum load of 5.5 pounds per junction box.

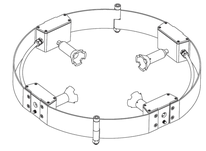
Tested to UL 1598/CSA C22 No. 250.0 Standard.

**CERTIFICATION:**
c UL us wet location listed.

**JUNCTION BOX VARIATIONS**



**TRM-3** Automatic Expansion



**TRM-4** Automatic Expansion

PROFESSIONAL OUTDOOR LIGHTING
www.VistaPro.com • email@vistapro.com • Fax: (888) 670-VISTA (8478)
1625 Surveyor Avenue · Simi Valley, CA 93063 · (805) 527-0987 · (800) 766-VISTA (8478)

Vista Professional Outdoor Lighting reserves the right to modify the design and/or construction of the fixture shown without further notification.



TODD + ASSOCIATES
602-952-8280 / TODDASSOC.COM
24-2016-01

HIGHSTREET

# West Fillmore Highstreet Multi-Family

Buckeye, Arizona

SITE PLAN REVIEW SUBMITTAL #PLZSP-24-0017
1ST SUBMITTAL JULY 11, 2024
2ND SUBMITTAL SEPTEMBER 4, 2024
3RD SUBMITTAL OCTOBER 23,2024
4TH SUBMITTAL NOVEMBER 27,2024

REGISTERED LANDSCAPE ARCHITECT
36906
CHRISTOPHER JONES
07/11/24
ARIZONA, U.S.A.

LICENSE EXPIRES 12/31/2025

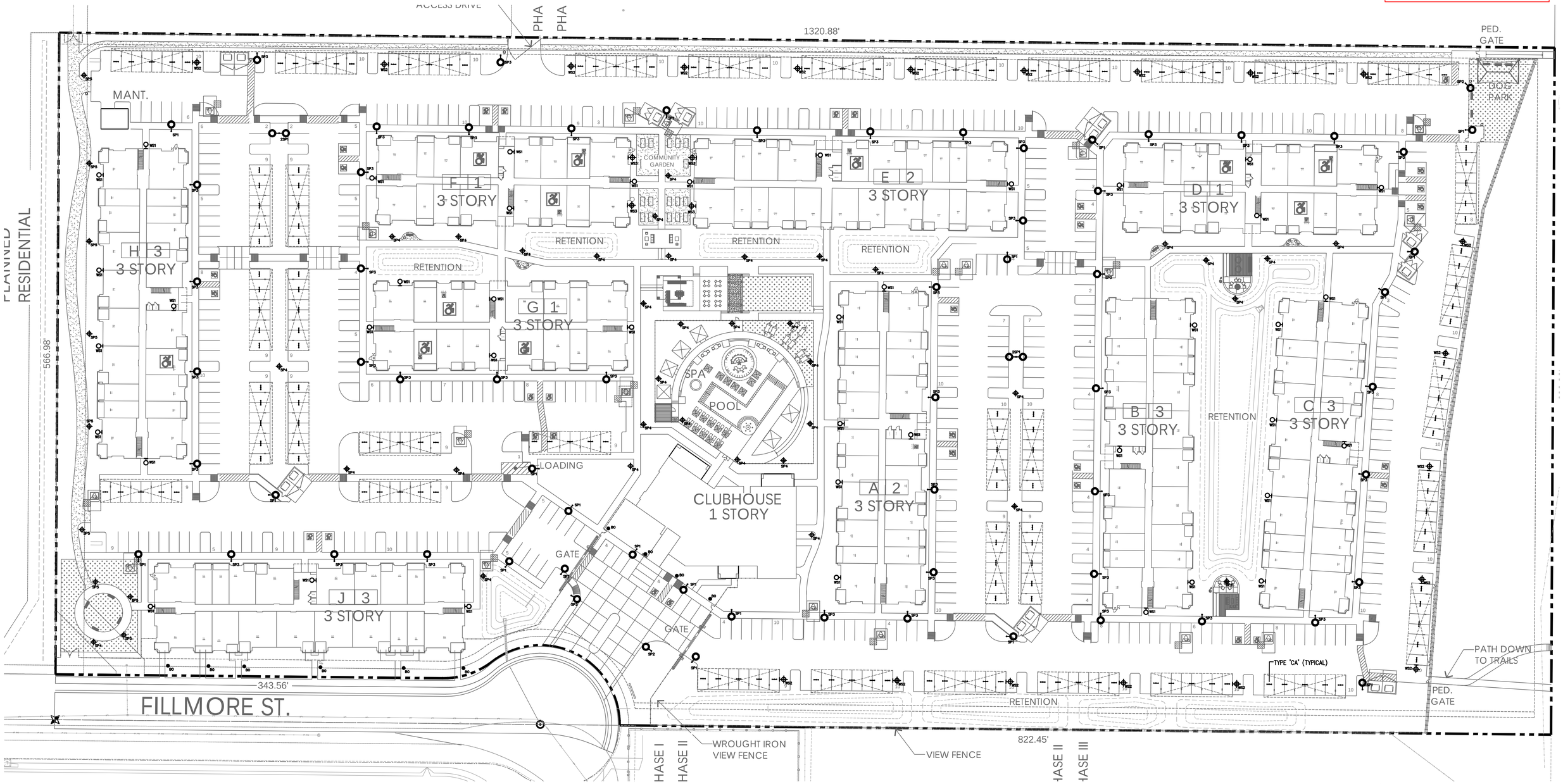
CONCEPTUAL LOW VOLTAGE CUT SHEETS

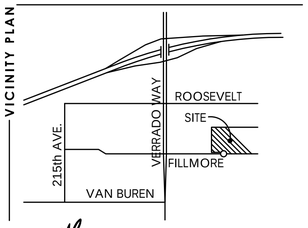
Preliminary Not For Construction

**L4.1**

4R PLZSP-24-0017 RECEIVED DEC 10 2024 AL






ND ENGINEERING INC.
4115 N. 15TH AVE
PHOENIX, AZ 85015
(602) 285-1559
PROJECT NO. 24-025

TODD + ASSOCIATES

602-952-8280 / TODDASSOC.COM

24-2016-01

HIGHSTREET

# West Fillmore Highstreet Multi-Family

Buckeye, Arizona

SITE PLAN REVIEW SUBMITTAL #PLZSP-24-0017

1ST SUBMITTAL JULY 11, 2024
2ND SUBMITTAL SEPTEMBER 4, 2024
3RD SUBMITTAL OCTOBER 23,2024
4TH SUBMITTAL NOVEMBER 27,2024

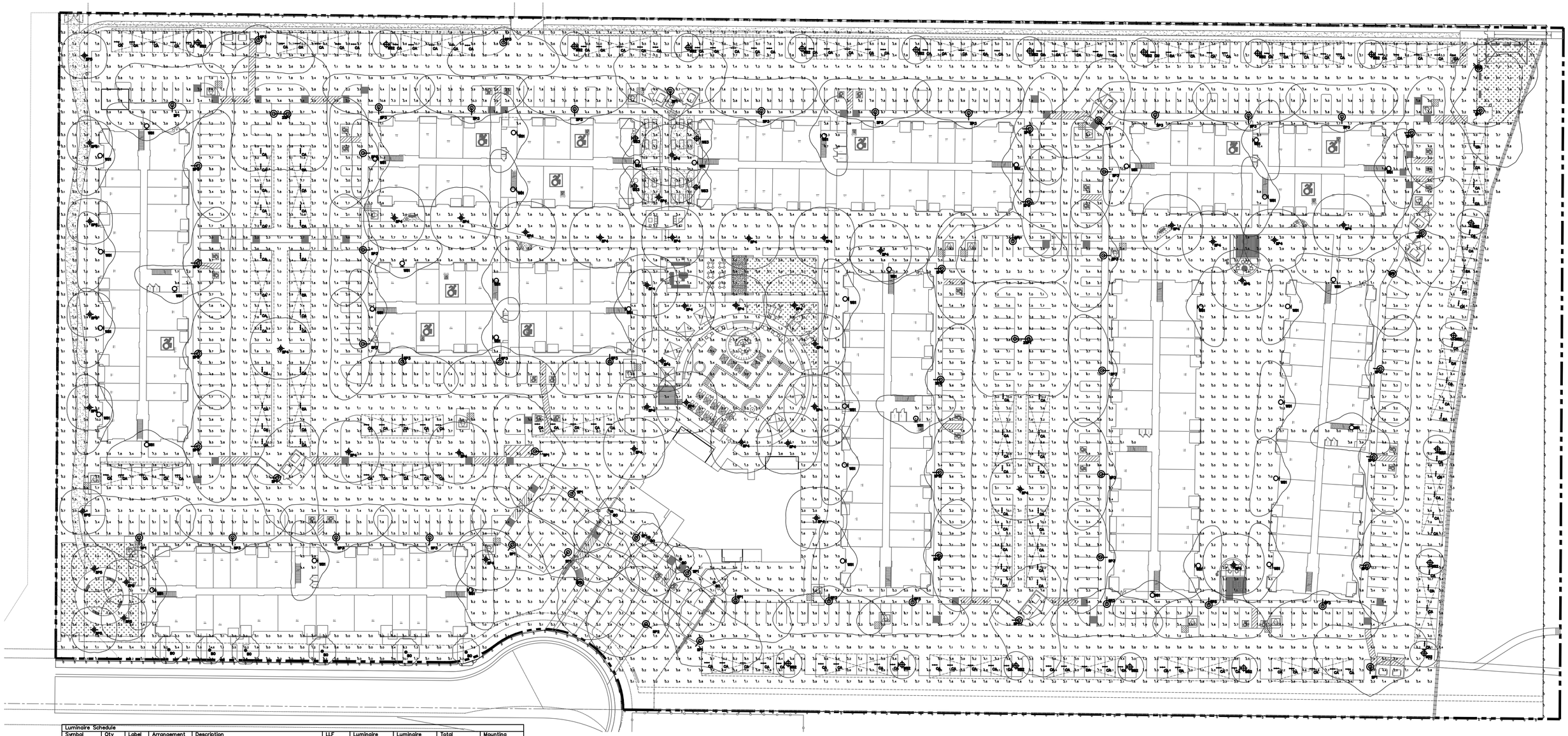
ELECTRICAL SITE LIGHTING PLAN

SCALE: 1" = 40'-0"

-

Registered Professional Engineer (Electrical) CERTIFICATE NO. 10807 ANDREW C. PANOPIO ARIZONA, U.S.A. EXPIRES: 12/31/2024

E1.0

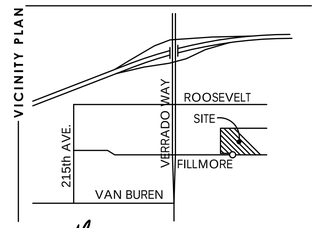


| Luminaire Schedule | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|
| Symbol | Qty | Label | Arrangement | Description | LLF | Luminaire Lumens | Luminaire Watts | Total Watts | Mounting Height |
| | 2 | 2SP1 | Back-Back | SIGNIFY LUMEC S-OSAH/OSC-90W40LED-730-G1-3W | 0.950 | 11502 | 89 | 356 | 15 |
| | 10 | B0 | Single | LSI-IND MRB-LED-25L-ACR-S-30 | 0.950 | 2156 | 30.5 | 305 | 3.5 |
| | 170 | CA | Single | SIGNIFY DAYBRITE FSSEZ440L840-UNV | 0.880 | 3653 | 32.1 | 5457 | 9 |
| | 19 | SP1 | Single | SIGNIFY LUMEC S-OSAH/OSC-90W40LED-730-G1-3W | 0.950 | 11502 | 89 | 1691 | 15 |
| | 3 | SP2 | Single | SIGNIFY LUMEC S-OSAH/OSC-90W40LED-730-G1-4 | 0.950 | 11878 | 89 | 267 | 15 |
| | 44 | SP3 | Single | SIGNIFY LUMEC S-OSAH/OSC-90W40LED-730-G1-3-HS | 0.950 | 9694 | 89 | 3916 | 15 |
| | 35 | SP4 | Single | SIGNIFY LUMEC S-OSPHTT-C-50W-730-G1-5 | 0.950 | 4786 | 48 | 1680 | 10 |
| | 10 | SP5 | Single | SIGNIFY LUMEC S-OSPHTT-C-25W-730-G1-5 | 0.950 | 2465 | 24.09 | 240.9 | 8 |
| | 41 | WS1 | Single | SIGNIFY STONCO LPW-16-50-WW-G3-3-2021 | 0.950 | 4912 | 47.5 | 1947.5 | 10 |
| | 20 | WS2 | Single | SIGNIFY STONCO LPW-7-10-WW-G3-2-8 | 0.950 | 1051 | 9.7 | 194 | 9 |
| | 4 | WS3 | Single | PEMCO BWWS120C1X19WJSK | 0.665 | 1752 | 20.5 | 82 | 7 |

| Calculation Summary | | | | | | | |
|---|---|---|---|---|---|---|---|
| Label | CalcType | Units | Avg | Max | Min | Avg/Min | Max/Min |
| Property Line | Illuminance | Fc | 0.00 | 0 | 0 | N.A. | N.A. |
| Site | Illuminance | Fc | 2.87 | 16.4 | 0.0 | N.A. | N.A. |


NP ENGINEERING INC.
4115 N. 15TH AVE
PHOENIX, AZ 85015
(602) 265-1559
PROJECT NO. 24-025


VICINITY PLAN





TODD + ASSOCIATES
602-952-8280 / TODDASSOC.COM
24-2016-01


HIGHSTREET

# West Fillmore Highstreet Multi-Family

Buckeye, Arizona

SITE PLAN REVIEW SUBMITTAL #PLZSP-24-0017

1ST SUBMITTAL JULY 11, 2024
2ND SUBMITTAL SEPTEMBER 4, 2024
3RD SUBMITTAL OCTOBER 23,2024
4TH SUBMITTAL NOVEMBER 27,2024

ELECTRICAL SITE PHOTOMETRIC PLAN

SCALE: 1" = 40'-0"

-

Registered Professional Engineer (Electrical)
CERTIFICATE NO. 10807
ANDREW C. PANOPIO
Date Signed 12/20/24
ARIZONA, U.S.A.
EXPIRES: 12/31/2024

E2.0

# Stonco by Signify

**Wall mount**
LytePro
LPW16 medium wall sconce

**Stonco LytePro** LED medium wall sconce LPW16 features outstanding value in a compact, architectural design. This powerful and precise combination offers outstanding energy savings with excellent photometric performance. LPW16 is ideal for entryways and corridors in addition to wall lighting applications requiring strong lateral spacing and forward pattern projection.

Project:
Location:
Cat.No: **LPW-16-30-NW-G3-3-2021**
Type: **WS1**
Lamps: Qty:
Notes:

## Ordering guide

**Example: LPW16-20-NW-G3-3-120-PCB-BZ**

| Prefix | Wattage | LED Color/Gen | Distribution | Voltage | Photocontrol | Location | Finish |
|---|---|---|---|---|---|---|---|
| | | | | | Options | | |
| **LPW16** | | | | | | | |
| **LPW16** LytePro 16 LED medium wall sconce | **20** 20W<br>**30** 30W<br>**50** 50W | **NW-G3** Neutral White 4000K 70 CRI Generation 3<br>**WW-G3** Warm White 3000K 70 CRI Generation 3 | **2** Type 2<br>**3** Type 3<br>**4** Type 4 | **120** 120V<br>**208** 208V<br>**240** 240V<br>**277** 277V<br>**347** 347V<br>**480** 480V<br>**UNV** 120-277V (50/60Hz)<br>**HVU** 347-480V (50/60Hz) | **---** None<br>**PCB** Photocontrol Button[1] | **BAC*** Meets the requirements of the Buy American Act of 1933 (BAA) | **Textured**<br>**BK** Black<br>**WH** White<br>**BZ** Bronze<br>**DGY** Dark Gray<br>**MGY** Medium Gray<br>**Customer specified**<br>**RAL** Specify optional color or RAL (ex: OC-LGP or OC-RAL7024)<br>**CC** Custom color (Must supply color chip for approval factory quote) |

## Stocked luminaires – Ordering guide

| Catalog Number | Description | Master Pack, Qty | UPC Code |
|---|---|---|---|
| **LPW16-G3-8-BZ** | LPW16, 30W, 650mA, 4000K, Type 3, 120-277V, Bronze textured paint | 6 | 622252813872 |
| **LPW16-G3-8-DGY** | LPW16, 30W, 650mA, 4000K, Type 3, 120-277V, Dark gray textured paint | 6 | 622252813865 |

## Stocked accessories – Ordering guide (Must be ordered separately)[4]

| Catalog Number | Description | Master Pack, Qty | UPC Code |
|---|---|---|---|
| **LPWCVRPLT-BZ**[1] | LPW Universal wall cover mounting plate, Bronze textured paint | (none) | 190099514860 |

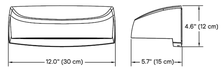
[1] Must specify voltage. Not available in 347V or 480V.
[2] Other colors available upon request as made-to-order
[3] Failure to properly select the "BAC" suffix could result in you receiving product that is not BAA compliant product with no recourse for an RMA or refund. This BAC designation hereunder does not address (1) the applicability of, or availability of a waiver under, the Trade Agreements Act, or (II) the "Buy America" domestic content requirements imposed on states, localities, and other non-federal entities as a condition of receiving funds administered by the Department of Transportation or other federal agencies.
[4] Consult Signify to confirm whether specific accessories are BAA-compliant.



# LPW16 LytePro

LED medium wall sconce

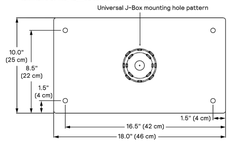
### Dimensions




Luminaire weight: 6lbs (2.7 kg)

### Accessory dimensions (ordered separately)

LPWCVRPLT-BZ LPW Universal wall cover mounting plate, 0.08" aluminum, bronze textured paint (used to cover larger pre-existing opening or surfaces, field installed). Offers same J-Box pattern as luminaire or may lagged to wall using (4) knockouts.




### LED Wattage and Lumen Values

| Ordering Code | Total LEDs | LED Current (mA) | Color Temp. | Average System Watts | Type 2 Lumen Output | Type 2 BUG Rating | Type 2 Efficacy (LPW) | Type 3 Lumen Output | Type 3 BUG Rating | Type 3 Efficacy (LPW) | Type 4 Lumen Output | Type 4 BUG Rating | Type 4 Efficacy (LPW) |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| **LPW-16-20-NW-G3** | 16 | 400 | 4000 | 22 | 2,725 | B1-U0-G1 | 122 | 2,668 | B1-U0-G1 | 120 | 2,632 | B1-U0-G1 | 118 |
| **LPW-16-30-NW-G3** | 16 | 650 | 4000 | 34 | 4,089 | B1-U0-G1 | 119 | 4,003 | B1-U0-G1 | 117 | 3,950 | B1-U0-G1 | 115 |
| **LPW-16-50-NW-G3** | 16 | 900 | 4000 | 48 | 5,448 | B1-U0-G1 | 114 | 5,334 | B1-U0-G1 | 111 | 5,263 | B1-U0-G1 | 110 |
| **LPW-16-20-WW-G3** | 16 | 400 | 3000 | 22 | 2,510 | B1-U0-G0 | 113 | 2,457 | B1-U0-G1 | 110 | 2,425 | B1-U0-G1 | 109 |
| **LPW-16-30-WW-G3** | 16 | 650 | 3000 | 34 | 3,766 | B1-U0-G1 | 110 | 3,687 | B1-U0-G1 | 107 | 3,638 | B1-U0-G1 | 106 |
| **LPW-16-50-WW-G3** | 16 | 900 | 3000 | 48 | 5,017 | B1-U0-G1 | 106 | 4,912 | B1-U0-G1 | 103 | 4,846 | B1-U0-G1 | 102 |

Values from photometric tests performed in accordance with IESNA LM-79 and are representative of the configurations shown.
Actual performance may vary due to installation and environmental variables. LED and driver tolerances, and field measurement considerations. It is highly recommended to confirm performance with a photometric layout.
NOTE: Some data may be scaled based on tests of similar (but not identical) luminaires. Contact factory for configurations not shown.

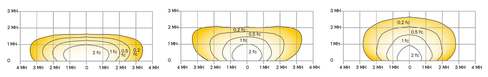
### Predicted lumen depreciation data

Predicted performance derived from LED manufacturer's data and engineering design estimates, based on IESNA LM-80 methodology.
Actual experience may vary due to field application conditions. $L_{70}$ is the predicted time when LED performance depreciates to 70% of initial lumen output. Calculated per IESNA TM21-11. Published $L_{70}$ hours limited to 6 times actual LED test hours

| Ambient Temperature °C | Calculated $L_{70}$ Hours | $L_{70}$ per TM-21 | Lumen Maintenance % at 60,000 hrs |
|---|---|---|---|
| up to 40°C | >200,000 hours | >54,000 hours | >96% |

### Optical distributions

Based on LPW16-30-NW-G3 at 15' mounting height




Type 2

| LPW16 15' mounting height | | | |
|---|---|---|---|
| Mounting height | 10 ft | 12 ft | 15 ft |
| Multiplier | 1.29 | 1.14 | 1.00 |

Type 3

| LPW16 15' mounting height | | | |
|---|---|---|---|
| Mounting height | 10 ft | 12 ft | 15 ft |
| Multiplier | 1.57 | 1.34 | 1.00 |

Type 4

| LPW16 15' mounting height | | | |
|---|---|---|---|
| Mounting height | 10 ft | 12 ft | 15 ft |
| Multiplier | 1.46 | 1.27 | 0.87 |



# LUMEC

**Urban**
OmniScape
with ComfortEdge™ technology
S-OSP-C Post Top

**Lumec OmniScape LED post top** is the latest solution for high-performance lighting in any urban setting. With contemporary, transitional and historical style options, as well as a selection of roofs, cages and fitters, this luminaire is versatile and adaptable to any environment. It features a precision and comfort light engine, which provides exceptional efficacy and glare control, ensuring comfortable and efficient illumination.

Project:
Location:
Cat.No: **S-OSPHTT-C-50W-730-G1-5**
Type: **SP4, SP5**
Qty:
Notes:

## Ordering guide

**example:** S-OSPCCCC-C-35WLED-730-G1-2F-UNV-DMG-TLRD7-PHBS-BKTX

| Series | Cage | Fitter/Comfort | LED module | CRI CCT | Gen. | Optical System | Voltage | Driver | Receptacle | Control | Luminaire | Deco. | Finish |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | | | | | | | | | Options | | | | |
| **S-OSPC** OmniScape LED post top luminaire with Contemporary Roof<br>**S-OSPT** OmniScape LED post top luminaire with Transitional Roof<br>**S-OSPH** OmniScape LED post top luminaire with Historical Roof | **C** Contemporary<br>**T** Transitional<br>**H** Historical | **C-C** Contemporary w/ high performance comfort optics<br>**T-C** Transitional with high performance comfort optics<br>**H-C** Historical with high performance comfort optics | **15WLED**[1,2]<br>1,500 lumen<br>**25WLED**[1,2] (12V)<br>3,000 lumen<br>**35WLED**<br>4,000 lumen<br>**50WLED**<br>5,000 lumen<br>**60WLED**<br>7,000 lumen<br>**70WLED**<br>8,000 lumen<br>**105WLED**<br>11,000 lumen<br>**115WLED**<br>12,000 lumen<br>**135WLED**<br>14,000 lumen<br>**155WLED**<br>16,000 lumen | **727**[1]<br>70CRI<br>2700K<br>**730**<br>70CRI<br>3000K<br>**740**<br>70CRI<br>4000K<br>**827**[1]<br>80CRI<br>2700K<br>**830**<br>80CRI<br>3000K<br>**840**<br>80CRI<br>4000K | **G1** Gen 1 | **1** Type I (ASYM)<br>**2** Type II (ASYM)<br>**3** Type III (ASYM)<br>**4** Type IV (ASYM)<br>**5** Type (SYMM) | **UNV** 120-277V<br>**HVU** 347-480V | **D4I**[2] Zhaga-D4 certified<br>**DALI** Digitally addressable lighting interface<br>**DMG** 0-10V<br>**SRD** Sensor ready driver | **TLRD7*** 7-Pin receptacle for photoelectric cell<br>**TLRSR*** SR receptacle | **Photoelectric Cell** (add "E" for S-OSPC)<br>**PHB (PHBS)** Twist-lock UNV (120-277VAC)<br>**PHB/347 (PHB/347S)** Twist-lock (347VAC)<br>**PHB/480 (PHB/480S)** Twist-lock (480VAC)<br>**PHB (PHBS)** Shorting Cap<br>**PHDL (PHDLS)** Extended life UNV (120-277VAC)<br>**OMS** Outdoor Multi-Sensor<br>**Microwave Motion Sensor**[7,15]<br>**MM10** Dim 10%<br>**MM20** Dim 20%<br>**MM30** Dim 30%<br>**MM50** Dim 50% | **BAC*** Meets the requirements of the Buy American Act of 1933 (BAA)<br>**FMAS** Field adj. wattage selector<br>**HS*** House Side Shield<br>**SP2** 20kV/10kA Surge Protector<br>**TN3** Fitter to fit over a 3 ½" (89 mm) O.D. by 4" (102 mm) long tenon<br>**TN3.5** Fitter to fit over a 3 ½" (89 mm) O.D. by 4" (102 mm) long tenon | **Deco. Finish**[8]<br>**FN1** Midnight Blue<br>**FN2** Ocean Blue<br>**FN3** Royal Blue<br>**FN4** Sandstone<br>**FN5** Gold<br>**FN6** Black<br>**FN7** Bronze<br>**FN8** Green<br>**FN9** Forest Green<br>**FN10** Dark Forest Green<br>**FN11** Medium Gray<br>**Deco. Skirt**<br>**S** Smooth | **Textured Finishes**<br>**BE2TX** Midnight Blue<br>**BE4TX** Ocean Blue<br>**BE6TX** Royal Blue<br>**BG2TX** Sandstone Gold<br>**BK1TX** Black<br>**BR1TX** Bronze<br>**GN4TX** Blue Green<br>**GN6TX** Forest Green<br>**GN8TX** Dark Forest Green<br>**GN1TX** Green<br>**GY3TX** Medium Gray<br>**RD2TX** Burgundy<br>**RD4TX** Scarlet<br>**WH1TX** White<br>**Others**<br>**GR** Gray Sandtex<br>**NP** Natural Alum<br>**TG** Hammer-tone Gold<br>**TS** Hammer-tone Silver |

1. Only available with DMG Driver options.
2. Only available with UNV Voltage option.
3. TLRSR must be selected for this option.
4. Use of photoelectric cell or shorting cap is required to ensure proper illumination.
5. Not available with HVU voltage option.
6. Not available with DALI/DMG Driver options.
7. TLRD7 must be selected for this option. If used, photoelectric cell selection must be compatible with selected Voltage option.When selecting S-OSPC roof, IP66 photoelectric cell or shorting cap must be used to preserve IP66 rating of luminaire.
8. Failure to properly select the "BAC" suffix could result in you receiving product that is not BAA compliant product with no recourse for an RMA or refund. This BAC designation hereunder does not address (1) the applicability of, or availability of a waiver under the Trade Agreements Act, or (II) the "Buy America" domestic content requirements imposed on states, localities, and other non-federal entities as a condition of receiving funds administered by the Department of Transportation or other federal agencies.
9. Not available with TLRD7 Receptacle option.
10. Finials (FNx) Decorative options are not available with S-OSPC Roof.
11. Longer lead time applies. Consult factory.
12. Only available with UNV 120-277V. Recommended maximum mounting height 15ft (4.6m).



# S-OSP-C OmniScape

LED Urban Post Top with ComfortEdge technology

### Predicted Lumen Depreciation Data

Derived from LED manufacturer's data and engineering design estimates, based on IESNA LM-80 methodology. Actual experience may vary due to field application conditions. $L_{70}$ is the predicted time when LED performance depreciates to 70% of initial lumen output. Calculated per IESNA TM21-21.

| Ambient Temperature | Driver mA | Calculated $L_{70}$ hours | $L_{70}$ per TM-21 | Lumen Maintenance % @ 60,000 hrs |
|---|---|---|---|---|
| 25°C | 800 mA | 181,000 | >84,000 hrs | 95.56% |

### Field Adjustable Wattage (FAWS) Multiplier Chart

**HPCLE 15WLED to 105WLED**

| FAWS Position | Typical Delivered Lumens Multiplier | Typical System wattage |
|---|---|---|
| 1 | 0.295 | 0.316 |
| 2 | 0.485 | 0.511 |
| 3 | 0.565 | 0.585 |
| 4 | 0.607 | 0.641 |
| 5 | 0.710 | 0.718 |
| 6 | 0.764 | 0.772 |
| 7 | 0.820 | 0.828 |
| 8 | 0.863 | 0.867 |
| 9 | 0.907 | 0.905 |
| 10 | 1.000 | 1.000 |

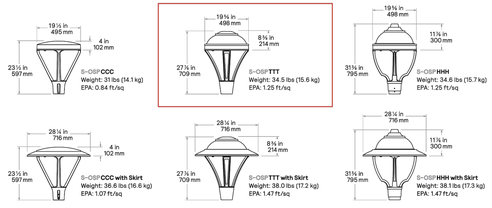
**Note:** Typical value accuracy +/- 5%

**HPCLE 115WLED to 155WLED**

| FAWS Position | Typical Delivered Lumens Multiplier | Typical System wattage |
|---|---|---|
| 1 | 0.160 | 0.128 |
| 2 | 0.278 | 0.272 |
| 3 | 0.334 | 0.336 |
| 4 | 0.423 | 0.432 |
| 5 | 0.479 | 0.492 |
| 6 | 0.544 | 0.559 |
| 7 | 0.604 | 0.619 |
| 8 | 0.666 | 0.683 |
| 9 | 0.731 | 0.749 |
| 10 | 1.000 | 1.000 |

**Note:** Typical value accuracy +/- 5%

### Contemporary dimensions




Contemporary dimensions | Transitional dimensions | Historical dimensions



# LUMEC

**Urban**
OmniScape
with LEDgine technology
S-OSA Arm Mount

**Lumec OmniScape LED arm mount** is the latest latest solution for high-performance lighting in any urban setting. With contemporary, transitional and historical style options, as well as single and dual arm configurations, this luminaire is versatile and adaptable to any environment. It features a precision and comfort light engine, which provides exceptional efficacy and glare control, ensuring comfortable and efficient illumination.

Project:
Location:
Cat.No:
Type: **SP1-SP2-SP3**
Qty:
Notes:

## Ordering guide

**example:** S-OSAC-80W40LED-730-G1-2F-UNV-DMG-TLRD7-PHBS-BKTX

| Series | LED module | CRI CCT | Gen. | Optical System | Voltage | Driver | Receptacle | Control | Luminaire | Deco. Finish | Bracket | Arm | Interface | Finish |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | | | | | | | Options | | | | Arm mounting (shipped separately) | | | |
| **S-OSAC** OmniScape LED arm mount luminaire with Contemporary Roof<br>**S-OSAT** OmniScape LED arm mount luminaire with Transitional Roof<br>**S-OSAH** OmniScape LED arm mount luminaire with Historical Roof | **15W40LED**[1,2]<br>2,000 lumen<br>**20W40LED**[2,3]<br>3,000 lumen<br>**30W40LED**[3]<br>4,000 lumen<br>**35W40LED**[3]<br>5,000 lumen<br>**45W40LED**[3]<br>6,000 lumen<br>**65W40LED**[3]<br>8,000 lumen<br>**80W40LED**<br>10,000 lumen<br>**90W40LED**<br>11,000 lumen<br>**105W40LED**<br>13,000 lumen<br>**120W40LED**[3]<br>14,000 lumen<br>**140W40LED**[3,4]<br>16,000 lumen | **727**<br>70CRI<br>2700K<br>**730**<br>70CRI<br>3000K<br>**740**<br>70CRI<br>4000K<br>**827**<br>80CRI<br>2700K<br>**830**<br>80CRI<br>3000K<br>**840**<br>80CRI<br>4000K | **G1** Gen 1 | **Without Flat Lens**<br>**1** Type I (ASYM)<br>**2** Type II (ASYM) enhanced backlight<br>**3** Type III (ASYM)<br>**4** Type IV (ASYM)<br>**5** Type (SYMM)<br>**With Flat Lens**<br>**2F** Type II (ASYM)<br>**2BF** Type II (ASYM) Wide<br>**3F** Type III (ASYM)<br>**3WF** Type III (ASYM) Wide<br>**4F** Type IV (ASYM)<br>**5F** Type V (SYMM) | **UNV** 120-277V<br>**HVU** 347-480V<br>**HVX** 277-480V | **D4I**[5] Zhaga-D4 certified<br>**DALI** Digitally addressable lighting interface<br>**DMG**[6] 0-10V<br>**SRD** Sensor ready driver | **TLRD7*** 7-Pin receptacle for photoelectric cell<br>**TLRSR**[10] SR receptacle | **Photoelectric Cell** (add "E" for S-OSAC)<br>**PHB (PHBS)** Twist-lock UNV (120-277VAC)<br>**PHB/347 (PHB/347S)** Twist-lock (347VAC)<br>**PHB/480 (PHB/480S)** Twist-lock (480VAC)<br>**PHB (PHBS)** Shorting Cap<br>**PHDL (PHDLS)** Extended life UNV (120-277VAC)<br>**OMS**[7] Outdoor Multi-Sensor<br>**Motion Sensor**[7,15]<br>**IR10** Dim 10%<br>**IR20** Dim 20%<br>**IR30** Dim 30%<br>**IR50** Dim 50% | **BAC*** Meets the requirements of the Buy American Act of 1933 (BAA)<br>**FMAS**[11] Field adj. wattage selector<br>**HS*** House Side Shield<br>**SP2** 20kV/10kA Surge Protector<br>**TN3** Fitter to fit over a 3 ½" (89 mm) O.D. by 4" (102 mm) long tenon<br>**TN3.5** Fitter to fit over a 3 ½" (89 mm) O.D. by 4" (102 mm) long tenon | **Deco. Finish**[8]<br>**FN1** Midnight Blue<br>**FN2** Ocean Blue<br>**FN3** Royal Blue<br>**FN4** Sandstone<br>**FN5** Gold<br>**FN6** Black<br>**FN7** Bronze<br>**FN8** Green<br>**FN9** Forest Green<br>**FN10** Dark Forest Green<br>**FN11** Medium Gray | **For contemporary bracket (OSC)**<br>**OSC** OmniScape contemporary<br>**For transitional bracket (OST)**<br>**OST** OmniScape transitional | **1A** Single arm<br>**2** Dual arm | **For 4" (102mm) round poles**<br>**R4B** For 0.156" (4mm) wall thickness<br>**R4D** For 0.120" (3mm) wall thickness<br>**R4F** For 0.125" (3mm) wall thickness<br>**R4N** For 0.188" (5mm) wall thickness<br>**R4U** For 0.226" (7mm) wall thickness<br>**R4V** For 0.250" (8mm) wall thickness<br>**R4W** For 0.318" (8mm) wall thickness<br>**For transitional bracket (OST)**<br>**For 4" (102mm) round poles**<br>**R4** Standard | **Textured Finishes**<br>**BE2TX** Midnight Blue<br>**BE4TX** Ocean Blue<br>**BE6TX** Royal Blue<br>**BG2TX** Sandstone Gold<br>**BK1TX** Black<br>**BR1TX** Bronze<br>**GN4TX** Blue Green<br>**GN6TX** Forest Green<br>**GN8TX** Dark Forest Green<br>**GN1TX** Green<br>**GY3TX** Medium Gray<br>**RD2TX** Burgundy<br>**RD4TX** Scarlet<br>**WH1TX** White<br>**Others**<br>**GR** Gray Sandtex<br>**NP** Natural Alum<br>**TG** Hammer-tone Gold<br>**TS** Hammer-tone Silver |

1. Only available with DMG Driver options.
2. Only available with UNV Voltage option.
3. Not available with D4I/DALI/SR Driver combined with HVX Voltage option.
4. D4I/DALI/SR Drivers only available with UNV Voltage option.
5. Not available with HS Luminaire option.
6. Not available with S-OSAT or S-OSAH Roof combined with Optical system with lens.
7. TLRD7 must be selected for this option. If used, photoelectric cell selection must be compatible with selected Voltage option.When selecting S-OSAC roof, IP66 photoelectric cell or shorting cap must be used to preserve IP66 rating of luminaire.
8. TLRSR must be selected this option.
9. Use of photoelectric cell or shorting cap is required to ensure proper illumination.
10. Not available with DALI/DMG Driver options.
11. Longer lead time applies. Consult factory.
12. Not available in HVX Voltage option.
13. Only available with Optical system without lens. Recommended maximum mounting height 20ft (6m).
14. Failure to properly select the "BAC" suffix could result in you receiving product that is not BAA compliant product with no recourse for an RMA or refund. This BAC designation hereunder does not address (1) the applicability of, or availability of a waiver under, the Trade Agreements Act, or (II) the "Buy America" domestic content requirements imposed on states, localities, and other non-federal entities as a condition of receiving funds administered by the Department of Transportation or other federal agencies.
15. Not available with TLRD7 Receptacle option.
16. Finials (FNx) Decorative options are not available with S-OSAC Roof.



# S-OSA OmniScape

LED Urban Arm Mount with LEDgine technology

### Predicted Lumen Depreciation Data

Derived from LED manufacturer's data and engineering design estimates, based on IESNA LM-80 methodology. Actual experience may vary due to field application conditions. $L_{70}$ is the predicted time when LED performance depreciates to 70% of initial lumen output. Calculated per IESNA TM21-21.

| Ambient Temperature | Driver mA | Calculated $L_{70}$ hours | $L_{70}$ per TM-21 | Lumen Maintenance % @ 60,000 hrs |
|---|---|---|---|---|
| 25°C | 800 mA | 181,000 | >84,000 hrs | 95.56% |

### Field Adjustable Wattage (FAWS) Multiplier Chart

**15W40LED to 45W40LED**

| FAWS Position | Typical Delivered Lumens Multiplier | Typical System wattage |
|---|---|---|
| 1 | 0.229 | 0.221 |
| 2 | 0.398 | 0.394 |
| 3 | 0.467 | 0.464 |
| 4 | 0.528 | 0.528 |
| 5 | 0.598 | 0.597 |
| 6 | 0.643 | 0.643 |
| 7 | 0.695 | 0.697 |
| 8 | 0.729 | 0.731 |
| 9 | 0.766 | 0.769 |
| 10 | 1.000 | 1.000 |

**Note:** Typical value accuracy +/- 5%

**65W40LED to 120W40LED**

| FAWS Position | Typical Delivered Lumens Multiplier | Typical System wattage |
|---|---|---|
| 1 | 0.273 | 0.286 |
| 2 | 0.487 | 0.515 |
| 3 | 0.574 | 0.605 |
| 4 | 0.695 | 0.725 |
| 5 | 0.741 | 0.771 |
| 6 | 0.812 | 0.803 |
| 7 | 0.878 | 0.834 |
| 8 | 0.924 | 0.933 |
| 9 | 0.980 | 0.982 |
| 10 | 1.000 | 1.000 |

**Note:** Typical value accuracy +/- 5%

**140W40LED**

| FAWS Position | Typical Delivered Lumens Multiplier | Typical System wattage |
|---|---|---|
| 1 | 0.140 | 0.150 |
| 2 | 0.270 | 0.288 |
| 3 | 0.337 | 0.359 |
| 4 | 0.440 | 0.465 |
| 5 | 0.497 | 0.522 |
| 6 | 0.561 | 0.586 |
| 7 | 0.617 | 0.642 |
| 8 | 0.676 | 0.698 |
| 9 | 0.723 | 0.743 |
| 10 | 1.000 | 1.000 |

**Note:** Typical value accuracy +/- 5%



N D ENGINEERING INC.
4115 N. 15TH AVE
PHOENIX, AZ 85015
(602) 265-1559
PROJECT NO. 24-025

TODD + ASSOCIATES
602-952-8280 / TODDASSOC.COM
24-2016-01

HIGHSTREET

# West Fillmore Highstreet Multi-Family

Buckeye, Arizona

SITE PLAN REVIEW SUBMITTAL #PLZSP-24-0017
1ST SUBMITTAL JULY 11, 2024
2ND SUBMITTAL SEPTEMBER 4, 2024
3RD SUBMITTAL OCTOBER 23,2024
4TH SUBMITTAL NOVEMBER 27,2024

ELECTRICAL SITE LIGHTING CUT-SHEETS

-

Registered Professional Engineer (Electrical) CERTIFICATE NO. 10807 ANDREW C. PANOPIO Date Signed 11/14/24 ARIZONA, U.S.A. EXPIRES: 12/31/2024

E3.0

Catalog #: MRB-LED-25L-ACR-S-30 Project:
Prepared By: Date: Type: BO

# Mirada Bollard (MRB)

Low Level Lighting

TITLE 24 · RoHS COMPLIANT · IDA · MADE IN THE USA · IP66 · cULus LISTED

| OVERVIEW | |
|---|---|
| Lumen Package | 1,000 - 3,000 |
| Wattage Range | 23 - 38 |
| Efficacy Range (LPW) | 72 - 84 |
| Weight lbs (kg) | 40 (18) |

**QUICK LINKS**

Ordering Guide · Performance · Photometrics · Dimensions

## FEATURES & SPECIFICATIONS

### Construction

- Precision 2pc die-cast aluminum head maintains durability and consistency while providing vandal resistance, effective heat dissipation, and superior aesthetics.
- 8-5/8" OD one-piece extruded aluminum heavy wall .322 inch thick seamless shaft. Various heights are available in 6" increments starting at a minimum of 26" (maximum height is 62").
- Lower housing attaches to cast aluminum universal base plate with four stainless steel roll pins. Accommodates 4.5" - 6" bolt circles.
- Optional roughneck zinc plated steel base plate (.375" thick) with welded U shaped reinforcement. 3/8" diameter 302 stainless steel roll pins with 10,000 lb. shear load.
- IP66 rated Optical and Driver compartment protects integral components from harsh environments.
- Fixtures are finished with LSI's DuraGrip® polyester powder coat finishing process. The DuraGrip finish withstands extreme weather changes without cracking or peeling. Other standard LSI finishes available. Consult factory.
- Luminaire is proudly manufactured in the U.S. of U.S. and imported parts.
- Shipping weight: 40 lbs in carton.

### Optical System

- Available in two optical distributions, symmetrical and asymmetrical.
- High transmission clear flat acrylic lens seals the luminaire's optical chamber to IP66.
- Available in 5000K, 4000K, 3000K, and 2700K color temperatures per ANSI C78.377. Also available in Phosphor Converted Amber. Consult Factory for other color temperature requirements.
- Minimum CRI of 70.

### Electrical

- High-performance programmable driver features over-voltage, under-voltage, short-circuit and over temperature protection. Custom lumen and wattage packages available.
- 0-10V dimming (10% - 100%) standard.
- Standard Universal Voltage (120-277 Vac) Input 50/60 Hz. Optional High Voltage 347-480 Vac Input available.
- L91 Calculated Life: >100k Hours calculated @ 25°C per IESNA TM-21-11.
- Total harmonic distortion: <20%.
- Operating temperature: -40°C to +50°C (-40°F to +122°F); Cold-weather emergency battery backup rated for -20°C minimum ambient.
- Power factor: >.90.
- Input power stays constant over life.
- High-efficacy LEDs with integrated circuit board mount to the housing to maximize heat dissipation and promote long life.
- Driver components are fully encased in potting long material for moisture resistance. Driver complies with FCC standards. Driver and key electronic components can easily be accessed.
- Electrical components are mounted on a removable power tray.
- Field replaceable surge protection device meets a minimum Category C Low operation (per ANSI/IEEE C62.41.2).
- Optional 120v-277v integral emergency battery pack is available. The 90- minute batteries provide constant power to the LED system, ensuring code compliance. A test switch/indicator button is installed on the housing for ease of maintenance.

### Installation

- Easy leveling even in uneven areas and full 360-degree rotation for precise alignment during installation.
- Base plate installs with four heavy-duty 3/8" x 10" galvanized steel anchor bolts.
- Base plate attaches to lower extruded housing via four stainless steel roll pins.

### Warranty

- LSI luminaires carry a 5-year limited warranty. Refer to https://www.lsiindustries.com/resources/terms-and-warranty.aspx for more information.

### Listings

- Listings
- Listed to UL 1598 and UL 8750.
- RoHS Compliant.
- Meets Buy American Act requirements.
- Suitable for wet locations.
- IP66 rated Driver compartment and IP66 rated optical chamber per IEC 60598.
- IDA compliant; with 3000K or 2700K color temperature selection.



Type: BO

# Mirada Bollard MRB

## ORDERING GUIDE

Back to Quick Links

TYPICAL ORDER EXAMPLE: **MRB LED 25L ACR S UNV DIM 40 PCI120 BLK**

| Prefix | Technology | Lumen Package | Lens | Distribution | Voltage | Driver | Color Temp | CRI | Controls | Battery Backup | Finish | Options |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| MRB - Mirada Bollard | LED | 25L - 2,500 lm<br>30L - 3,000 lm<br>Custom Lumen Packages[5] | ACR - Acrylic | A - Asymmetric<br>S - Symmetric | UNV - Universal Voltage (120-277V)<br>HV- High Voltage (347-480V) | DIM - 0-10V Dimming (10-100%) | 50 - 5,000K<br>40 - 4,000K<br>30 - 3,000K<br>27 - 2,700K[1]<br>AMB - Phosphor Converted Amber[1] | (Blank) - 70CRI | Button Type Photocells<br>PCI120 - 120V<br>PCI208-277 - 208-277V<br>PCI347 - 347V | BB - Battery Backup<br>CWBB - Cold Weather Battery Backup | BLK - Black<br>BRZ - Bronze<br>GMG - Gun Metal Gray<br>GPT - Graphite<br>MSV - Metallic Silver<br>PLP - Platinum Plus<br>SVG - Satin Verde Green<br>WHT - White | H - XX (Specify Height)[2]<br>GFR - GFI Duplex Receptacle<br>LAB - Less Anchor Bolts<br>RN - Roughneck Heavy Duty Mtg Plate |

### Accessory Ordering Information

| Description | Part Number |
|---|---|
| HSS - House Side Shield | 699105 |
| Galvanized anchor Bolt kit | 285560 |

FOOTNOTES:
1 - Consult Factory for availability.
2 - Standard height is 44". Non Standard heights are available in 6" increments. Minimum height is 26", 32" with battery backup option. Maximum height is 62".
3 - Accessories are shipped seperately and field installed.
4 - Not available in HV Voltage.
5 - Custom lumen and wattage packages available consult factory. Values are within industry standard tolerances but not DLC listed.

## PERFORMANCE

Back to Quick Links

DELIVERED LUMENS*

| Lumen Package | Distribution | CRI | AMB CCT Delivered Lumens | AMB CCT Efficacy | 2700K CCT Delivered Lumens | 2700K CCT Efficacy | 3000K CCT Delivered Lumens | 3000K CCT Efficacy | 4000K CCT Delivered Lumens | 4000K CCT Efficacy | 5000K CCT Delivered Lumens | 5000K CCT Efficacy | Wattage |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 25L | S | 70 | 1713 | 56 | 2242 | 74 | 2156 | 71 | 2487 | 82 | 2485 | 81 | 30.5 |
| 30L | S | 70 | 2110 | 55 | 2761 | 72 | 2655 | 69 | 3063 | 80 | 3061 | 80 | 38.4 |
| 25L | A | 70 | 1327 | 58 | 1736 | 76 | 1670 | 73 | 1926 | 84 | 1925 | 84 | 23.0 |
| 30L | A | 70 | 1634 | 56 | 2138 | 74 | 2056 | 71 | 2372 | 82 | 2370 | 81 | 29.1 |

*LED Chips are frequently updated therefore values are nominal.

ELECTRICAL DATA (Amps)*

| Lumen Package | Distribution | 120V | 208V | 240V | 277V | 347V | 480V |
|---|---|---|---|---|---|---|---|
| 25L | S | 0.25 | 0.15 | 0.13 | 0.11 | 0.09 | 0.06 |
| 30L | S | 0.32 | 0.18 | 0.16 | 0.14 | 0.11 | 0.08 |
| 25L | A | 0.19 | 0.11 | 0.10 | 0.08 | 0.07 | 0.05 |
| 30L | A | 0.24 | 0.14 | 0.12 | 0.10 | 0.08 | 0.06 |

*Electrical data at 25C (77F). Actual wattage may differ by +/-10%.

Recommended Lumen Maintenance[1]

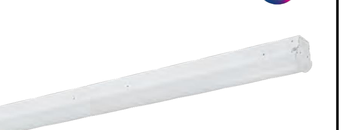
| AMBIENT TEMP C | INITIAL[2] | 25K HR[2] | 50K HR[2] | 75K HR[3] | 100K HR[3] |
|---|---|---|---|---|---|
| 0 C | 100% | 98% | 95% | 93% | 90% |
| 10 C | 100% | 98% | 95% | 93% | 90% |
| 20 C | 100% | 98% | 95% | 93% | 91% |
| 25 C | 100% | 98% | 96% | 93% | 91% |
| 30 C | 99% | 96% | 93% | 91% | 88% |
| 40 C | 99% | 95% | 91% | 88% | 85% |
| 50 C | 99% | 94% | 89% | 84% | 80% |

1- Lumen maintenance values at 25C are calculated per TM-21 based on LM-80 data and in-situ testing.
2- In accordance with IESNA TM-21-11, Projected Values represent interpolated value based on time durations that are within six times the IESNA LM-80-08 total test duration for the device under testing.
3- In accordance with IESNA TM-21-11, Calculated Values represent time durations that exceed six times the IESNA LM-80-08 total test duration for the device under testing



# Day-Brite CFI by Signify

Linear · FluxStream EZ LED strip · 4' and 8'



| | |
|---|---|
| Project: | |
| Location: | |
| Cat.No: | FSSEZ440L840-UNV |
| Type: | CA |
| Lumens: | 4000L Qty: |
| Notes: | |

**Day-Brite / CFI FluxStream EZ LED Strip** is a high performing luminaire delivering smooth diffuse light ideal for light industrial, commercial and residential applications with unparalleled energy efficiency.

### Ordering guide

Example: FSSEZ440L840-UNV-DIM

| Series | Length (nominal) | Lumens[1] (nominal) | Color temp. (K) | Voltage | Driver | Options |
|---|---|---|---|---|---|---|
| FSSEZ | | | – | UNV – | DIM | |
| FSSEZ FluxStream strip EZ | 4 4' length<br>8[2] 8' length | 40L 4000 lumens<br>80L 8000 lumens | 830 80 CRI, 3000K<br>835 80 CRI, 3500K<br>840 80 CRI, 4000K<br>850 80 CRI, 5000K | UNV Universal voltage 120-277 | DIM 0-10V Dimming | EMLED[3] Factory wired Bodine BSL310LP integral emergency pack. Nominal 1100 lm<br>LSXR10 120-347V motion sensor, factory installed on end cap<br>PAF Paint after fabrication for extra corrosion resistance (white)<br>BAC[4] Meets the requirements of the Buy American Act of 1933 (BAA) |

### Footnotes

1 Nominal delivered lumens at 25°C ambient.
2 8' is tandem (2) 4' lenses with single piece 8' body.
3 EMLED on 8' model illuminates 4' section in emergency mode.
4 Failure to properly select the "BAC" suffix could result in you receiving product that is not BAA compliant product with no recourse for an RMA or refund. This BAC designation hereunder does not address (i) the applicability of, or availability of a waiver under, the Trade Agreements Act, or (ii) the "Buy America" domestic content requirements imposed on states, localities, and other non-federal entities as a condition of receiving funds administered by the Department of Transportation or other federal agencies.
5 Consult Signify to confirm whether specific accessories are BAA-compliant.

### Accessories[5] (order separately)

- FSSD4L – 4' Diffuse replacement lens
- LSXR10 – Low bay PIR motion sensor, 120-277V
- FSSWG4 – 4' Wire guard (order two for 8' model)
- FSTH – Sliding hanger bracket (set of 2)

(See last page for details and more options)

### General notes

Many luminaire components, such as reflectors, refractors, lenses, sockets, lampholders, and LEDs are made from various types of plastics which can be adversely affected by airborne contaminants. If sulfur based chemicals, petroleum based products, cleaning solutions, or other contaminants are expected in the intended area of use, consult factory for compatibility.

PAF (Paint after fabrication) option is required for all products that will be used in a damp or humid location, such as under a canopy or covered parking area.



Not all product variations listed on this page are DLC qualified. To ensure that a specific model is qualified, visit www.designlights.org/search

# FSSEZ FluxStream strip EZ LED

4' and 8'

### Features

- Compact design for installation in tight spaces
- Frosted acrylic diffuser provides wide light distribution and superior glare control
- Diffuser and LED plate snap into place allowing tool-free access to LED boards and driver
- Up to 50,000 hour predicted L70 LED lumen maintenance provides long service life to reduce maintenance costs
- Can be surface mounted on ceilings or walls, or suspended via chain, pendants or cables
- Wall mountable – ADA compliant
- Ideal for cold applications (-20°C)
- Continuous row mounting using standard end caps. No extra parts needed
- 7/8" knock out provided at each end and on base of luminaire. Note: Center knockout is covered and not useable in 4' version with EMLED option.
- 8' tandem unit is two 4' optical assemblies with a center mullion on a single full length chassis.
- Enclosed lens minimizes penetration of dust, insects, and other debris into the LED compartment.
- Fluxstream luminaires are Designlights Consortium® qualifed. Please see the DLC QPL list for exact catalog numbers (http://www.designlights.org/QPL).
- 5 year manufacturer's limited warranty Visit www.philips.com/warranties for complete warranty information.

### Finish

- Baked white acrylic matte high reflectance paint finish
- PAF (Paint after fabrication) option, which is required for all products that will be used in damp or humid locations, such as a canopy or covered parking area, provides extra corrosion resistance.

### Shielding

- Contoured frosted acrylic lens

### Electrical

- LED boards and drivers are RoHS (Restriction of Hazardous Substances) compliant. Total system life rated at 50,000 hours. Predicted L70 lifetime based on LED manufacturer's supplied LM-80 data and in-situ laboratory testing.

### Materials

- Heavy gauge cold rolled steel housing and end caps

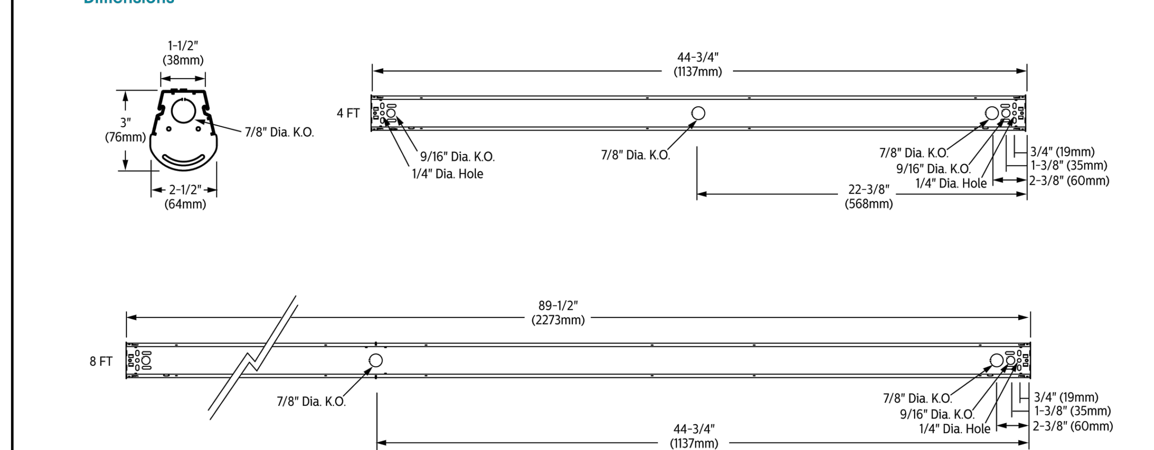
### Labels

- cETLus listed (-20°C to 25°C)
- Suitable for damp locations

### Performance data

| Fixture | Lumens | Wattage | Efficacy |
|---|---|---|---|
| FSSEZ440L840 | 4130lm | 31W | 133lm/w |
| FSSEZ880L840 | 8260lm | 62W | 133lm/w |

### Dimensions






# PEMCO Lighting Products Est. 1882

A QSSI COMPANY · BUY AMERICAN ACT COMPLIANT

WS3

# BW12Q

## POST TOP, PENDANT, & WALL MOUNT

L70 25°C 187,000 Hours

Pemco's BW12Q Small Brandywine Architectural Decorative Post Top is available in Type II, III, IV or V distributions designed to replace HID lighting systems up to 100w MH or HPS. The fixture mounts to a pole top tenon. Typical area lighting applications include parking areas, walkways, and street lighting applications. Mounting heights of 8 to 16 feet can be used based on light level and uniformity requirements.

**Specifications and Features:**

**Housing:** Die Cast Aluminum Housing, Integral Heat Sinking. Photocell Adaptable.

**Listing & Ratings:** ETL: Listed for Wet Locations, ANSI/UL 1598, 8750; IP66 Sealed LED Compartment.

**Finish:** Black Powdercoat Finish Over a Chromate Conversion Coating. Custom Colors Available Upon Request.

**Lens:** Clear UV-Stabilized Polycarbonate Vandal-Resistant Array Lens with Integral Optics. Gasketed to Seal LED Array.

**Mounting:** Post Top Accommodates "P3" 2⅞" O.D. x 3" Tenon, Wall Mount Includes Cast Aluminum Arm (Wall Attachment Hardware NOT Included, Must be Selected and Provided By Contractor), and Pendant Mount Includes 15" Swivel Stem for Mounting on Flat of Sloped Ceilings.

**EasyLED LED:** Aluminum Boards

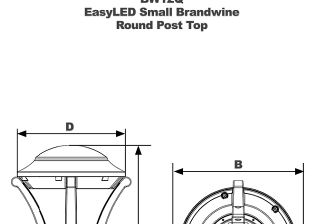
**Wattage:**
10w Array: 10w, System: 10.3w; (50w HID Equivalent)
19w Array: 19w, System: 20.5w; (70w HID Equivalent)
28w Array: 28w, System: 30.8w; (100w HID Equivalent)

**Driver:** Electronic Driver, 120-277V, 50/60Hz or 347-480V, 50/60Hz (28w Model Only); Less Than 20% THD and PF>0.90. Standard Internal Surge Protection 2kV. 0-10V Dimming Standard for a Dimming Range of 100% to 10%; Dimming Source Current is 150 Microamps.

**Controls:** Fixtures Ordered with Factory-Installed Photocell or Motion Sensor Controls are Internally Wired for Switching and/or 1-10V Dimming Within the Housing. Remote Direct Wired Interface of 1-10V Dimming is Not Implied and May Not Be Available, Please Consult Factory. Fixtures are Tested with Pemco Controls and May Not Function Properly With Controls Supplied By Others. Fixtures are NOT Designed for Use with Line Voltage Dimmers.

**Warranty:** 5-Year Warranty for -40°C to +50°C Environment.

See Page 4 for Projected Lumen Maintenance Table.




| Dimensions | |
|---|---|
| Width (B) | 11½" (294mm) |
| Diameter (D) | 10½" (264mm) |
| Height (A) | 17½" (445mm) |

cETLus · IP66 · SoftLED



# PEMCO Lighting Products Est. 1882

A QSSI COMPANY · BUY AMERICAN ACT COMPLIANT

# BW12Q

## POST TOP, PENDANT, & WALL MOUNT

**Order Information Example:** BW12QF1X28U5KCBR7

| Model | Optics | Wattage | Driver | CCT | Lens (C) | Color | Options |
|---|---|---|---|---|---|---|---|
| BW12Q=EasyLED Small Brandywine Post Top<br>BWWS12Q=EasyLED Small Wall Mount Brandywine<br>BWP12Q=EasyLED Small Pendant Mount Brandywine | B=Type II<br>C=Type III<br>D=Type IV<br>F=Type V | 1X10=10w<br>1X19=19w<br>1X28=28w | U=120-277V<br>H=347-480V*<br>*28 Models Only | 3K=3000K<br>4K=4000K<br>5K=5000K | C=Clear UV-Stabilized Polycarbonate Array Lens | B=Black<br>C=Custom (Consult Factory) | P2AB=PSRTN Tenon Adaptor, Black<br>P2AC=PSRTN Tenon Adaptor, Custom Color (Consult Factory)<br>SF=Single Fuse*<br>DF=Double Fuse*<br>SP=Surge Protection<br>R3=3-Pin Twist Lock Photocell Receptacle<br>R5=5-Pin Twist Lock Photocell Receptacle<br>R7=7-Pin ANSI C136.41—2013 Twist Lock Photocell Receptacle<br>S5=Microwave Sensor with Dimming for Mounting Heights of 8' to 26'.*<br>BU=Battery Backup, 90 Minutes*<br>BUC=Cold Start Battery Backup, -20°C, 90 Minutes*<br>*120-277V Models Only. |

**Accessories & Replacement Parts:**

| Mounting Accessories (Order Separately, Field Installed) | |
|---|---|
| PSRTN* | Retrofit Tenon Adaptor, Die Cast with Powdercoat Finish, Hardware Included. Converts a 2⅜" x 4" Pole Tenon to a 2⅞" x 3" Tenon. |
| *Specify Color: B=Black, C=Custom (Consult Factory) | |

| Accessories (Order Separately, Field Installed) | |
|---|---|
| P18131 | Twist Lock Non-Shorting (Open) Cap Disconnects Service to Fixture for Temporary or Permanent Disabling (Fixture Always Off). IP65, 480V Maximum. |
| P18132 | Twist Lock Shorting Cap Provides Fixed Service to Fixture (Fixture Always on). IP65, Rated Load 7200w Tungsten. |
| P18140 | 110-120VAC Instant Twist Lock Photocell |
| P18152 | 277VAC Time Delay Twist Lock Photocell |
| P18156 | 120-277VAC Universal Twist Lock Photocell |
| P18157 | 480VAC Time Delay Twist Lock Photocell. For 480V use only. |
| P17126 | Remote Programming Tool for P17125 |

| Replacement Parts (Order Separately, Field Installed) | |
|---|---|
| PK3415 | Pendant Mount Kit Includes Top & Bottom Cover, Brackets, ¾" Dia X 15" L Downrod, and Hardware. Powdercoat Finish |
| P17125 | Internal Microwave Sensor with Dimming for Mounting Heights of 8 to 26'. 120-277VAC, 50/60Hz |
| For Replacement Battery Backup, see the v LED Battery Backup Specification Sheet. | |

**EPA (Effective Projected Area)**

| Configuration | EPA (Sq. Ft.) | Weight (Lbs.) |
|---|---|---|
| Post top | 0.8 | 14 Lbs |



# Stonco by Signify

Wall mount · LytePro · LPW7 small wall sconce

**Stonco LytePro** LED small wall sconce LPW7 features outstanding value in a compact, architectural design, and combines energy savings with good photometric performance. LPW7 is ideal for entryways, corridors, facade and other wall/surface lighting applications.

| | |
|---|---|
| Project: | |
| Location: | |
| Cat.No: | LPW-7-10-WW-G3-2-8 |
| Type: | WS2 |
| Lamps: | Qty: |
| Notes: | |

### Ordering guide

Example: LPW7-10-NW-G3-2-120-PCB-BZ

| Prefix | Wattage | LED Color/Gen | Distribution | Voltage | Photocontrol (Options) | Location (Options) | Finish |
|---|---|---|---|---|---|---|---|
| LPW7 | 10 | | 2 | | | | |
| LPW7 LytePro 7 LED small wall sconce | 10 10W | NW-G3 Neutral White 4000K 70 CRI Generation 3<br>WW-G3 Warm White 3000K 70 CRI Generation 3 | 2 Type 2 | 120 120V<br>208 208V<br>240 240V<br>277 277V<br>UNV 120-277V (50/60Hz) | --- None<br>PCB Photocontrol Button[1] | BAC[3] Meets the requirements of the Buy American Act of 1933 (BAA) | Textured<br>BK Black<br>WH White<br>BZ Bronze<br>DGY Dark Gray<br>MGY Medium Gray<br>Customer specified<br>RAL Specify optional color or RAL (ex: OC-LGP or OC-RAL7024)<br>CC Custom color (Must supply color chip for required factory quote) |

### Stocked luminaires – Ordering guide

| Catalog Number | Description | Master Pack, Qty | UPC Code |
|---|---|---|---|
| LPW7-G3-8-BZ | LPW7, 250mA, 4000K, 120-277V, Bronze textured paint | 6 | 622252813858 |
| LPW7-G3-8-DGY | LPW7, 250mA, 4000K, 120-277V, Dark gray textured paint | 6 | 622252813841 |

### Stocked accessories - Ordering guide (Must be ordered separately)[4]

| Catalog Number | Description | Master Pack, Qty | UPC Code |
|---|---|---|---|
| LPWCVRPLT-BZ[2] | LPW Universal wall cover mounting plate, Bronze textured paint | (none) | 190096144860 |

1 Must specify voltage.
2 Other colors available upon request as made-to-order
3 Failure to properly select the "BAC" suffix could result in you receiving product that is not BAA compliant product with no recourse for an RMA or refund. This BAC designation hereunder does not address (i) the applicability of, or availability of a waiver under, the Trade Agreements Act, or (ii) the "Buy America" domestic content requirements imposed on states, localities, and other non-federal entities as a condition of receiving funds administered by the Department of Transportation or other federal agencies.
4 Consult Signify to confirm whether specific accessories are BAA-compliant.



# LPW7 LytePro

LED small wall sconce

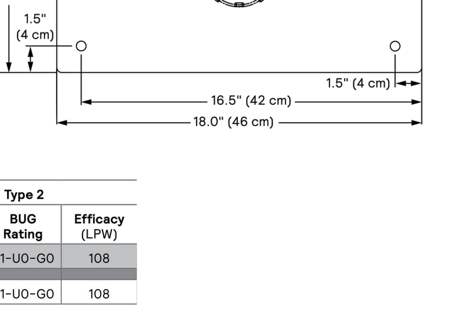
### Dimensions




Luminaire weight: 4 lbs (1.8 kg)

### Accessory dimensions (ordered separately)

LPWCVRPLT LPW Universal wall cover mounting plate, 0.08" aluminum, bronze textured paint (used to cover larger pre-existing opening or surfaces, field installed). Offers same J-Box pattern as luminaire or may lagged to wall using (4) knockouts.




### LED Wattage and Lumen Values

| Ordering Code | Total LEDs | LED Current (mA) | Color Temp. | Average System Watts | Type 2 Lumen Output | Type 2 BUG Rating | Type 2 Efficacy (LPW) |
|---|---|---|---|---|---|---|---|
| LPW-7-10-NW-G3-2 | 18 | 250 | 4000 | 9.7 | 1050 | B1-U0-G0 | 108 |
| LPW-7-10-WW-G3-2 | 18 | 250 | 3000 | 9.7 | 1051 | B1-U0-G0 | 108 |

Values from photometric tests performed in accordance with IESNA LM-79 and are representative of the configurations shown.
Actual performance may vary due to installation and environmental variables, LED and driver tolerances, and field measurement considerations. It is highly recommended to confirm performance with a photometric layout.
NOTE: Some data may be scaled based on tests of similar (but not identical) luminaires. Contact factory for configurations not shown.

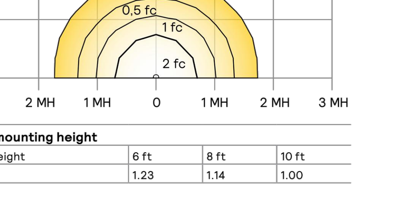
### Predicted lumen depreciation data

Predicted performance derived from LED manufacturer's data and engineering design estimates, based on IESNA LM-80 methodology. Actual experience may vary due to field application conditions. $L_{70}$ is the predicted time when LED performance depreciates to 70% of initial lumen output. Calculated per IESNA TM21-11. Published $L_{70}$ hours limited to 6 times actual LED test hours

| Ambient Temperature °C | Calculated $L_{70}$ Hours | $L_{70}$ per TM-21 | Lumen Maintenance % at 60,000 hrs |
|---|---|---|---|
| up to 40°C | >200,000 hours | >60,000 hours | >92% |

### Optical distribution

Based on LPW7-10-NW-G3-2 at 10' mounting height




| LPW7 10' mounting height | | | |
|---|---|---|---|
| Mounting height | 6 ft | 8 ft | 10 ft |
| Multiplier | 1.23 | 1.14 | 1.00 |



NP ENGINEERING INC.
4115 N. 15TH AVE
PHOENIX, AZ 85015
(602) 265-1559
PROJECT NO. 24-025

TODD + ASSOCIATES
602-952-8280 / TODDASSOC.COM
24-2016-01

HIGHSTREET

# West Fillmore Highstreet Multi-Family

Buckeye, Arizona

SITE PLAN REVIEW SUBMITTAL #PLZSP-24-0017
1ST SUBMITTAL JULY 11, 2024
2ND SUBMITTAL SEPTEMBER 4, 2024
3RD SUBMITTAL OCTOBER 23,2024
4TH SUBMITTAL NOVEMBER 27,2024

ELECTRICAL SITE LIGHTING
CUT-SHEETS

-

Registered Professional Engineer (Electrical) CERTIFICATE NO. 10807 ANDREW C. PANOPIO Date Signed 11/20/24 ARIZONA, U.S.A. EXPIRES: 12/31/2024

E4.0

**CITY OF BUCKEYE**
**Regular Planning & Zoning Commission**
**PLANNING ACTION REPORT**

| | |
|---|---|
| **MEETING DATE:** 01/28/25 | **AGENDA ITEM:** 3.C. Development Code Amendment - CMP & PAD Modified Provisions - PLZM-24-0109 |
| **DATE PREPARED:** 01/24/25 | **DISTRICT NO.:** |
| **STAFF LIAISON:** Mandy Woods, Senior Planner, swoods@buckeyeaz.gov, 623-640-6093 | |
| **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)
**Development Code Amendment-CMP & PAD Modified Provisions** - Conduct a public hearing and recommend approval to the Mayor and City Council of a Development Code Amendment to establish Development Code Section 5.1.5., Authority of CMP and PAD to Establish Modified Provisions.

**RELEVANT GOALS:**
GOAL 3: A Well-Planned Urban Community

## SUMMARY

**PROJECT DESCRIPTION:**
William Lally & Kurt Jones of Tiffany & Bosco, PA, on behalf of Greg Fitchitt of Trillium Land Company, LLC and Charley Freericks of Howard Hughes, is requesting approval of a Development Code Amendment to Development Code Article 5, clarifying and reaffirming the authority of Community Master Plans (CMPs) and Planned Area Developments (PADs) to modify provisions of the Development Code by establishing unique development standards and guidelines. The proposed Development Code Amendment establishes Section 5.1.5. Authority of CMP and PAD to Establish Modified Provisions.

**BENEFITS:**
The proposed Development Code Amendment establishes a new section of code that more explicitly states the authority of CMPs and PADs to establish project-specific provisions and provides both developers and City staff more guidance as to the scope (or areas of control) of the modified provisions within a CMP and PAD.

**FUTURE ACTION:**
Following Planning and Zoning Commission's recommendation, the proposed Development Code Amendment is anticipated to be scheduled on the February 18, 2025 City Council public hearing agenda for consideration of approval.

**Items related to a project or facility location must include an attached vicinity map for Council Review.**
**ATTACHMENTS:**
PLZM-24-0109_-_CMP_PAD_Modified_Provisions_DCA_-_Staff_Report_-_PZ20250128.docx
Exhibit A - PLZM-24-0109 - CMP PAD Modified Provisions DCA - Section 5.1.5 - PZ20250128.pdf
Exhibit B - PLZM-24-0109 - CMP PAD Modified Provisions DCA - Narrative - PZ20250128.pdf
Exhibit C - PLZM-24-0109 - CMP PAD Modified Provisions DCA - Support Letters - PZ20250128.pdf

# DEVELOPMENT CODE AMENDMENT

## Report to the Planning & Zoning Commission

| | |
|---|---|
| CASE NUMBER: | PLZM-24-0109 |
| TITLE: | Development Code Amendment – CMP & PAD Modified Provisions |
| MEETING DATE: | January 28, 2025 |

| | |
|---|---|
| Applicant/Owner: | William Lally & Kurt Jones of Tiffany & Bosco, PA on behalf of Greg Fitchitt of Trillium Land Company, LLC and Charley Freericks of Howard Hughes |
| Request: | Development Code Amendment approval to amend Article 5, clarifying the authority of Community Master Plans (CMPs) and Planned Area Developments (PADs) to modify provisions of the Development Code by establishing unique development standards and guidelines |
| District: | N/A |
| Location: | N/A |
| Site size: | N/A |
| Density: | N/A |
| Public input: | Two letters of support received (see attached exhibit) |
| Recommendation: | Conduct a Public Hearing and Recommend approval to Mayor and City Council |

## PROJECT DESCRIPTION:

1. William Lally & Kurt Jones of Tiffany & Bosco, PA, on behalf of Greg Fitchitt of Trillium Land Company, LLC and Charley Freericks of Howard Hughes, is requesting approval of a Development Code Amendment (DCA) to Development Code Article 5, clarifying the authority of Community Master Plans (CMPs) and Planned Area Developments (PADs) to modify provisions of the Development Code by establishing unique development standards and guidelines. The proposed language to be inserted into Article 5, *Section 5.1.5. Authority of CMP and PAD to Establish Modified Provisions* is included as Exhibit A. The applicant's narrative is included as Exhibit B.
2. Following Planning & Zoning Commission's recommendation, the proposed DCA is expected to be considered by the City Council on February 18, 2025 as part of the public hearing agenda.

## PUBLIC PARTICIPATION SUMMARY:

3. The required legal notice was completed at least 15 days in advance of the Planning & Zoning Commission public hearing date, as follows. An additional legal notice will be required at least 15 days prior to the anticipated City Council public hearing.
4. Table 2: Public Notices:

| Notification Element | Date |
|---|---|
| Legal Notice published in the Arizona Republic | January 11, 2025 |

5. Two letters of support have been received to date, one from Buckeye Tartesso LLC and another from a large landowner within Sun Valley South CMP (see Exhibit C). No additional comments have been received.

## ANALYSIS:

6. Though the applicant team represents a particular CMP within Buckeye (Floreo at Teravalis), the proposed DCA has a city-wide impact on all PADs and CMPs and has been reviewed accordingly, from a city-wide perspective rather than a project-specific perspective.
7. CMPs and PADs in Buckeye – including both overlays and base districts – have historically allowed project applicants flexibility in design, development standards, and land uses in order to achieve a master planned vision and meet the unique needs of a particular area

of development. While a CMP or PAD may modify Development Code provisions, the CMP or PAD must maintain alignment with the City's long-range planning documents, including, but not limited to, the General Plan and applicable specific area plans. A PAD or CMP may only be approved if proposed code modifications will result in a development equal to or better in quality than if strict adherence to the code were observed.

8. The proposed language to be inserted into Article 5 specifies which Articles of the Development Code for which a CMP or PAD may create "Modified Provisions," project-specific development standards, land use regulations, design guidelines or other provisions which modify provisions of the Development Code. These Articles are:

    a. *Article 3. Use Regulations*

    b. *Article 4. Dimensional Standards*

    c. *Article 5. Development and Design Standards and Guidelines*

    d. *Article 6. Land Subdivision*

9. CMPs that comprise 2,500 gross acres or more may also modify provisions of *Article 8. Review and Approval Procedures*, provided that the CMP includes significant customized design standards (essential for design predictability in streamlined design review processes), as determined by the Zoning Administrator. City staff is supportive of allowing larger CMPs this extra flexibility because it contributes to more cohesiveness in review and project identity across a very large area.

10. It is staff's opinion that applicants pursuing CMP and PAD approval (including amendments to an existing CMP or PAD) already possessed the ability to modify Development Code provisions beyond land use and dimensional standards, though it was not explicitly stated in code. However, this amendment clarifies that authority and provides both developers and staff more guidance as to the scope (or areas of control) of Modified Provisions within a CMP or PAD.

    a. Note that the proposed language regarding Modified Provisions of Article 8, including the 2,500 gross acre size limitation, is a new concept introduced within this amendment.

11. All Modified Provisions are strictly limited to the scope of the Development Code; this DCA does not give authority to a CMP or PAD to modify standards or provisions in any other section of the City Code, Engineering Design Standards, or any other City regulatory document. This DCA also does not give a CMP or PAD authority to create Modified Provisions that directly conflict with another section of the City Code, Engineering Design Standards, or any other City regulatory document.

12. All provisions within a CMP or PAD must comply with applicable provisions of state law.
13. The following City of Buckeye departments have reviewed and have found no outstanding issues with the application:
    a. Development Services, including Planning, Building, and Civil Engineering
    b. Fire
    c. Legal
    d. Police
    e. Water Resources

## RECOMMENDATION:

14. Staff recommends the Planning & Zoning Commission conduct a public hearing and recommend approval of PLZM-24-0109, a Development Code Amendment to establish *Section 5.1.5. Authority of CMP and PAD to Establish Modified Provisions*.

## ATTACHMENTS:

Exhibit A – Proposed Language for Section 5.1.5
Exhibit B – Narrative
Exhibit C – Support Letters

Prepared By:
Mandy Woods, AICP, CFM, Senior Planner

Reviewed By:
Ken Galica, Planning Manager

# Proposed Language for Section 5.1.5 - Authority of CMP and PAD to Establish Modified Provisions

## Section 5.1.5. Authority of CMP and PAD to Establish Modified Provisions

A. Purpose and Scope of CMPs and PADs
   1. CMPs and PADs are specialized zoning and development tools that enable the establishment of unique development standards and guidelines, distinct from City Development Code.
   2. The purpose of these tools is to provide flexibility in design and land use to achieve the intended vision of large-scale and complex developments, ensuring alignment with the vision and intent of the City's General Plan and other applicable long-range planning documents.
   3. This Section grants the authority for CMPs and PADs to modify provisions of the City Development Code, including but not limited to, Article 3: Use Regulations, Article 4: Dimensional Standards, Article 5: Development and Design Standards and Guidelines, and Article 6: Land Subdivision.
      a. Where a CMP comprises 2,500 gross acres or more and includes significant customized standards which provide sufficient design predictability as determined by the Zoning Administrator, the processes of Article 8: Review and Approval Procedures may be modified to project specific requirements.
   4. All provisions within a CMP or PAD shall comply with applicable provisions of state law.

B. Modified Provisions within CMPs and PADs
   1. Within the boundaries of an approved CMP or PAD, specific development standards, land use regulations, and design guidelines may be established that modify the City Development Code, the "Modified Provisions," provided the Modified Provisions meets the following:
      a. Clearly articulated and defined within the CMP or PAD.
      b. Formally approved by the City Council as part of the CMP or PAD approval or amendment process as described in Section 5.1.5.E.
   2. The Modified Provisions shall align with the provisions set forth in Section 5.1.5.A.3 and support the vision and intent of the City's General Plan.

C. CMP and PAD Areas of Control
   The CMP and PAD may establish Modified Provisions controlling the following aspects of development pursuant to Section 5.1.5.A.3:

   1. Land use and zoning regulations including permitted and conditional uses, development standards, density, and intensity of development.
   2. Design standards including architectural guidelines, natural features, landscape design, lighting, and signage.

3. Transportation and circulation including street connectivity, pedestrian pathways, and parking standards.
4. Open space and recreation areas including parks, trails, and recreational facilities.

D. CMP and PAD Adherence to City Development Code
   1. Minimum Compliance with City Development Code
      a. While the CMP and PAD can establish Modified Provisions, all developments within these areas must, at a minimum, comply with the baseline requirements of the City Development Code unless specific deviations are explicitly approved as part of the CMP or PAD, or as otherwise approved by the City.
   2. Modifications
      a. Any modifications of the City Development Code within a CMP or PAD must be determined to be necessary to achieve the unique goals of the development and must not compromise public health, safety, or welfare.

E. CMP and PAD Approval and Amendments
   1. Approval Process
      a. The establishment of Modified Provisions within a CMP or PAD requires approval by the City Council following a recommendation by the Planning and Zoning Commission. Public hearings must be conducted as part of this process as described in Section 8.6.5: Procedure.
   2. Amendments to CMP or PAD
      a. Major or Minor amendments to an approved CMP or PAD shall not require updates to any Modified Provisions specified within the CMP or PAD which are not requested by the applicant, unless necessary due to the nature of the amendments.
      b. Major or Minor amendments to the Modified Provisions within an approved CMP may follow a process defined within the CMP, so long as such process complies with applicable state and local laws, as amended.
         i. Where a CMP is comprised of 2,500 gross acres or more, the amendment procedure, including the criteria for distinguishing between Major and Minor amendments as well as any Administrative Review and Approval processes, may be modified to address the scale and complexity of the development, provided such procedures are explicitly defined within the CMP, pursuant to Section 5.1.5.A.3.a.

TIFFANY & BOSCO P.A.

1R PLZM-24-0109 RECEIVED NOV 8 2024 WD

**Trillium Text Amendment**
**Project Narrative**
**October 31, 2024**

Description of Request

This Text Amendment is to modify Article 5 of the Buckeye Development Code to allow Community Master Plans (CMP) and Planned Area Developments (PAD) to establish unique development standards and guidelines that may differ from the general City Code. This will allow flexibility in design and land use to achieve the intended vision of large-scale developments.

These changes will allow a CMP or PAD to establish not just land use and zoning regulations, but design standards, transportation and circulation standards, open space and recreation areas, and utilities and infrastructure standards. Allowing a CMP to modify these standards is key in larger, complex developments where all of items need to cohesively linked.

Community Master Plans will still be in adherence to baseline requirements of City Code unless specific deviations are explicitly approved as part of the CMP or PAD.

Buckeye Tartesso

December 12, 2024

TO: City of Buckeye Planning Department

**Re: Amendment to the City of Buckeye Development Code – Support Letter**

Please accept this letter as my support of the proposed amendment to the City of Buckeye Development Code.

I, Chris Barr, represent the owners of approximately 14,069 acres within Buckeye known as the Tartesso Masterplan Community. It is my opinion that the existing City of Buckeye Development Code does not adequately accommodate CMP's. CMP's require the ability to customize all development standards. Doing so allows for the development of vibrant communities.

At the moment, Development Codes do not allow for a CMP to fully customize design standards. This results in developments that cannot fully maximize the acreage available and cannot be designed according to their distinct location and geographical constraints.

Approving this amendment to the development code will allow for more diverse and customized CMP's to be developed in the City. I support this amendment and urge the City Staff to support it as well.

Sincerely,

**BUCKEYE TARTESSO LLC**

Chris Barr

4455 E Camelback Road, Suite C-240, Phoenix, Arizona 85018

**Re: Amendment to the City of Buckeye Development Code – Support Letter**

TO: City of Buckeye Planning Department

Please accept this letter as my support of the proposed amendment to the City of Buckeye Development Code.

I, Kernit Rankin, own approximately 2,000 acres within Buckeye. 1,007 acres of that is known as Sun Valley South CMP. It is my opinion that the existing City of Buckeye Development Code does not adequately accommodate CMP's. CMPs require the ability to customize all development standards. Doing so allows for the development of vibrant communities.

At the moment, Development Codes do not allow for a CMP to fully customize design standards. This results in developments that cannot fully maximize the acreage available and cannot be designed according to their distinct location and geographical constraints.

Approving this amendment to the development code will allow for more diverse and customized CMP's to be developed in the City. I support this amendment and urge the City Staff to support it as well.

Sincerely,

Kernit Rankin


KERNIT@RANKINRE.COM (602) 448-6029