VISTANCIA
NORTH

Planned Community District (PCD)

May 25, 2006

Zoning Case Number: Z01-10
(Previously Approved as White Peak Ranch)

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VISTANCIA NORTH

Table of Contents

Project Development Team V
Executive Summary VI

A. Location and Regional Context 1
1. Property Description and Location 1
2. Property Legal Description 1
3. Adjacent Property Ownership 5
4. Planning Context 5

B. Site Analysis 11
1. Existing Land Use 11
2. Existing Zoning 11

C. Master Plans 19
1. Project Overview 19
2. Natural Planning Determinants 21
3. Land Use Master Plan 24
4. Circulation 45
5. Drainage 52
6. Community Design and Streetscape 56
7. Utilities and Services 59
8. Development Schedule/Phasing 61
9. Management and Maintenance 63

D. Slope Analysis and Parcel Density Calculations 69
1. Purpose and Intent 69
2. Slope Categories 69
3. Methodology for Slope Analysis Density Calculations and Slope Category Bubbles 70
4. Allowable Density under Provisions of the Hillside Ordinance and Development Agreement 72
5. Slope Analysis Results 73

E. Regulatory Development Standards 75
1. Purpose and Intent 75
2. Zoning Base Districts 75
3. Development Standards 84

Appendices 109
A. ALTA Survey (submitted under separate cover)
A. Traffic Impact Study (submitted under separate cover)
B. Master Drainage Report (submitted under separate cover)
C. Water and Wastewater Facilities Master Plan (submitted under separate cover)
D. Builder Landscape and Site Design Guidelines (dated 02/05)
E. Residential Architectural Design Guidelines (dated 10/05)
F. City of Peoria Zoning Ordinance Excerpts
G. Original White Peak Ranch/Revised Vistancia North Stipulations

VISTANCIA NORTH

List of Figures

A-1 Regional Location 2
A-2 Property Parcelization and Adjacent Property Ownership 3
A-3 Municipal General Planning 7
A-4 City of Peoria General Plan Circulation 8

B-1 Existing Zoning 12
B-2 Primary Drainage Corridors, Topography, & Land Forms 14
B-3 Viewshed Analysis 17

C-1 Development Villages 20
C-2 Anticipated Wildlife Corridors 23
C-3 Land Use Master Plan 25
C-4 Park/Open Space & Non-Vehicular Master Plan 37
C-5 Park facility Service Area 39
C-6 Emergency Response Plan 44
C-7 Public/Private Roadway Hierarchy 47
C-8A Streetscape Concepts (Arterials) 48
C-8B Streetscape Concepts (Collectors) 49
C-9 Development Phasing Plan-Development Parcels 62
C-10 Roadway Infrastructure Phasing Plan 64

D-1 Slope Analysis Methodology 71
D-2 Generalized Slope Characteristics 74

E-1 Planned Community Underlying Zoning 78
E-2 Clementine Mine Desert Lands Conservation Ordinance/Hillside Development Overlay District Exemption Area 93

List of Tables

Table C.1 Residential Density/Buildout and Student/School Projections 26

Table C.2 Student Generation Ratios 34

Table C.3 Vistancia North and Area-Wide Park Acreage Standards 40

Table C.4 Public/Private Park and Open Space Network 41

Table C.5 Public/Private Trail Mileage Standards 42

Table C.6 Recommended Plant Palette 57

Table D.1 Slope Characteristics Summary 73

Table E.1 Underlying Zoning Districts 76

Table E.2 Village Development Capacity 77

Table E.3 Land Use/Zoning District Conformity 79

Table E.4 Residential Development Standards 81

Table E.5 Commercial, Mixed Use, and Municipal Service District Permitted Uses 83

Table E.6 Non-residential Development Standards 84

Table E.7 Protected Native Plant List 104

Table E.8 Special Use Development Standards 107

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EXECUTIVE SUMMARY

Vistancia North is a master planned community located within the southern region of the Hieroglyphic Mountain Range and southwest of Lake Pleasant. The entire property is located within the incorporated boundaries of the City of Peoria. The property is bounded by the Cloud Road alignment on the north, the Lone Mountain Road alignment on the south, the 163rd Avenue alignment on the west and the 123rd Avenue alignment on the east. The total land area comprises approximately 3,985 acres or 6.2 square miles.

The Vistancia North property was approved as a Planned Community District (White Peak Ranch) by the Peoria City Council on October 2, 2001. Based on the success of the Vistancia South Planned Community District (PCD) (immediately south of the subject property), it was determined that the White Peak Ranch PCD required updating to incorporate the successful elements implemented within the Vistancia South PCD. As such, this application proposes a major amendment to the White Peak Ranch PCD, including formally changing the name of the PCD to Vistancia North. The major amendment will modify the overall land use plan, numerous master plan elements, as well as the residential and non-residential development standards that will guide the overall development of the PCD.

The Vistancia North PCD implements the extensive project visioning and community theming process that has thoughtfully evolved through the intent expressed by Vistancia LLC (the master developer), and will incorporate both components and lessons learned from the successful design and development of the Vistancia South PCD. Undertaking a similar visioning process as the Vistancia South PCD, this project, formally known as White Peak Ranch, was renamed Vistancia North Master Planned Community, based on its high standards for community open spaces, amenities, trails, streetscapes, and central community social spaces. The recommended project name recognized the natural assets of the northwest Peoria region and its linkage with the successful Vistancia South Master Planned Community.

The Vistancia North project has been designed to continue to offer a range of housing choices, appropriately sized and located retail/commercial services, linked expanses of open space and trails, as well as a minimum of 18 holes of golf located in Village 4. The potential exists to augment the identified 18-hole course with an additional 18-hole course (36 holes total), depending on the demand of the community's initial phases and the additional demand for golf facilities. The projected population of approximately 17,200 residents will be served by two elementary school sites, one fire station site, and three public neighborhood parks and two private parks as well as an extensive public natural open space system comprised of significant natural landforms, vegetation communities and natural wash corridors. The plan recognizes and respects the

presence and influence of the Hieroglyphic Mountain range. As such, the plan identifies the intended preservation of Twin Buttes and White Peak. There is also a significant abandoned mining operation (Clementine Mine) on the Vistancia North property, whose past operations have resulted in significant scarring. The plan intends to rectify the scarring, improving the visual quality of the development. In addition to the preservation of multiple peaks, the plan vision includes the establishment of an interconnected open space network through the preservation of steep sloped areas and primary natural wash corridors. Lower density residential uses (i.e. Residential/Estate and Residential/Low) have typically been located adjacent to or within proximity of these natural features to allow for the appropriate land use transition and sensitive integration of the natural and built environment.

Ample vehicular ingress and egress for Vistancia North will occur from the south, principally utilizing the future Loop 303 interchanges of Jomax Road, Westland Road and Lone Mountain Road via Vistancia Boulevard. Additionally, El Mirage Road has been carefully planned as the major linkage among Vistancia North, Lake Pleasant Heights and Saddleback Heights Planned Community Districts.

Vistancia North has been designed and will be developed in the future utilizing an environmentally sensitive, sustainable community ethic. The end result envisions a necklace of natural open space areas woven through the community, enhancing connectivity of residential enclaves, commercial uses and community gathering areas. The inclusion of one (and possibly two) 18-hole golf courses support the openness of Vistancia North and the ability to engage in both passive and active recreation activities within the community. The careful design is embodied in the provision of curvilinear street patterns which respect the topography of the property and the approach to drainage, by retaining the primary natural washes to continue their historic task of draining surface water from the area. Site planning principles that have been employed intend to orient residences to maximize their view of natural drainage washes, landforms, and significant stands of native vegetation and golf course features. The siting of parcels that accommodate a variety of unit densities, yet compatible architectural styles and building materials, will allow Vistancia North to continue the image established by Vistancia South as one of the premiere housing communities in the Northwest Valley.

Protecting more than 1,200 acres of open space, Vistancia North will allow the natural condition to serve as the cornerstone of the substantial community amenity program provided for its future residents and visitors. The natural open space will be augmented with 205 acres to be dedicated as a major golf course, and over 40 acres of public and private parks. These amenities will be linked with over 55 miles of public and private trails affording opportunities for walking, jogging, hiking and bicycling that will enhance unobtrusive accessibility for active recreational use. Sensitively integrating the topographical characteristics of the natural Sonoran Desert requires a careful assessment of the land use mix to maximize the opportunities afforded by the preservation of the higher elevation land forms, primary wash corridors and natural vegetation occurring within the

indigenous landscape. To that end, the inclusion of a significant passive recreation and trails component matches well with the intent for the land, and links carefully selected sites to provide active recreation opportunities within proximity to community residents. Utilizing technology and principles of appropriate land stewardship allows the natural condition to not only serve as the defining characteristic, but also as the most valued amenity, of this community.

To ensure that a quality community occurs, a comprehensive set of design guidelines and Codes, Covenants and Restrictions (CCR's) have been prepared and executed. Design guidelines will place a significant emphasis on the preservation of the natural environment (by preserving the community drainage network and hillside areas), the establishment of a community theme to create community identity and the promotion of housing diversity.

This document is organized into five chapters and supportive appendices which are identified and described below:

- **Chapter A: Location and Regional Context**-Identifies the characteristics of the property and an overview of the regional improvements to serve Vistancia North with adequate facilities and services.

- **Chapter B: Site Analysis**-Identifies the existing natural and intended development to occur within Vistancia North.

- **Chapter C: Master Plans**-Identifies the natural determinants, land use, circulation, drainage, streetscape, utilities and services, development schedule/phasing, and management and maintenance components of Vistancia North.

- **Chapter D: Slope Analysis and Parcel Density Calculations**-Identifies and quantifies the existing topographical conditions and permissible residential densities for each parcel within each of the five villages of Vistancia North.

- **Chapter E: Regulatory Development Standards**- Identifies the applicable zoning and development parameters to ensure the creation of a high quality living environment for Vistancia North residents.

- **Appendices:** Identifies and provides the background technical documentation that supports the design and development of a successful planned community district for Vistancia North.

A. LOCATION AND REGIONAL CONTEXT

1. Property Description and Location

Vistancia North is a 3,985-acre master planned community within the northern planning area of the City of Peoria. The property is located within the southern region of the Hieroglyphic Mountain Range and southwest of Lake Pleasant Regional Park. The property is bounded by the Cloud Road alignment on the north, the Lone Mountain Road alignment on the south, the 163rd Avenue alignment on the west and the 123rd Avenue alignment on the east. The regional location of Vistancia North is illustrated on ***Figure A-1, Regional Location***.

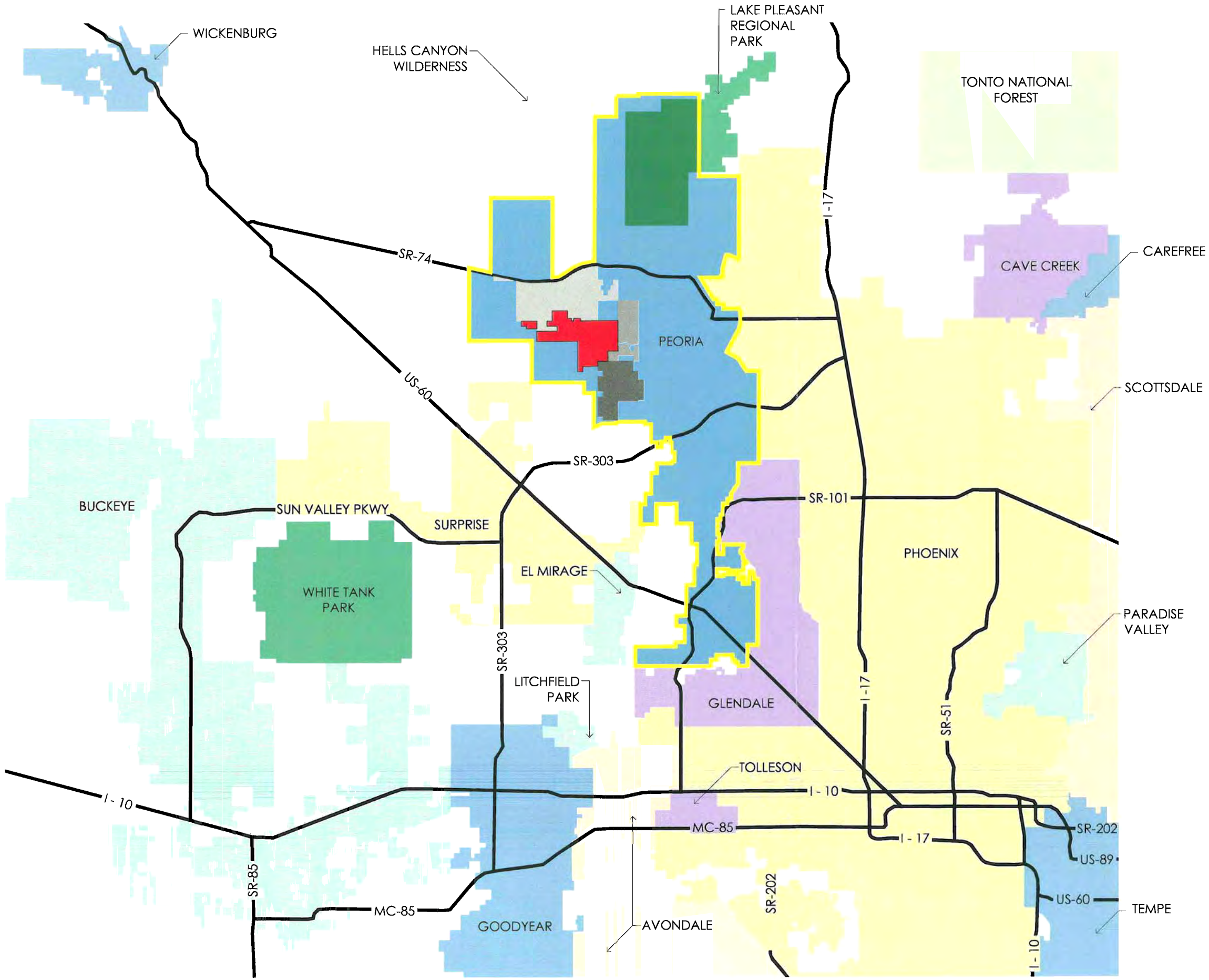
The property that now comprises Vistancia North was acquired through a 1997 land exchange with the Federal Bureau of Land Management (BLM) that was subsequently annexed into the City of Peoria in the same year. The property was rezoned on October 2, 2001 as the White Peak Ranch Planned Community District (PCD). The White Peak Ranch PCD included a mix of residential densities with an overall gross density of 2.16 dwelling units per acre, retail/commercial services, two golf courses, and an extensive network of natural open space areas throughout the property.

As Vistancia North, the overall size of the project has remained the same, the overall gross density has decreased from 2.2 to 1.6 dwelling units per acre, the amount of retail/commercial space has decreased from 231 to 23 acres and parks/open space has also decreased (1,599 to 1,456 acres). The major change has been the reconfiguration of lot and product type within each of the four villages north of the CAP allowing for a more open community for residents and visitors. The revised plan includes one-18-hole golf course (Village 4), yet Vistancia LLC would like to respectfully retain the option of including an additional 18-hole golf course (Village 3) along the northeastern portion of the community.

2. Property Legal Description

The property legal description is described below and illustrated on ***Figure A-2, Property Parcelization & Adjacent Property Ownership*** as follows:

Parcel 1:
The Southwest quarter of the Southwest quarter of the Southwest quarter, Section 3, Township 5 North, Range 1 West, of the Gila and Salt River Base and Meridian, Maricopa County, Arizona.



VISTANCIA NORTH

Planned Community District

Regional Location

COMMUNITIES

- Vistancia North
- Vistancia South
- Lake Pleasant Heights
- Saddleback Heights

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Stanley Consultants INC. TASK ENGINEERING WILSON & COMPANY LVA Urban Design Studio L L C

Figure A-1

Parcel 2:
The Southwest quarter; the Southwest quarter of the Southwest quarter of the Southeast quarter; the west half of the Southeast quarter of the Southwest quarter of the Southeast quarter; the West half of the Southwest quarter of the Southwest quarter of the Southeast quarter; the East half of the Southwest quarter of the Southeast quarter of the Southeast quarter; and the Southeast quarter of the Southeast quarter of the Southeast quarter of Section 4, Township 5 North, Range 1 West, of the Gila and Salt River Base and Meridian, Maricopa County, Arizona.

Parcel 3:
The East half of the Southeast quarter of Section 5, Township 5 North, Range 1 West, of the Gila and Salt River Base and Meridian, Maricopa County, Arizona.

Parcel 4:
The North half of the Northeast quarter; the Northeast quarter of the Northwest quarter; and the North half of the South half of the Northeast quarter of Section 7, Township 5 North, Range 1 West, of the Gila and Salt River Base and Meridian, Maricopa County, Arizona.

Parcel 5:
The North half of the Northeast quarter; the East half of the West half of the East half of the Southeast quarter of the Southeast quarter; and the East half of the East half of the Southeast quarter of the Southeast quarter of Section 8, Township 5 North, Range 1 West, of the Gila and Salt River Base and Meridian, Maricopa County, Arizona.

Parcel 6:
All of Section 9, Township 5 North, Range 1 West, of the Gila and Salt River Base and Meridian, Maricopa County, Arizona.

Parcel 7:
All of Section 10, Township 5 North Range 1 West, of the Gila and Salt River Base and Meridian, Maricopa County, Arizona.

Parcel 8:
All of Section 11, Township 5 North, Range 1 West, of the Gila and Salt River Base and Meridian, Maricopa County, Arizona.

Parcel 9:
Lots 1 - 10 inclusive; the Northwest quarter of the Northeast quarter; the North half of the Northwest quarter; the Northeast quarter of the Southwest quarter; and the South half of the Southwest quarter of Section 14, Township 5 North, Range 1 West, of the Gila and Salt River Base and Meridian, Maricopa County, Arizona.

Parcel 10:
Lots 1 - 10 inclusive; the North half of the Northeast quarter; the Southwest quarter of the Northeast quarter; the Northwest quarter; and the North half of the Southwest quarter of Section 15, Township 5 North, Range 1 West, of the Gila and Salt River Base and Meridian, Maricopa County, Arizona.

Parcel 11:
The North half of the North half; and the Southwest quarter of the Northwest quarter of Section 22, Township 5 North Range 1 West, of the Gila and Salt River Base and Meridian, Maricopa County, Arizona.

Parcel 12:
The Southwest quarter; the North half of the Southeast quarter; the Southwest quarter of the Southeast quarter, the West half of the Southeast quarter of the Southeast quarter; and the West half of the East half of the Southeast quarter of the Southeast quarter of Section 8, Township 5 North, Range 1 West of the Gila and Salt River Base and Meridian, Maricopa County, Arizona.

3. Adjacent Property Ownership

The pattern of property ownership adjacent to Vistancia North includes a mix of lands held in trust by the Arizona State Land Department (ASLD) and private owners. In general, the property to the north is owned by Diamond Investments and the ASLD; to the east by Group Three and Noranda Properties; to the south by Vistancia Shea/Sunbelt Pleasant Point LLC; and to the west by FGR and the ASLD. The property ownership pattern within the area is provided on **Figure A-2.**

4. Planning Context

A primary determinant in the successful master planning of Vistancia North includes the relationship between the planning of the community's internal elements with the understanding of the existing status and conditions of the proximate political, planning and community services and facilities. These community services and facilities include public education, public safety, and utilities. These components are identified and described below:

a. Political Jurisdiction Pattern

The Vistancia North Planned Community District is located entirely within the incorporated boundaries of the City of Peoria. The City of Surprise and Maricopa County provide jurisdictional authority for the areas to the south and southwest, respectively.

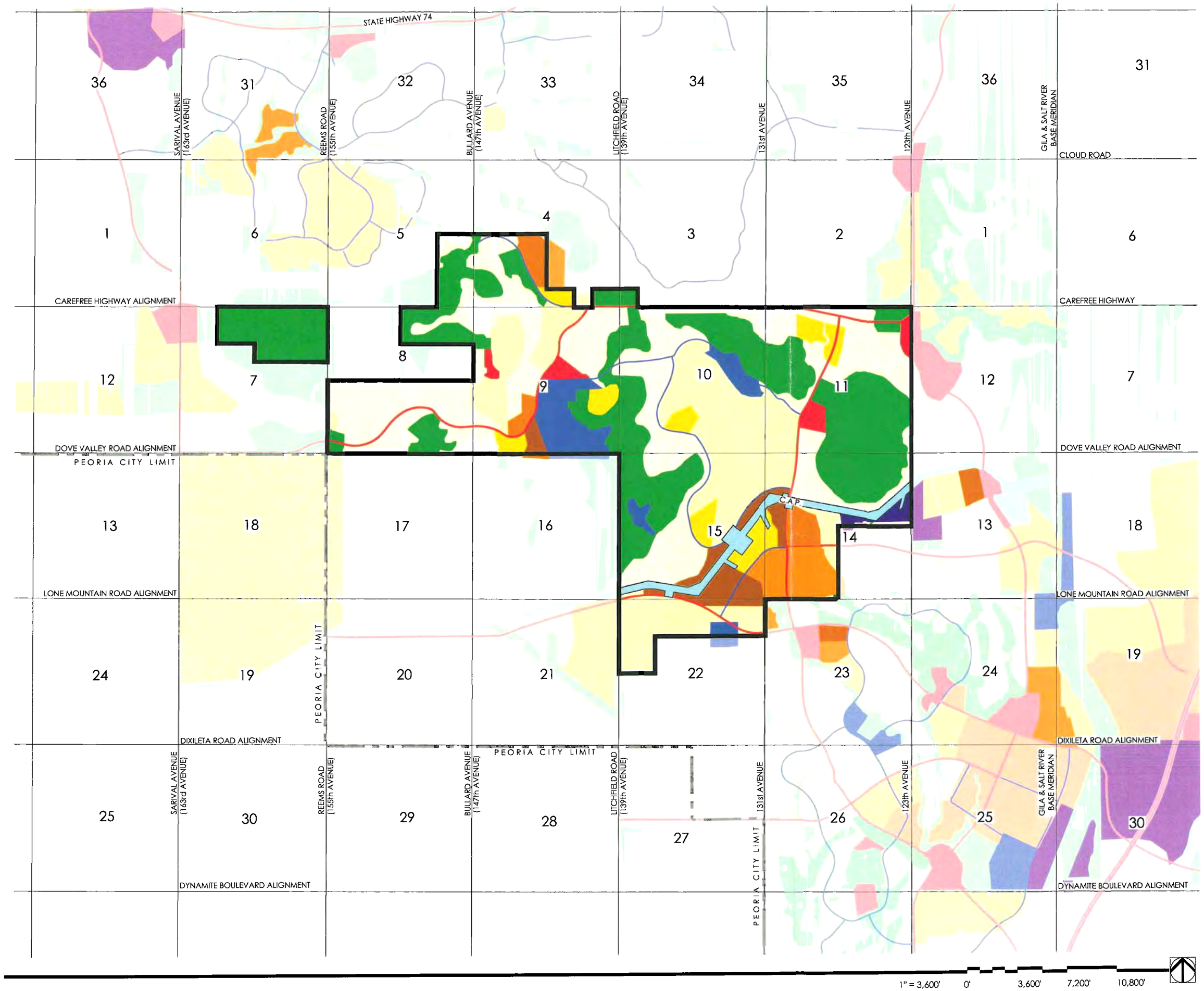
b. General Plan/Entitled Land Use Pattern

On June 20, 2000, the Peoria City Council approved General Plan Amendment GPA 00-01 amending the City of Peoria General Plan for the subject property. The land use designations now represented on the General Plan (as a result of the adoption of GPA 00-01) include: Residential/Estate, Residential/Low, Residential/Medium, Residential/High, Community Commercial, Mixed Use, Public/Quasi-Public, Park/Open Space and Water as shown on ***Figure A-3, Municipal General Planning.*** General Plan Amendment GPA 00-01 modified the existing land use designations shown on the City of Peoria General Plan to allow for a more detailed response to the wide range of topographic conditions exhibited on the site by addressing:

- New arterial roadway alignments;
- Varied residential densities;
- Cluster housing development;
- Residential density at approximately two dwelling units per gross acre;
- Appropriate balance of uses through the inclusion of appropriate retail and employment uses; and
- Public facilities, as planned to support the recommended uses.

c. Regional Transportation Planning

The City of Peoria maintains and updates its Street Classification Map to enhance the provision of appropriate levels of vehicular mobility and access within its planning area. The City also works cooperatively with both the Maricopa County Department of Transportation (McDOT), the Arizona Department of Transportation (ADOT) and the City of Surprise to coordinate transportation linkages at common jurisdictional boundaries to provide improved mobility through the Northwest Valley. The backbone principal, major and minor arterial network that will connect with the conceptual internal arterial and collector network serving Vistancia North is shown on ***Figure A-4, City of Peoria General Plan Circulation.*** The conceptual street alignments reflect the careful balance of major landforms; ridgelines, excessive sloped areas, and natural drainage wash preservation while maintaining reasonable levels of mobility and access within the region.



VISTANCIA NORTH

Planned Community District

Municipal General Planning

CITY OF PEORIA LAND USE

	RE	Residential/Estate 0 - 2.0 du/ac Target Density 1 - du/ac
	LD	Residential/Low 2.0 - 5.0 du/ac Target Density 3 - du/ac
	MD	Residential/Medium 5.0 - 8.0 du/ac Target Density 6 - du/ac
	MH	Residential/Medium High 8.0 - 15.0 du/ac Target Density 12 - du/ac
	HD	Residential/High 15+ du/ac Target Density 18 - du/ac
	MU	Mixed Use
	NC	Neighborhood Commercial
	CC	Community Commercial
	RC	Regional Commercial
	O	Office
	BP	Business Park
	BI	Business Park/Industrial
	IND	Industrial
	P/OS	Park/Open Space
	G	Golf Course
	P/QP	Public/Quasi-Public
	W	Water

Vistancia North Project Boundary
Loop - 303
Arterial
Collector

CITY OF SURPRISE LAND USE

	RR	Rural Residential 0 - 2.0 du/ac
	AG	Agriculture

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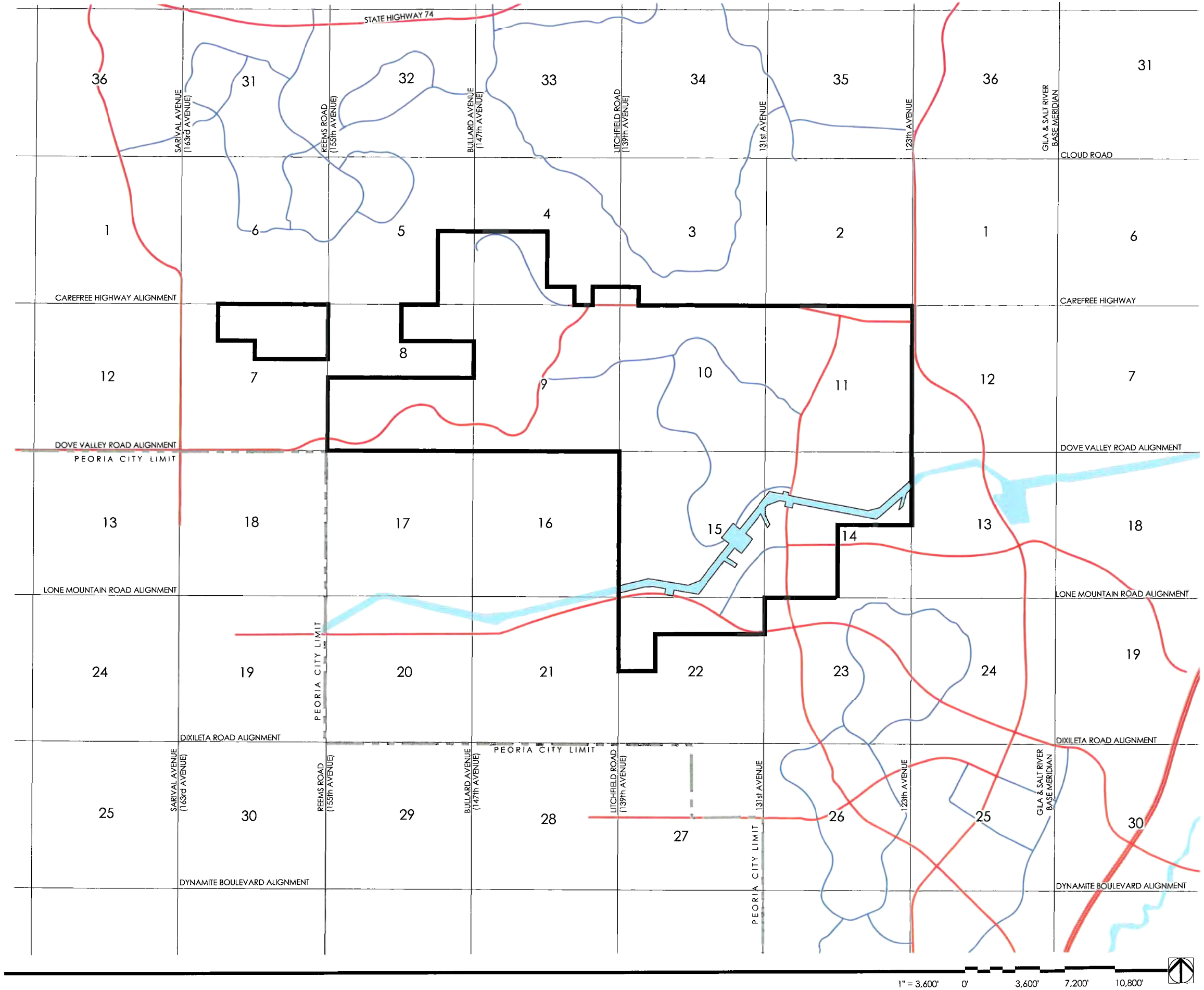
WILSON & COMPANY
LVA Urban Design Studio L.L.C.

Figure A-3



VISTANCIA NORTH

Planned Community District

City of Peoria General Plan Circulation

ROADWAYS

- Loop - 303
- Arterial
- Collector
- W Water/Floodways
- Vistancia North Project Boundary

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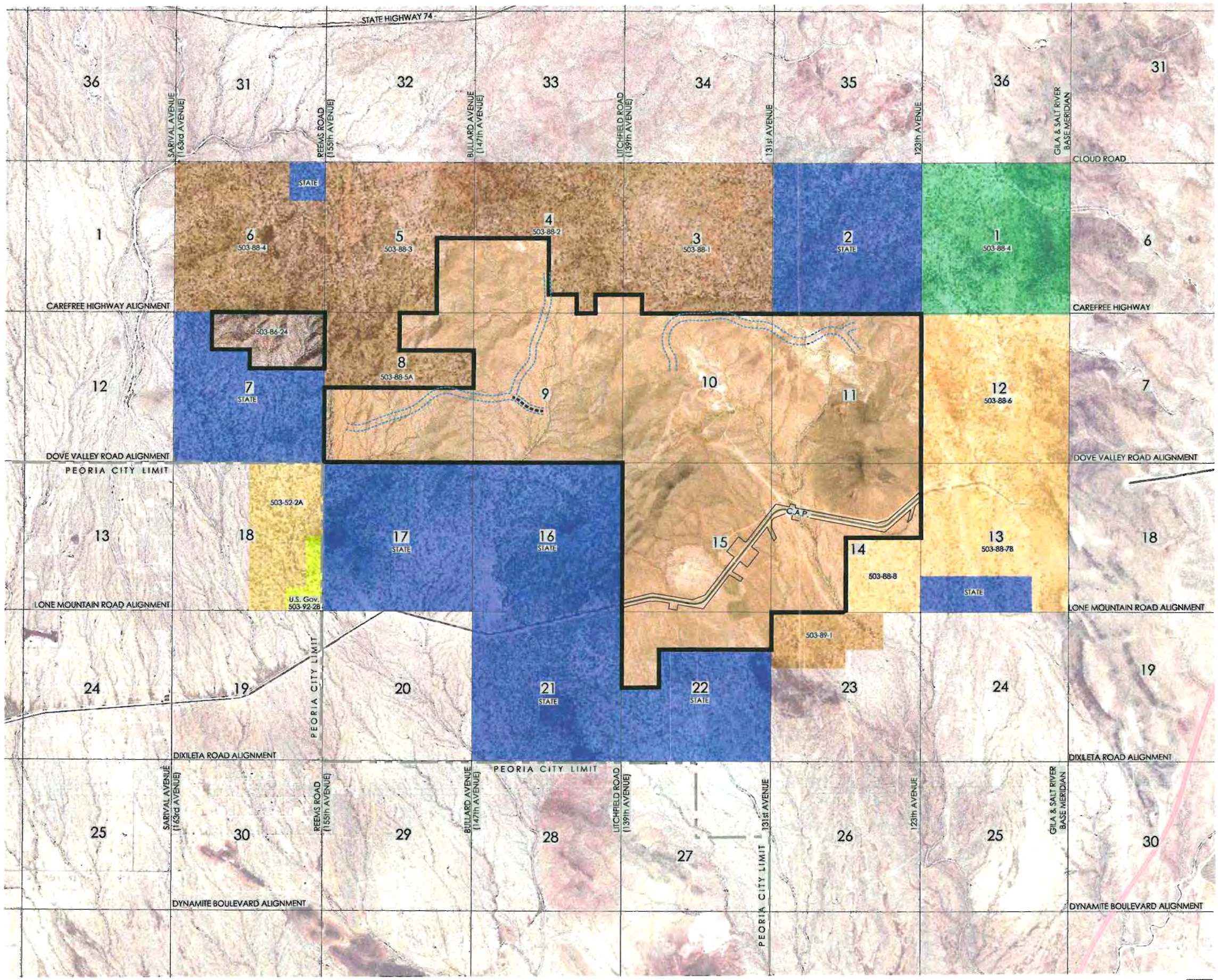
Figure A-4



VISTANCIA NORTH

Planned Community District

Property Parcelization & Adjacent Property Ownership

LAND OWNERSHIP

- Shea/Sunbelt Pleasant Point LLC (Vistancia)
- Diamond Investments (Saddleback Heights)
- Group Three (Lake Pleasant Heights)
- Noranda
- State Land
- U.S. Government Land
- FGR Property

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Figure A-2

d. Aviation Related and Other Land Use Impacts

The Vistancia North property is not located within a zone of influence from Luke Air Force Base, Sky Harbor International Airport or any of its reliever airports located within the West Valley. However, should future aviation generated ground level noise levels exceed the 65 decibel (db) threshold, disclosure of such impacts shall be noted on all proposed final plats for the property at that point in time.

The Pleasant Valley Airport (Turf Soaring School) provides propeller aircraft service for the Lake Pleasant region and is located west of the intersection of State Route 74/Carefree Highway and Lake Pleasant Road. If this airport is significantly expanded (with an orientation of the runway northeast to southwest) its noise generation may slightly impact the Vistancia North property with the overflight of small aircraft. The property may occasionally experience high altitude over-flights from Luke Air Force Base aeronautical traffic.

Additional land use impacts, proximate to the Vistancia North property, include the Central Arizona Project Canal and scattered abandoned mineral mines. The elevated canal not only provides trail opportunities, but also includes selective vehicular/fire access crossing opportunities. These existing uses are not expected to negatively impact future adjacent land use. The Clementine Mine is located in the central portion of Vistancia North. Its past activities have significantly scarred the surrounding area.

e. Public Education Jurisdiction

The provision of public education is the responsibility of the Peoria Unified School District #11 and the Nadaburg Elementary School District #81. Approximately 83 percent of the acreage within the subject property is located east of the common boundary (147th Avenue) between the two districts. Due to the isolated location of the existing property, and the absence of a resident population, there are not any existing educational facilities within or adjacent to the Vistancia North boundaries at the present time. There is, however, a K-8 school under construction (Vistancia Elementary School), which is located north of Ridgeline Road and east of Vistancia Boulevard. It is anticipated to open for the 2006-2007 school year. This school is located two miles south of the subject property. A high school is also located within Vistancia South, approximately three miles south of Vistancia North. A second planned K-8 school will be located on the south side of Westland Road, at approximately the Lone Mountain Road alignment.

f. Public Safety Service
Fire protection and law enforcement services will be provided by the City of Peoria. At the present time, these services are administered from City Hall (Police) and from Fire Station #196 (located at 28251 N. El Mirage Road), approximately 1.5 miles south of Vistancia North as shown on **Figure C-6**. This station opened in January 2006. Discussions have taken place with the Peoria Fire Department regarding the inclusion of a fire station site within Vistancia North. Vistancia LLC has agreed to provide a site; its location will be adjacent to the neighborhood park (Parcel 1-1c) along the eastern portion of Twin Buttes Road.

g. Water and Sewer Service
Vistancia North is not currently served by water and wastewater infrastructure. Because the property is located within the incorporated limits of the City of Peoria, it will utilize municipal water and wastewater services, funded through the City administered Development Impact Fee/Infrastructure Financing Program and implemented through the existing Vistancia Community Facilities District.

h. Solid Waste Collection and Disposal Service
Based on the lack of population, solid waste collection service does not exist within Vistancia North. It is anticipated that the City of Peoria will provide residential solid waste collection services in the future. Paradise Waste Service (the contracted provider for Vistancia South) may provide solid waste collection and disposal services for non-residential uses within the community.

i. Electrical Service
There is not any electrical service in Vistancia North at the present time. APS is the certificated provider for the entire subject property.

j. Natural Gas Service
There is not any natural gas service in Vistancia North at the present time. Southwest Gas is the certificated provider for the entire subject property.

k. Telephone/Cable
These services do not exist on the subject property. However, Cox Communications is providing service within Vistancia South. Qwest Communications and Accipiter Communications also have the ability to service Vistancia South.

B. SITE ANALYSIS

1. Existing Land Use

Vistancia North and the surrounding area exhibit extensive tracts of undisturbed Sonoran desert. Portions of the property have historically been used for cattle grazing and limited mining operations. The southern portion of the property (south of the Central Arizona Project (CAP) canal), is currently developed or under design and/or construction for residential development as part of the existing approved White Peak Ranch PCD (Z01-10).

2. Existing Zoning

Vistancia North is currently zoned as the White Peak Ranch Planned Community District (Zoning Case No. Z01-10). The pattern and density/intensity of the approved uses are shown on ***Figure B-1, Existing Zoning***. Parcels within the southern portion of the property have been developed or are currently under design and/or construction consistent with the White Peak Ranch PCD. This document serves as the proposal for the City to thoughtfully consider approving a Major Amendment to the White Peak Ranch PCD.

Until this Major Amendment is approved by the City of Peoria, the White Peak Ranch PCD will continue to guide all existing and future development of the property.

3. Existing Property Conditions

a. Geology/Soils

Vistancia North is located within the Lower Agua Fria watershed that drains to the Agua Fria River, approximately one-mile southeast of the subject property. Located within the Hieroglyphic Mountains, the area exhibits a wide range of topographical conditions. The property generally slopes to the south and southeast. However a small portion of its surface drainage flows to the west.

Soils within the subject property were identified from the Soils Survey of the Aguila-Carefree Area, parts of Maricopa and Pinal Counties, Arizona published by the United States Soil Conservation Service. The soils classified for the property are contained within the hydrologic groups A and B. Soil group A is defined as soils having a high infiltration rate (low runoff potential) when thoroughly wet. These consist mainly of deep, well drained to excessively drained sands or gravelly sands. These soils have a high rate of water transmission. Soil Group B is defined as soils having moderate

infiltration rates when thoroughly wet, consisting chiefly of moderately deep to deep, moderately well to well drained soils, with moderately fine to drained soils, with moderately fine to moderately coarse textures. These soils have a moderate rate of water transmission.

b. Groundwater

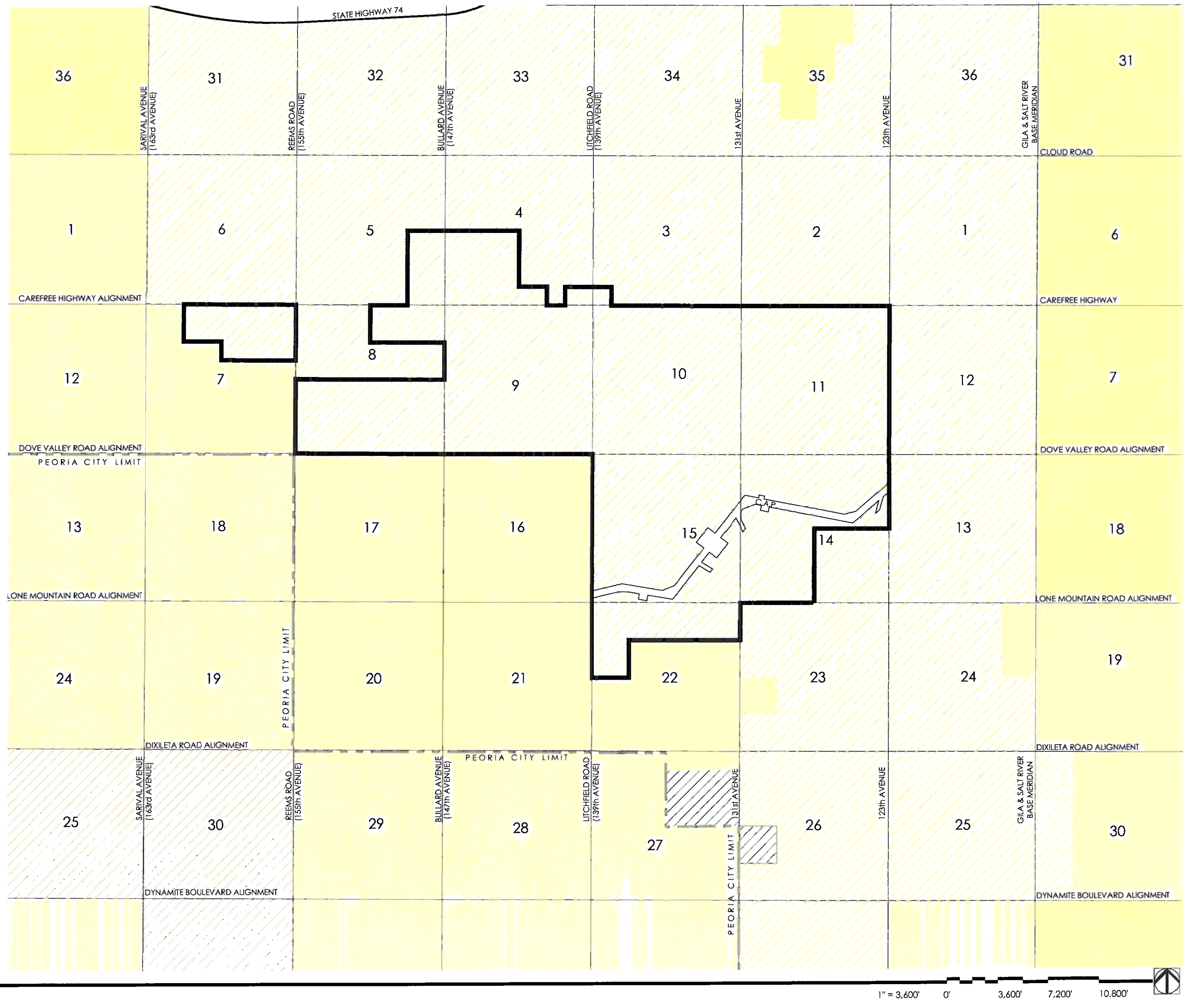
Vistancia North is located within the Lake Pleasant sub-basin area, as defined by the Phoenix Active Management Area (AMA), created by the Groundwater Management Act of 1980. The Lake Pleasant sub-basin covers 246 square miles and includes a short reach of the Agua Fria River, and drains from the Hieroglyphic Mountains. Groundwater in the area ranges from 75 feet to more than 550 feet below the earth's surface.

c. Topography and Landforms

Vistancia North is located within the southern portion of the Hieroglyphic Mountain Range and south of Lake Pleasant. ***Figure B-2, Primary Drainage Corridors, Topography & Landforms,*** depicts the elevation differential that exists within Vistancia North. **Figure B-2** illustrates the significant elevation change that exists on the property between its high and low points. Physical features affiliated with the area can be characterized as ranging from gentle to steep sloped terrain, with significant natural washes flowing south from Twin Buttes, Prince Peak, ultimately to the Agua Fria River. The property also exhibits numerous small washes and several significant drainage corridors. The lower elevations within Vistancia North are sited at approximately 1,500 feet above sea level with upper elevations rising to approximately 2,300 feet. This represents a topographic differential of approximately 800 feet.

d. Drainage

Figure B-2, also illustrates the alignments of the primary washes and flow directions within Vistancia North. Natural, on-site drainage, across Vistancia North, generally occurs from the north to the southeast with a confluence at the Agua Fria River, or to the southwest with storm water collection at McMicken Dam. The confluence of many of the on-site washes (with the Agua Fria River) generally occurs north of Happy Valley Road. The Agua Fria River, and its associated floodplain, are located approximately two miles to the east and serve as a major surface water drainage conduit for the northwest region of the Phoenix Metropolitan Area.



VISTANCIA NORTH

Planned Community District
Existing Zoning

CITY OF PEORIA ZONING DISTRICTS

- SR - 43
- AG
- PCD
- PAD

CITY OF SURPRISE ZONING DISTRICT

- RI - 43

MARICOPA COUNTY ZONING DISTRICT

- R - 43

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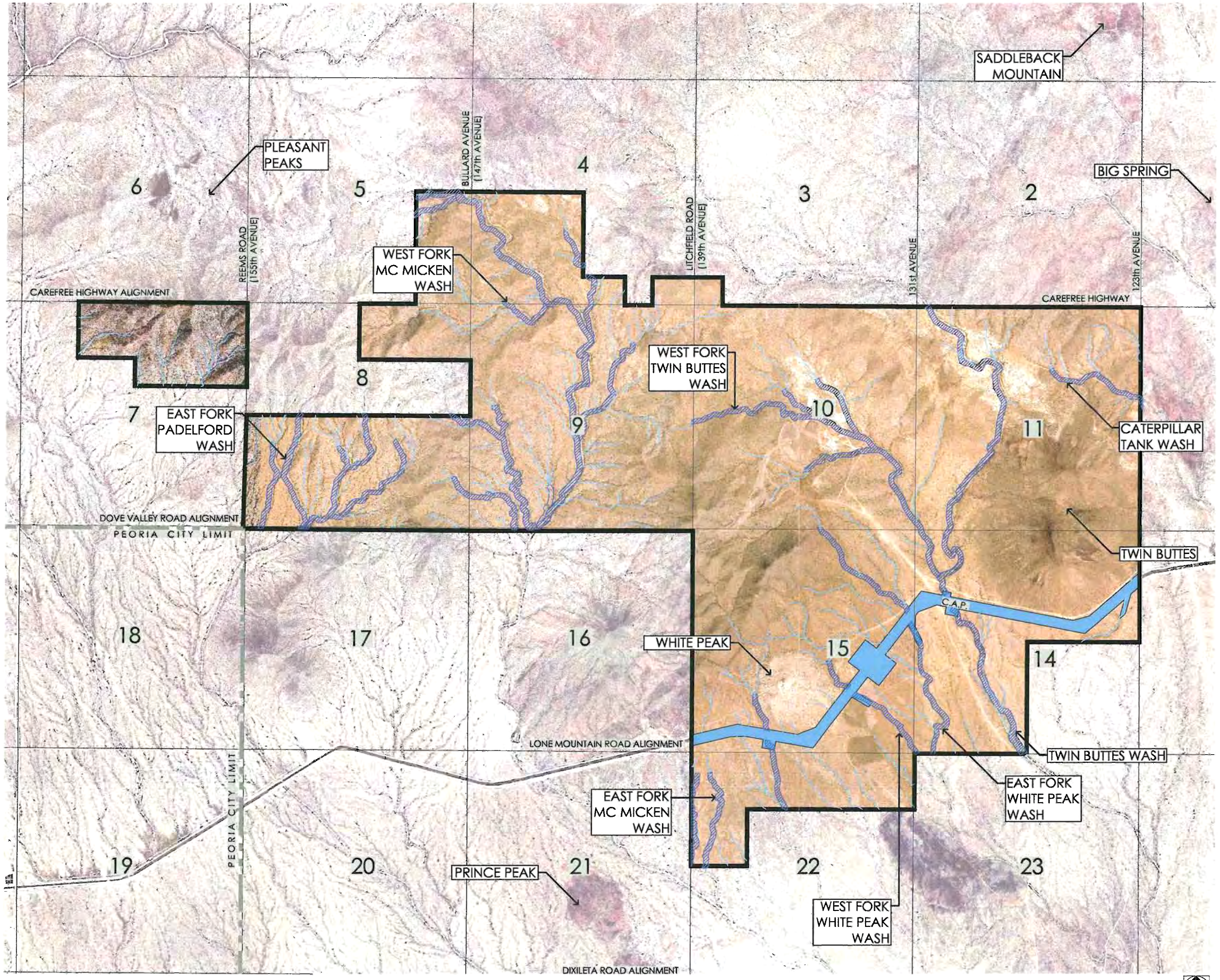
Figure B-1



VISTANCIA NORTH

Planned Community District

Primary Drainage Corridors, Topography & Land Forms

DRAINAGE CORRIDORS

- 404 Jurisdictional Waters
- Tributary Washes

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Figure B-2

The United States Army Corps of Engineers has designated several washes as 404 Corridors within Vistancia North. These corridors are listed below and identified on **Figure B-2, Primary Drainage Corridors, Topography & Landforms.**

- Twin Buttes Wash (West Fork, East Fork)
- White Peak Wash (East Fork, West Fork
- McMicken Wash (West Fork)
- Caterpillar Tank Wash
- Padelford Wash

Significant on-site washes as delineated by the Federal Emergency Management Agency (FEMA) Flood Maps and those washes reflected within the Desert Lands Conservation Master Plan. These washes are identified as significant washes on **Figure B-2, Primary Drainage Corridors, Topography & Land Forms**. It is important to note that the setback for adjacent uses is 50 feet. The setback for uses adjacent to the washes designated as significant (i.e. primary (700 cfs (min.) is 25 feet as identified in the City's adopted DLCO.

Existing 100-year flood plains, mapped within the Vistancia North property, are limited to small areas on the north side of the Central Arizona Project Canal where the canal structure creates a ponding condition. The canal construction has facilitated partial storm water flows through culvert structures. Portions of the Twin Buttes and White Peak Washes, immediately adjacent to the CAP, have been identified as Zone AH. Areas designated as Zone AH are subject to inundation by 100-Year shallow flooding (usually areas of ponding) where average depths are between one and three feet. Base flood elevations derived from detailed hydraulic analyses are shown in this zone. A portion of the East McMicken Wash has been identified as being Zone A. Areas designated as Zone A are Special Flood Hazard Areas subject to inundation from the 100-Year flood. Because detailed hydraulic analyses have not been performed, base flood elevations or depths are not shown. On-site wash characteristics vary, from deeply incised and constricted wash corridors in the north, to generally wide shallow floodplains to the south.

e. Visual Conditions

Vistancia North is nestled within the southern foothills of the Hieroglyphic Mountains southwest of Lake Pleasant. The presence of several major landforms within the project area allow for

spectacular views of the terrain in nearly all directions, affording a unique and spectacular perspective of the northwestern Phoenix Metropolitan Area. The viewsheds from these mountain peaks include Twin Buttes, White Peak, Prince Peak and Pleasant Peak, affording vistas of Downtown Phoenix to the southeast and vistas of Lake Pleasant to the northeast. ***Figure B-3, Viewsheds Analysis,*** exhibits these dramatic views.

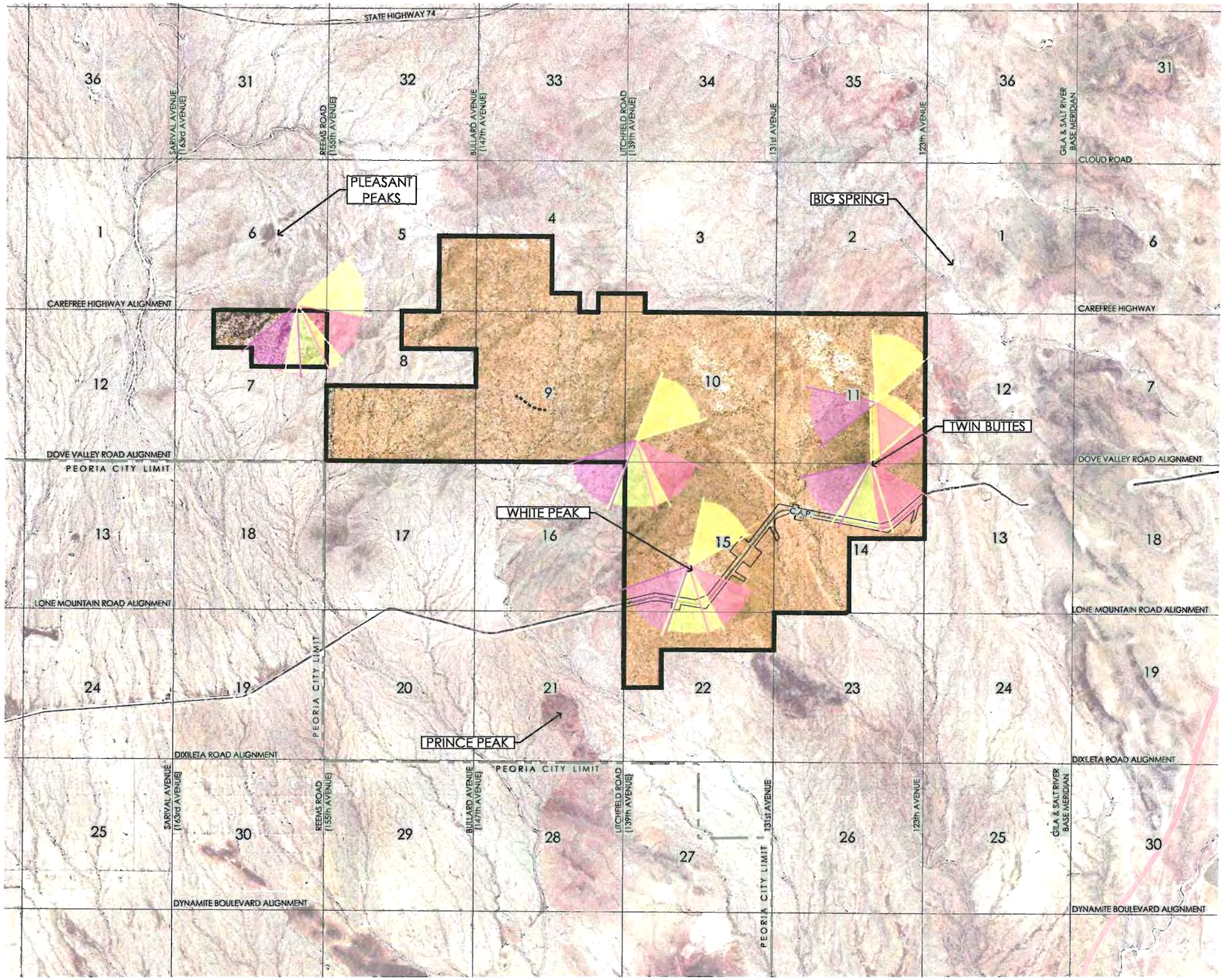
f. Natural and Cultural Resources

Vistancia North is classified as Upper Sonoran Desert, which is characterized by the Palo Verde, Bursage, and Barrel, Cholla and Saguaro cactus vegetation types, within the Central Arizona Basin and Range province. A variety of species distribution and plant density exists, which varies with slope, moisture retention and soil conditions. Wildlife, as cataloged by the Bureau of Land Management (BLM), consists of a Category II Desert Tortoise Habitat and Gila Monster within wildlife movement corridors. Riparian and wildlife corridors exist along the Twin Buttes, McMicken, Caterpillar Tank, and Padelford Washes.

An archaeological study was prepared, for an area of northwest Peoria inclusive of portions of Vistancia North, in the spring of 1988. This study located twelve archaeological sites within the 8,400-acre survey site. The survey included those portions of Sections 4 and 5, as well as all of Sections 8, 9, 10, 11 and 14 within the perimeter limits of Vistancia North. The survey consultant, SWCA Inc., located four prehistoric sites and two historic sites. Only one of the sites was located within the Vistancia North boundary. This site has been characterized as being historic mining of Anglo affiliation. The sites were determined to be insignificant (primarily abandoned mining operations or refuse disposal) but were documented as evidence of human occupation within the property. Due to the sensitivity of cultural resource sites and the potential for vandalism of sites upon the disclosure of their location, information regarding the location of these sites has been intentionally withheld.

Prehistoric sites include two small rock shelters and artifact scatters affiliated with the Hohokam and Yavapai cultures dating to the Colonial, Sedentary, and Classic periods (AD 700–1450). Historic components consist of small shaft and tunnel mines, with associated camp remains, representing Euro-American culture dating to the late 1800's, World War II era, and a period during the 1920's and the 1950's.[1] As a standard requirement of a Federal Bureau of Land Management land trade, the sites were mitigated and cleared for development.

[1] Archeological Investigations in the Hieroglyphic Mountains, SWCA Inc., spring 1998, 86 page



1" = 3,600' 0' 3,600' 7,200' 10,800'

VISTANCIA NORTH

Planned Community District

Viewsheds Analysis

VIEWS

- Downtown Phoenix Skyline
- Estrella Mountain Range
- White Tank Mountain Range
- Hieroglyphic Mountain Range

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Figure B-3

g. Road Rights-of-Way and Utility Easements

Vehicular access to Vistancia North (from the south) is currently provided utilizing Vistancia Boulevard, through Vistancia South. Additionally, there are several existing limited-access, unimproved roads, which only provide mobility through the subject property using four wheel drive utility vehicles. The property does not have any identified utility easements or dedicated rights-of-way delineated at the present time. However, several subdivision plats for the southern portion of the property (south of the CAP) have been and will continue to be prepared. It is anticipated that several of these subdivision plats will be approved, including road dedications prior to the consideration of this Major Amendment by the City.

Additionally, regional roadway and utility planning has occurred within the Vistancia North area. Transportation modeling and traffic analysis related to arterial roadway networks established both the conceptual internal and external transportation routes to serve Vistancia North. The Maricopa County Department of Transportation and the Maricopa Association of Governments completed a Northwest Area Transportation Study in 2003. The identified alignments are intended to provide policy guidance for future right-of-way dedications and transportation improvements within the region. The study incorporated traffic projections, provided by Task Engineering, for Vistancia North, Lake Pleasant Heights and Vistancia South Planned Communities.

C. MASTER PLANS

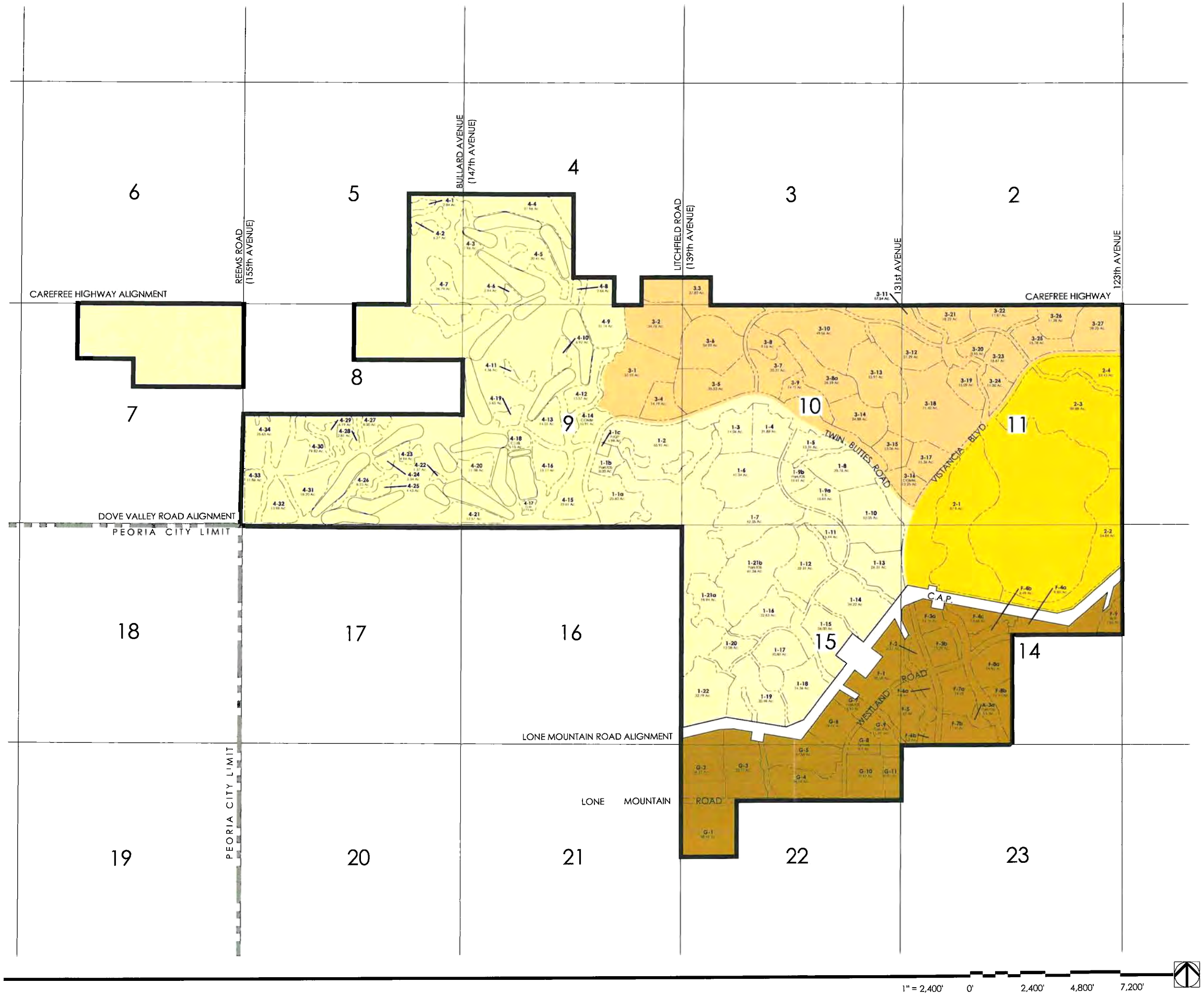
1. Project Overview

Vistancia North is a proposed 3,985-acre master planned community located within the incorporated boundaries of the City of Peoria. The community, located in the northwest region of the City, will offer a variety of amenities including a wide range of housing choices, proximate retail/employment nodes, one championship 18-hole golf course (with the provision for an additional course) and, connected parks and open spaces for active and passive recreation. Municipal services and a K-8 school site will provide complementary facilities and education needs served by a sensitively integrated circulation system that reflects the existing diverse topography, landforms and vegetation of the Sonoran desert.

Building off of the identity established for Vistancia South, the design and development for Vistancia North will also utilize the village concept to provide a sense of community at the neighborhood level. A total of five villages have been created to establish a unique character for each area. One of the villages (F & G) is located south of the CAP canal and is physically linked with Vistancia South. The remaining four villages (1-4) are located north of the CAP. These villages are identified in **Figure C-1, Development Villages.**

The Land Use Master Plan has organized the carefully identified mix of uses, recognizing the need for the sensitive integration of the natural and built environment. Passive open space areas will typically be protected through the careful planning of residential uses, facilitating the desired land use transition from primarily natural areas to the built environment. Significant landforms located within Vistancia North include Twin Buttes, Prince Peak and White Peak as well as the southern portion of Pleasant Peaks.

Vehicular ingress and egress of Vistancia North will be initially oriented to capitalize on northerly access provided from the coordinated roadway development of Vistancia South. Over time, the infrastructure/ circulation network will continue to develop to the south and north with connections to Lake Pleasant Heights. Lone Mountain Road and a portion of Vistancia Boulevard will be designed as major arterial roadways utilizing both 130 and 110-foot right-of-way cross-section. These roadways will service a majority of the regional traffic through the property and will serve as network linkages to Loop 303.



VISTANCIA NORTH

Planned Community District

Development Villages

VILLAGES

- Village 1
- Village 2
- Village 3
- Village 4
- Village F & G

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Stanley Consultants INC.

TASK ENGINEERING

WILSON & COMPANY

LVA Urban Design Studio L.L.C.

Figure C-1

Vistancia Boulevard is designated as a six lane major arterial from Vistancia North until it intersects with Twin Buttes Road. At this intersection, it transitions to a four lane minor arterial. Twin Buttes Road and a portion of Westland Road (east of Vistancia Boulevard) are also designated as minor arterial roadways. The remaining roadways designated on Figure C-7 are designated as major and minor collector roadways.

The Vistancia North community will be developed with environmentally sensitive building practices. The result will be a series of natural open space areas and one, or potentially two, golf courses integrated into the northern half of the community, creating residential enclaves and curvilinear street patterns. Many of the residential lots will be oriented to abut, or capitalize on views to natural mountain peaks, mountain ridges, drainage corridors or golf course fairway areas. By combining a variety of unit densities, types, elevations and diversity of home design, Vistancia North will emerge as the expansion of one of the premiere housing communities in the Northwest Valley, emphasizing the natural terrain of the Upper Sonoran Desert. A comprehensive set of Codes, Covenants and Restrictions, including detailed privately administered Design Guidelines, have been prepared and executed to ensure a consistent level of quality throughout the community. The emphasis of the design guidelines will be placed on the natural environment (by preserving the community drainage network and landforms) and the establishment of a community theme, not only to create a unique community identity, but to promote a wide range of housing choices.

2. Natural Planning Determinants

The process of planning the Vistancia North Master Planned Community recognized the presence of three distinct natural biotic zones: Upper Sonoran, Lower Sonoran and Riparian Corridors. A summary of these three zones includes:

- **Upper Sonoran**: Generally characterized by steep terrain and mountain peaks; a diversity of trees, shrubs and cacti including Foothills Palo Verde, Ironwood, Saguaro, Teddy Bear Cholla, Staghorn Cholla, Barrel Cacti, Bursage and Hedgehog.

- **Lower Sonoran**: Generally characterized by flat terrain, characterized by sparse vegetation, consisting predominately of Creosote, Jumping Cholla and Bursage; the vegetative cover is dispersed at distances approaching 50 feet. Groundcover is comprised of medium sized cobbles generally two inches in diameter. This unit is also influenced by the limited distribution of mature saguaro cactus.

- **Riparian Corridors**: Generally characterized by vegetated corridors, along the White Peak, Twin Buttes, Caterpillar Tank, McMicken, and Padelford Washes. The presence of sand and silt, and cobble watercourses (generally six to twenty feet in width), as well as Palo Verde, Bursage and Chuparosa plant materials define Riparian Corridors. It is generally accepted that these corridors attract and are utilized by wildlife for feeding, habitat and circulation within their habitat. The majority of these corridors are designated as open space in the Land Use Master Plan and utilize box culverts (i.e. 10' x 10') to allow for unimpeded wildlife movement across arterial and collector roadways. To illustrate the connectivity of the riparian corridors with the use of the land, **Figure C-2, Anticipated Wildlife Corridors** was prepared. It demonstrates the sensitivity to the native wildlife in the area through its designation of open space upon the 404 designated washes which traverse Vistancia North.

The Vistancia North property exhibits significant landforms within its boundaries. These natural features translate to a wide range of topographic slopes with dramatic vertical relief generally sited around Twin Buttes and Pleasant Peaks. The depths of the natural washes generally range from two to ten feet. Sensitive land use planning within these corridors, particularly along the riparian drainageways and upper slopes, will benefit the residents of the community by providing opportunities to:

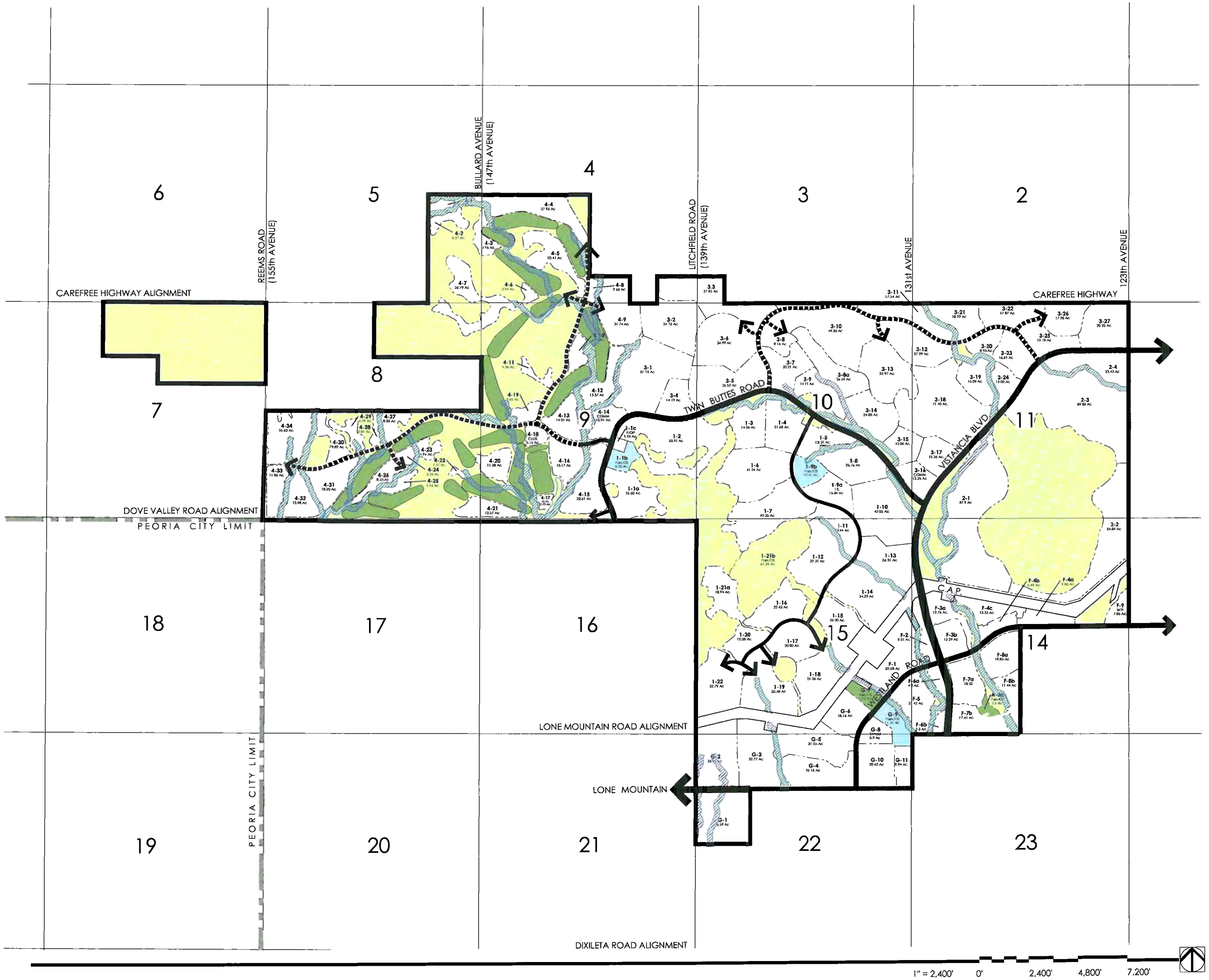
- Preserve natural conditions of drainageways;
- Promote opportunities for multi-user mobility through a community trails system;
- Promote opportunities to enhance wildlife habitat and migration patterns through the preservation of extensive riparian corridors; and
- Preserve upper elevation and steep sloped areas as well as peaks and ridgelines.

The presence of the Central Arizona Project canal, in the southern portion of the community, represents a defined edge, potentially limiting the connectivity of adjacent neighborhoods. However, the presence of trails and selected locations for bridge crossings and streetscape treatments will minimize community-wide bifurcation of this area.

VISTANCIA NORTH

Planned Community District

Anticipated Wildlife Corridors



FACILITIES & USE

- Passive Open Space
- Improved Open Space
- Private Open Space
- Major Wash & Habitat Corridors (404 Jurisdictional Waters)

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Figure C-2

3. Land Use Master Plan

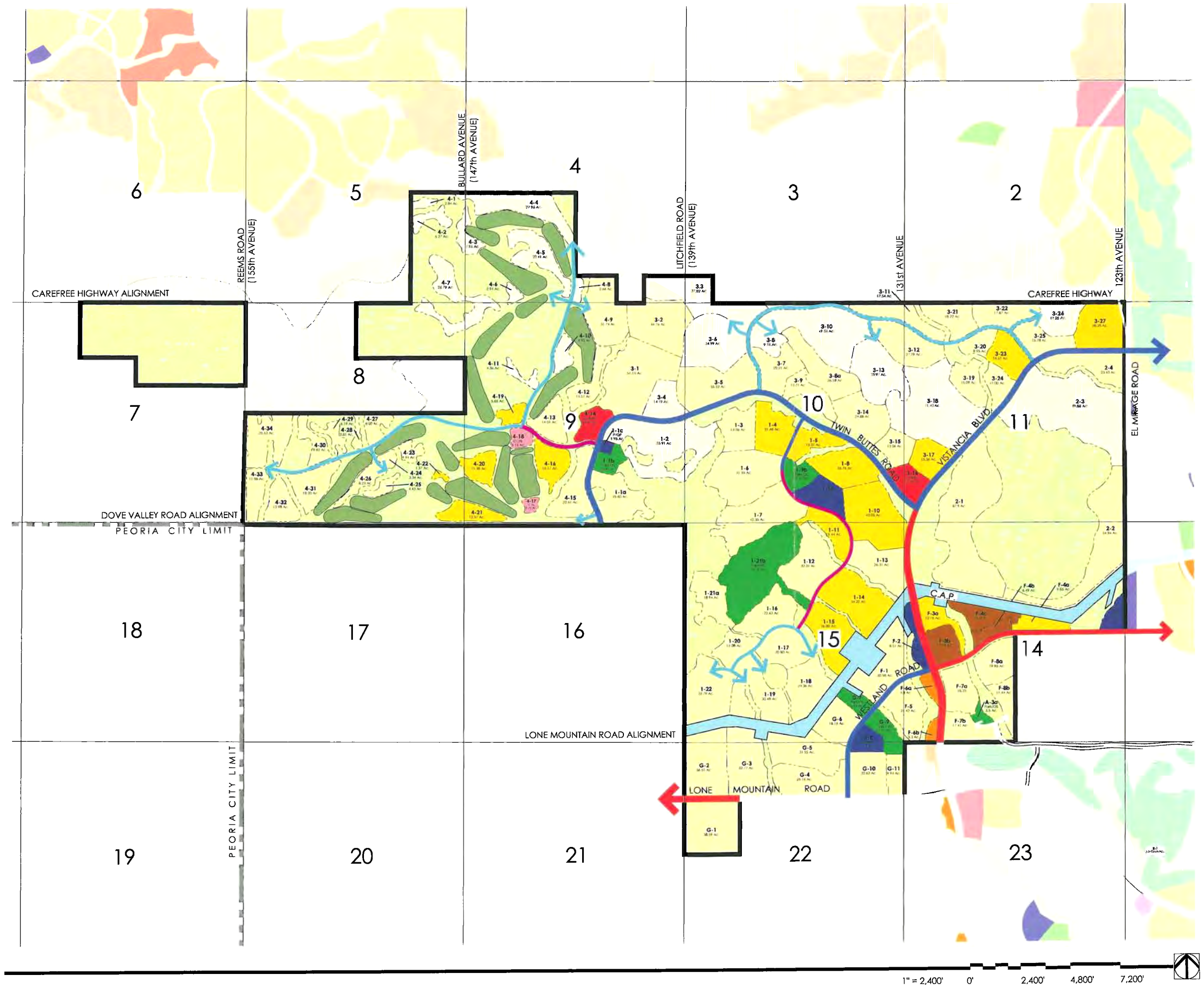
The Land Use Master Plan for Vistancia North was developed based on the adherence to several dictating factors that will directly impact its ultimate development pattern. These factors include:

- Responding to the Peoria Desert Lands Conservation Master Plan;
- Maximizing compatibility with the slope suitability of the land;
- Recognizing the drainage issues created by the primary washes;
- Maximizing residential adjacency and connectivity to natural and developed open spaces;
- Balancing the design of arterial street alignments based on topographical and drainage features, and projected average daily traffic demand;
- Distributing adequate levels of park and school acreage and facilities based on user needs and existing environmental conditions;
- Determining adequate amounts of supportive commercial services and employment; and
- Distributing and transitioning the mix of residential products and densities to respond to the environmental conditions of the property, the intended target markets, and the supportive transportation system to provide multi-modal mobility and access.

Residential land use categories (and their respective densities) have been utilized to achieve consistency with the amended Peoria General Plan, considering the extensive topographic and landform features of the natural environment. The proposed Land Use Master Plan produces an overall gross density of 1.6 dwelling units per acre as shown on **Figure C-3, Land Use Master Plan.** An overall general plan target density of approximately two units per acre has been previously reviewed and approved within General Plan Amendment 00-01. **Table C.1, *Vistancia North Residential Density/Buildout and Student/ School Projections,*** provides proposed land uses, gross parcel acreage, product type, lot size, projected density and dwelling units for each of the development parcels based on the graphic depiction of **Figure C-3, *Land Use Master Plan*.** The Plan illustrates the pattern and mix of proposed residential, employment and supportive land uses.

1. Residential

A variety of housing types are proposed for the Vistancia North community. Homes will exhibit a variety of compatible architectural styles and sizes to meet the diverse needs of the projected residential population. Concentrations of higher density residential uses have limited integration into the Land Use Master Plan, resulting from the



VISTANCIA NORTH

Planned Community District

Land Use Master Plan

LAND USES

	RE	Residential/Estate 0-2.0 du/ac
	LD	Residential/Low 2.0-5.0 du/ac
	MD	Residential/Medium 5.0-8.0 du/ac
	MH	Residential/Medium High 8.0-15.0 du/ac
	MU	Mixed Use
	SU	Special Use
	CC	Community Commercial
	P/OS	Park/Open Space
	G	Golf Course
	P/QP	Public/Quasi-Public
	W	Water
		Major Arterial
		Minor Arterial
		Major Collector
		Minor Collector

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Figure C-3

Table C.1
Residential Density/Buildout and Student/School Projections

Village F										
Parcel No.	LU	Acreage	Product	Lot Size	Density	Dwelling Units	Multiplier	Students	Multiplier	Students
F-1	LD	30.58	SF	70' x 125'	2.5	75	0.5	38	0.2	15
F-2	P/QP	8.51	Water Storage	none	0.0	0	0.5	0	0.2	0
F-3a	MD	12.76	SFA	SFA	5.5	70	0.5	35	0.2	14
F-3b	MH	13.29	SFA	SFA	8.5	113	0.5	57	0.2	23
F-4a	MD	9.85	SFA	SFA	6.1	60	0.5	30	0.2	12
F-4b	MH	6.49	SFA	SFA	8.9	58	0.5	29	0.2	12
F-4c	MH	13.33	SFA	SFA	9.5	126	0.5	63	0.2	25
F-5	LD	21.42	SF	85' x 130'	2.2	48	0.5	24	0.2	9.6
F-6a	MU*	4.80	Mixed	2,400 s.f.	18.0	86	0.5	43	0.2	17.2
F-6b	MU*	3.30	Mixed	2,400 s.f.	18.0	59	0.5	29.5	0.2	11.8
F-7a	LD	18.23	SF	80' x 130'	2.9	52	0.5	26	0.2	10.4
F7b	LD	17.41	SF	80' x 130'	2.9	50	0.5	25	0.2	10
A-3a	P/OS (Private)	3.50	Park	80'x 130'/Park	0.0	0	0	0	0.0	0
F-8a	LD	19.85	SF	90' x 140'	2.3	45	0.5	22.5	0.2	9
F-8b	LD	11.44	SF	90' x 140'	1.8	21	0.5	10.5	0.2	4.2
F-9	P/QP	7.85	WTP	none	0	0	0	0	0.0	0
Area F		**202.61**			**4.26**	**863**		**432**		**173**

*-may include HD uses

Village G										
Parcel No.	LU	Acreage	Product	Lot Size	Density	Dwelling Units	Multiplier	Students	Multiplier	Students
G-1	LD	38.59	SF	70' x 120'	2.2	86	0.5	43	0.2	17.2
G-2	LD	36.51	SF	53'x115'/60'x120'	2.7	100	0.5	50	0.2	20
G-3	LD	32.77	SF	48' x 115'	4.3	141	0.5	70.5	0.2	28.2
G-4	LD	26.16	SF	70' x 120'	2.7	71	0.5	35.5	0.2	14.2
G-5	LD	31.55	SF	80' x 125'	2.7	85	0.5	42.5	0.2	17
G-6	LD	18.16	SF	70' x 130'	2.9	53	0.5	26.5	0.2	10.6
G-7	P/OS (Private)	6.93	Park	70' x 120' /Park	0.0	0	0	0	0	0
G-8	P/QP	8.90	K-8 School	None	0.0	0	0	0	0	0
G-9	P/OS (Public)	11.31	Park	None	0.0	0	0	0	0	0
G-10	LD	20.62	SF	53' x 115'	4.1	84	0.5	42	0.2	16.8
G-11	LD	9.94	SF	60' x 120'	5.1	51	0.5	25.5	0.2	10.2
Area G		**241.44**			**2.78**	**671**		**336**		**134**
Village F & G Subtotal		**444.05**			**3.45**	**1,534** Units		**767**		**307**

Table C.1
Residential Density/Buildout and Student/School Projections

Village One Parcel No.	LU	Acreage	Product	Lot Size	Density	Dwelling Units	Multiplier	Students	Multiplier	Students
1-1a	LD	25.60	SF	70' x 120'	2.4	61	0.35	22	0.15	9
1-1b	P/OS-P/QP	8.00	Park	None	0.0	0	0.35	0	0.15	0
1-1c	P/QP	1.98	Fire Station	none	0.0	0	0	0	0	0
1-2	RE	55.91	SF	1 Ac. Min. Custom	0.5	28	0.25	7	0.15	4
1-3	LD	14.06	SF	60' x 120'	3.1	44	0.35	15	0.15	7
1-4	MD	21.68	SFA	48' x 115'	5.0	108	0.35	38	0.15	16
1-5	MD	13.31	SFA	SFA	8.0	106	0.50	53	0.15	16
1-6	LD	41.34	SF	80' x 125'	2.2	91	0.35	32	0.15	14
1-7	LD	42.35	SF	80' x 135'	2.1	89	0.35	31	0.15	13
1-8	MD	25.76	SF	53' x 115'	5.0	129	0.50	64	0.15	19
1-9a	P/QP	15.84	K-8 School	None	0.0	0	0.35	0	0.15	0
1-9b	P/OS	10.41	Park	None	0.0	0	0.35	0	0.15	0
1-10	MD	42.05	SF	60' x 120'	5.0	210	0.35	74	0.15	32
1-11	MD	15.44	SF	48' x 115'	5.0	77	0.35	27	0.15	12
1-12	LD	32.31	SF	80' x 125'	2.1	68	0.35	24	0.15	10
1-13	LD	26.31	SF	70' x 120'	2.9	76	0.35	27	0.15	11
1-14	MD	34.22	SF	53' x 115'	5.0	171	0.35	60	0.15	26
1-15	MD	27.95	SF	53' x 115'	5.0	140	0.35	49	0.15	21
1-16	LD	22.63	SF	80' x 135'	2.1	48	0.35	17	0.15	7
1-17	LD	20.80	SF	48' x 115'	4.3	89	0.35	31	0.15	13
1-18	LD	24.36	SF	60' x 120'	3.0	73	0.35	26	0.15	11
1-19	LD	30.48	SF	70' x 120'	2.3	71	0.35	25	0.15	11
1-20	LD	12.08	SF	80' x 135'	2.0	24	0.35	8	0.15	4
1-21a	LD	18.94	SF	80' x 135'	1.6	30	0.25	8	0.15	5
1-21b	P/OS (Private)	61.26	Park	none	0.0	0	0	0	0	0
1-22	LD	32.79	SF	80' x 125'	2.3	75	0.35	26	0.15	11
Village One Subtotal		**677.86**			**2.7**	**1,810**		**663**		**271**

Village Two Parcel No.	LU	Acreage	Product	Lot Size	Density	Dwelling Units	Multiplier	Students	Multiplier	Students
2-1	LD	87.90	SF	70' x 120'	3.9	343	0.35	120	0.15	51
2-2	LD	54.84	SF	80' x 125'	5.0	274	0.25	69	0.15	41
2-3	RE	89.88	SF	1 Ac. Min. Custom	1.3	119	0.25	30	0.15	18
2-4	LD	23.43	SF	60' x 120'	2.0	47	0.25	12	0.15	7
Village Two Subtotal		**256.05**			**3.06**	**783**		**230**		**117**

Table C.1
Residential Density/Buildout and Student/School Projections

Village Three										
Parcel No.	LU	Acreage	Product	Lot Size	Density	Dwelling Units	Multiplier	Students	Multiplier	Students
3-1	LD	51.15	SF	80' x 130'	2.2	113	0.35	39	0.15	17
3-2	LD	34.76	SF	80' x 130'	2.2	76	0.35	27	0.15	11
3-3	RE	37.82	SF	1 Ac. Min. Custom	0.5	19	0.25	5	0.15	3
3-4	RE	14.19	SF	1 Ac. Min. Custom	0.5	7	0.25	2	0.15	1
3-5	LD	35.52	SF	90' x 140'	2.0	71	0.35	25	0.15	11
3-6	RE	34.99	SF	1 Ac. Min. Custom	0.5	17	0.25	4	0.15	3
3-7	LD	20.21	SF	70' x 120'	2.5	51	0.35	18	0.15	8
3-8	RE	9.16	SF	1 Ac. Min. Custom	0.5	5	0.25	1	0.15	1
3.8a	LD	26.59	SF	80' x 130'	2.2	58	0.35	20	0.15	9
3-9	LD	14.71	SF	80' x 130'	2.2	32	0.35	11	0.15	5
3-10	RE	49.56	SF	1 Ac. Min. Custom	0.5	25	0.25	6	0.15	4
3-11	LD	17.54	SF	90' x 140'	2.0	35	0.35	12	0.15	5
3-12	LD	27.29	SF	80' x 130'	2.2	60	0.35	21	0.15	9
3-13	RE	33.97	SF	1 Ac. Min. Custom	0.5	17	0.25	4	0.15	3
3-14	LD	24.88	SF	60' x 120'	3.0	75	0.35	26	0.15	11
3-15	LD	13.06	SF	70' x 120'	2.5	33	0.35	11	0.15	5
3-16	CC	12.25	Retail Goods and Svcs	COMM.	none	0	0	0	0	0
3-17	MD	15.36	SFA	SFA	5.0	77	0.5	38	0.15	12
3-18	RE	71.40	SF	1 Ac. Min. Custom	0.5	36	0.25	9	0.15	5
3-19	LD	15.09	SF	90' x 140'	2.0	30	0.35	11	0.15	5
3-20	LD	8.95	SF	90' x 140'	2.0	18	0.35	6	0.15	3
3-21	LD	18.22	SF	90' x 140'	2.0	36	0.35	13	0.15	5
3-22	LD	17.87	SF	90' x 140'	2.0	36	0.35	13	0.15	5
3-23	MD	16.20	SFA	SFA	5.0	81	0.35	28	0.15	12
3-24	LD	10.88	SF	90' x 140'	2.0	22	0.35	8	0.15	3
3-25	LD	15.78	SF	80' x 130'	2.2	35	0.35	12	0.15	5
3-26	RE	17.28	SF	1 Ac. Min. Custom	0.5	9	0.35	3	0.15	1
3-27	MD	28.25	SFA	SFA	5.0	141	0.25	35	0.15	21
Village Three Subtotal		**692.93**			**1.8**	**1,214**		**410**		**182**

Table C.1
Residential Density/Buildout and Student/School Projections

Village Four Parcel No.	LU	Acreage	Product	Lot Size	Density	Dwelling Units	Multiplier	Students	Multiplier	Students
4-1	RE	2.84	SF	1 Ac. Min. Custom	1.0	3	0.25	1	0.15	0
4-2	RE	6.27	SF	1 Ac. Min. Custom	1.0	6	0.25	2	0.15	1
4-3	RE	7.96	SF	1 Ac. Min. Custom	1.0	8	0.25	2	0.15	1
4-4	RE	27.96	SF	1 Ac. Min. Custom	1.0	28	0.25	7	0.15	4
4-5	RE	20.41	SF	1/2 Ac. Min. Custom	2.0	41	0.25	10	0.15	6
4-6	RE	2.94	SF	1 Ac. Min. Custom	1.0	3	0.25	1	0.15	0
4-7	RE	26.79	SF	1 Ac. Min. Custom	1.0	27	0.25	7	0.15	4
4-8	RE	2.66	SF	1 Ac. Min. Custom	1.0	3	0.25	1	0.15	0
4-9	LD	31.74	SF	80' x 125'	2.2	70	0.35	24	0.15	10
4-10	RE	6.92	SF	1 Ac. Min. Custom	1.0	7	0.25	2	0.15	1
4-11	RE	4.36	SF	1 Ac. Min. Custom	1.0	4	0.25	1	0.15	1
4-12	LD	13.57	SF	70' x 120'	2.5	34	0.35	12	0.15	5
4-13	LD	14.01	SF	48' x 115'	4.3	60	0.35	21	0.15	9
4-14	CC	10.91	SF	COMM.	none	0	0	0	0	0
4-15	LD	22.61	SF	80' x 125'	2.2	50	0.35	17	0.15	7
4-16	MD	15.17	SFA	SFA	5.0	76	0.5	38	0.15	11
4-17	SU	2.72	Golf Maintenance	none	0.0	0	0	0	0	0
4-18	SU	5.15	Golf Clubhouse	none	0.0	0	0	0	0	0
4-19	MD	5.65	SFA	SFA	5.0	28	0.5	14	0.15	4
4-20	MD	11.38	SFA	SFA	5.0	57	0.5	28	0.15	9
4-21	MD	12.57	SFA	SFA	5.0	63	0.5	31	0.15	9
4-22	MD	1.37	SFA	SFA	5.0	7	0.5	3	0.15	1
4-23	LD	4.94	SF	53' x 115'	4.0	20	0.35	7	0.15	3
4-24	LD	3.34	SF	48' x 115'	4.3	14	0.35	5	0.15	2
4-25	LD	4.43	SF	53' x 115'	4.0	18	0.35	6	0.15	3
4-26	LD	8.23	SF	53' x 115'	4.0	33	0.35	12	0.15	5
4-27	LD	8.00	SF	53' x 115'	4.0	32	0.35	11	0.15	5
4-28	LD	2.81	SF	48' x 115'	4.3	12	0.35	4	0.15	2
4-29	LD	6.19	SF	60' x 120'	3.0	19	0.35	6	0.15	3
4-30	LD	9.82	SF	60' x 120'	3.0	29	0.35	10	0.15	4
4-31	LD	18.20	SF	80' x 125'	2.2	40	0.35	14	0.15	6
4-32	LD	13.98	SF	60' x 120'	3.0	42	0.35	15	0.15	6
4-33	LD	11.86	SF	48' x 115'	4.3	51	0.35	18	0.15	8
4-34	LD	25.63	SF	70' x 120'	2.5	64	0.35	22	0.15	10
Village Four Subtotal		**373.39**			**2.54**	**948**		**297**		**112**
Village One-Four Subtotal		**2000.23**			**2.4**	**4,754 Units**	**Peoria District**	**1,422**		**610**
							Nadaburg District	**177**		**73**
Complete Totals					**1.58**	**6,288**	**Units**	**2,366**		**990**
								ES Students		HS Students
							Peoria USD	**2,189**		**917**
								ES Students		HS Students
								1.99		0.4
								ES Schools		High Schools
						17,166	**Projected Population**			

Land Use Summary

Designation	Acreage	Percent
RE	523	13.1%
LD	1327	33.3%
MD	309	7.8%
MU	8	0.2%
SU	8	0.2%
CC	23	0.6%
P/OS	1295	32.5%
G	189	4.7%
P/QP	41	1.0%
W	93	2.3%
Roads	168	4.2%
Total	3985	100.00%

concerted emphasis on lower density types that respond to the environmental sensitivity of the area and are prescribed by the adopted Peoria General Plan. Moderate density residential uses are located adjacent to non-residential land uses such as Community Commercial and Mixed Use to protect lower density residential uses, and adjacent to major arterial roadways to buffer vehicular generated noise. These land use patterns will allow neighborhoods to capitalize on improved access as well as proximity to commercial and community services.

Parcels identified to contain lower residential densities have been selectively located on lands throughout Vistancia North that exhibit steep sloped areas to reduce the impact of infrastructure extensions and to promote land use sensitivity to natural drainageways and open space areas.

Net densities for detached single family residential parcels range from 0.5 to 5.0 units per acre and are accommodated by the proposed Vistancia Residential Detached Districts (VRD) including VRA-3, VRD-3, VRA-4 VRD-4, VRD-5, VRD-6, VRD-7, VRD-8, VRD-10, VRD-12, VRD-18, VRD-24, VRD-30, VRD-35 and VRD-40 zoning districts. Net densities for attached single family residential parcels range from 5.0 to 8.0 units per acre and are accommodated by the proposed VRA-4 and VRA -3 zoning districts. In addition to the City's Design Review process, single family residential development will be required to demonstrate conformity with privately enforced design guidelines (contained in the Appendix), which promotes community interaction, diversity of housing product, architectural embellishment, as well as generally promoting the quality of life. **Table E.4, *Residential Development Standards*,** identifies the proposed development standards for the residential zoning districts designated within the Planned Community District Application. These standards are intended to introduce an element of design flexibility to adequately transition density away from community open space areas, such as natural drainageways and the community golf course(s). Within the single family zoning districts, the residential standards will permit design flexibility to vary lot sizes, while maintaining minimum lot sizes within each development parcel.

This flexibility will allow the opportunity to transfer density from adjacent natural area open spaces to other areas within the parcel that can accommodate the increased number of lots while preserving appropriate natural features. The proposed residential standards will allow flexibility for the design of the community by promoting diversity among housing types and lifestyles. As indicated in **Table C.1,** the total number of residential dwelling units within Vistancia North will not exceed 6,288.

2. Commercial

Approximately 23 acres of commercial land use has been proposed within Vistancia North. A total of two Community Commercial parcels have been located to serve the shopping and retail needs of the community.

These two sites have been located to take full advantage of their adjacency with major arterial streets to heighten retail, service and office exposure to the public and minimize traffic impacts on adjacent neighborhoods. One parcel (12.25 acres) is located at the northwest corner of Vistancia Boulevard and Twin Buttes Road. The other parcel (10.91 acres) is located at the intersection of Twin Buttes Road and the westerly trending major collector located in Section 9. Both of these parcels will also be accessible to pedestrians and bicyclists through the connected system of trails distributed throughout Vistancia North.

3. Golf

Vistancia North is committed to the design and development of at least one and possibly two privately/publicly owned and maintained golf courses (both would be 18-hole courses) integrated within the residential and natural open space areas north of the CAP canal. One golf course is shown on the Land Use Master Plan to be an integral component of Village 4. A second golf course is under consideration for Village 3. The golf facilities will provide active recreational opportunities for the beginner as well as the seasoned player through the incorporation of standard fairway design criteria. Turf quantities will adhere to the standards set forth by the Arizona Department of Water Resources (ADWR) concerning irrigation and water conservation practices within an Active Management Area. By utilizing computerized irrigation systems, maintenance of healthy, high quality turf can be achieved while meeting standards for responsible water conservation. Ultimately, all irrigation supplied to the golf course(s) is planned to be reclaimed wastewater. Open space areas within the golf course properties will be designed and contoured to accommodate both off-site drainage and retain on-site

generated stormwater runoff from adjacent neighborhoods and commercial properties. Off-site stormwater runoff captured within basins and washes will be isolated from on-site irrigation reservoirs.

Golf Course Lakes Scale and Function

Vistancia North will include at least one and possibly two championship length golf courses, each utilizing a drought tolerant landscaping theme, with turf fairways. These courses will ultimately receive a substantial irrigation supply from the effluent generated by the water reclamation plant located on Parcel C-35 in Vistancia South. The interim water supply is anticipated to utilize non-groundwater resources such as surplus CAP water.

At the time when development density will generate sufficient effluent, it will be transported through a non-potable conveyance system to reservoirs. The reservoirs are intended to be sensitively integrated into the conceptual design of the golf course(s) and the Upper Sonoran Desert. Reclaimed water within these reservoirs will be used as the on-site irrigation supply for the golf turf areas. Water levels and water quality within the reservoirs will be monitored to effectively meet the irrigation frequency needs of the golf facilities and to stabilize in-flow and out-flow quantities.

The conceptual reservoir development program is anticipated to include a 2.5-acre lake within the first and the subsequent (if developed) golf course. Each lake is anticipated to maintain an approximate storage capacity of 2.4 million gallons with an 815,000-gallon fluctuation capacity. The lake will operate with an approximate average depth of seven feet with side slopes ranging from 3:1 to 4:1. Pump stations will withdraw irrigation water from the lake bottoms to maintain full volume access.

Golf Course Irrigation Demand and Maintenance

The first golf course is estimated to occupy an average land area of approximately 205 acres with its turf area ranging between 90 to 110 acres. If the second course is developed, it will exhibit the same development profile. The projected water demand for the golf course suggests it will use approximately 600 acre-feet of water per year. Because of seasonal fluctuations in regional temperature and humidity levels, daily water demands will vary from approximately 0.3 million gallons per day (mgd) to 1.2 million gallons per day for each golf course. The turf and lake areas, as currently proposed, will meet all Arizona Department of Water Resources and City of Peoria standards.

Golf course maintenance will be provided from a single operations facility to serve the initially constructed course and potential additional course. It is anticipated that an approximate 2.7 acre parcel will provide adequate land for supportive operations. The centrally located

facility will contain golf course maintenance equipment materials, supplies and personnel. It may also be a shared facility with maintenance operations for the adjacent community's open space and common areas. The maintenance facility will be located appropriately to promote direct access to major and/or minor arterial roadways, thus minimizing impacts on internal residential uses. Golf course maintenance shall be held to high industry standards to maximize the value of the golf experience for the residents and visitors to Vistancia North, and to compete and excel in the Phoenix Metropolitan Area golf market.

4. Schools

Vistancia LLC has executed an agreement with the Peoria Unified School District (PUSD) regarding the development and funding of school facilities to adequately serve the public educational needs of the five villages within Vistancia North. At buildout, Vistancia North is expected to generate approximately 2,400 K-8 students, (1,422 in the Peoria Unified School District) requiring the provision of two schools within the community. The community is only expected to generate the need for approximately 1,000 high school students at full buildout, (917 students in the PUSD) requiring less than one-half of the demand for a high school facility. These projections for enrollment of both K-8 and high school students have been prepared utilizing student generation rates provided by the PUSD as identified on **Table C.2, *Student Generation Ratios***. Because over 80 percent (approximately 3,200 acres) of Vistancia North is located within the boundaries of the PUSD, their factors were also utilized to calculate the K-8 student demands within the Nadaburg Elementary School District #81. PUSD factors were also utilized to generate high school students west of 147th Avenue (where there is not an existing high school district).

These two school sites, and their proposed locations reflected on the Land Use Master Plan and Public Facilities Element of the Peoria General Plan, have been reviewed and acknowledged by PUSD staff even though a small portion of the community currently is not located within the boundaries of an existing high school district. Both of these school sites have been located adjacent to neighborhood park sites to maximize the potential for shared recreational facilities. They both have also been linked to the community trail system to foster pedestrian circulation between neighborhoods and activity areas.

In the event the PUSD decides not to exercise its right to build a school on the sites, the City will have the first right to purchase the property at the most current residential price per acre for 180 days from the date the PUSD renders it's decision not to exercise that right. Upon expiration of the 180 day period, the parcel(s) will revert to the residential underlying zoning and the developer shall have the right or option to plat the parcel(s) for residential purposes. If either (or both) parcel is acquired for additional public park acreage, in no case will

playfield lighting be accommodated. The proposed high school site to serve Vistancia North has been located along El Mirage Road within the Vistancia South Planned Community District.

Table C.2

Student Generation Ratios

Residential Product Type	K-8 Schools*	High Schools*	Geography
Single Family Detached-Custom Parcels	0.20 students	0.10 students	Community-wide
Single Family Detached-Production Parcels	0.35 students	0.15 students	North of CAP canal
Single Family Detached-Production Parcels	0.50 students	0.15 students	South of CAP canal
Single Family Attached	0.15 students	0.08 students	Community-wide

*Student Generation Factor (per dwelling unit)

Source: Peoria Unified School District, August 2005

The site has been located adjacent to planned employment uses to reduce the impacts of traffic, light and noise affiliated with the operation of the facility. Because the need exists for turf at both the school sites and the adjacent neighborhood parks, the non-potable water system is intended to provide effluent for irrigation purposes.

5. Public Parks/Open Space

Based on the provision of large amounts of natural open space and extensive drainage/riparian corridors, adequate opportunities will exist for residents to engage in their desired mix of public active and passive recreation pursuits in Vistancia North.

The City of Peoria has identified three types of public parks to provide a balance of passive and active recreation pursuits accessible to its residents. These types include neighborhood, community and regional parks. The provision and access to these facilities is described as follows:

Neighborhood Park

A neighborhood park ranges from 10 to 12 acres in size, provides an approximate ½ mile service area radius and serves approximately 5,000 residents. It could be improved with the following facilities: baseball diamonds, tennis courts, basketball courts, playground equipment, restrooms, ramadas, picnic facilities and multi-use fields. Vistancia North contains two neighborhood parks.

Community Park

A community park ranges from 60 to 100 acres in size, provides an approximate three mile service area radius and serves approximately 50,000 residents. It could be improved with amenities such as a library, recreational center, a sports complex (multiple ball fields for league play with lights), ramadas, community swimming pool, and other facilities such as those listed under the neighborhood park. Vistancia North does not contain a community park, but the future implementation of the Community Park within Village D of Vistancia South provides partial service area coverage for Vistancia North.

Regional Park

A regional park ranges from 150 to 400 acres in size, provides service within a 30 minute drive time and includes both active and passive recreation pursuits. Vistancia North is located within the service area of Lake Pleasant Regional Park, which is administered by Maricopa County.

Open Space

Dedicated open space provides an approximate 10 mile service area radius and is comprised of natural or landscaped areas that enhance the feeling of openness within the community. While these areas range in size, their basic function serves as natural or landscaped spaces that enhance the visual, environmental or aesthetic quality and may provide trail linkages throughout the development.

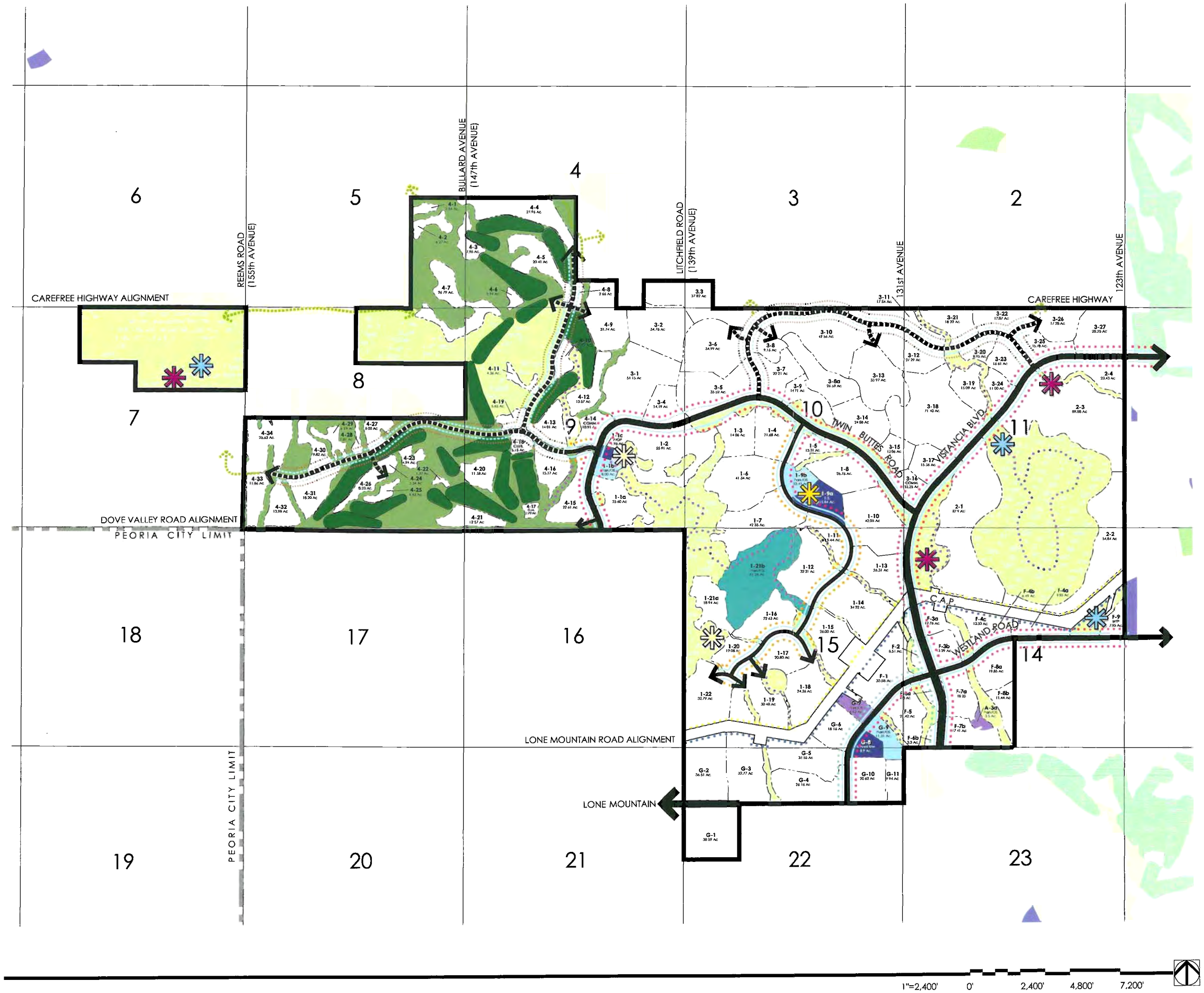
Over the past 10 years, the City has prepared and adopted several key documents to guide the appropriate use and development of its northern area. One of these documents includes the Desert Lands Conservation Master Plan. To assist the City in implementing the Desert Lands Conservation Master Plan, Vistancia LLC has proposed a method of natural open space dedication (as shown in the Development and Annexation Agreement for White Peak Ranch and

Lakeland Village) to the City of Peoria, which would transfer title of a minimum of 900 acres within Vistancia North prior to the submittal of the first final plat. As shown in the Agreement, this donation would take place at, or prior to, the submittal of the first Preliminary Plat for any subdivision located north of the Central Arizona Project canal. It is anticipated that additional natural open space will be added to the initial transfer in the future, with the City's approval of plats and/or site plans for individual development parcels. According to the Agreement, this could account for up to an additional 275 acres of open space. **Figure C-4, *Park/Open Space & Non-Vehicular Circulation Master Plan***, graphically depicts the intent of Vistancia LLC in providing a visually and functionally useful open space network accessible to all existing and future residents of Peoria.

The initial transfer is expected to focus on the most prominent ridgelines and washes within the planned community and would be configured and legally described by defining a particular elevation contour. Additional open space dedications taking place in the future will be determined on a plat by plat basis through the subdivision process. Specifically, the establishment of tracts could be declared for transfer to the "public", upon agreement by the developer and the City, with the recordation of each plat. This process would allow for the expansion of open space areas beyond the initial transferred lands, with a determination of the expanded boundary made during the preliminary platting process.

Other important documents include the Parks, Recreation and Open Spaces (PROS) Master Plan, and Trails Master Plan. The City is now in the process of finalizing both the PROS and Trails Master Plans, which provides an opportunity now to reconsider the issues and approach to parks and open space within the City's scenic, yet rugged northern region.

The existing City of Peoria standards related to the provision of adequate public park and open space acreage in Vistancia North are presented in **Table C.3, Vistancia North and Area-Wide *Park Acreage Standards***. Vistancia North has been planned to promote extensive amounts of connected public natural open space and improved recreational facilities for the benefit of both Vistancia North and City residents. Vistancia North has been specifically planned within the larger context of land use, transportation and public facilities reflected within its northern Peoria context (i.e. Saddleback Heights, Lake Pleasant Heights, and Vistancia South) planned communities. Collectively, these communities have been planned to meet the City's existing adopted open space and trail standards through the thoughtful provision of appropriate public passive and active spaces within northern Peoria.



VISTANCIA NORTH

Planned Community District

Park / Open Space & Non-Vehicular Circulation Master Plan

OPEN SPACE TYPES

Passive Open Space (Public)	876.51 Ac.
Passive Open Space (Private)	313.34 Ac.
Golf (Private) Open Space	205.22 Ac.
Preserve / Trailhead	61.26 Ac.
Public Park	29.72 Ac.
Private Park or Recreation Center	10.43 Ac.
Public/Quasi Public (School)	24.74 Ac.
	1,523.22 Total Ac.

FACILITIES & USES

8' Wide Concrete Sidewalk	57,302 l.f.
6' Wide Concrete Sidewalk, Public	15,338 l.f.
6' Wide Concrete Sidewalk, Private	40,450 l.f.
6' Wide Decomposed Granite Trail	7,058 l.f.
Bike Lanes, Public	83,951 l.f.
Bike Lanes, Private	42,604 l.f.
Regional Public Multi-Use Trail	13,024 l.f.
Regional Public Equestrian Trail	12,071 l.f.
Community Public Multi-Use Trail	31,274 l.f.
Potential Future Trail / Connections	n/a

Programmed Trail Heads
- Asphalt Parking Area (±12 Spaces)
- Natural Hiking Trail
- Turf/Open Play Area
- Picnic Ramada w/ Trailhead Kiosk
- ± 2.5 Acres

Expanded Programmed Trail Head
- Asphalt Parking Area (±25 Spaces)
- Natural Hiking Trail
- Turf/Open Play Area
- Picnic Ramada w/ Trailhead Kiosk
- (± 8.0 Acres)

Joint Use Library
(potential location)

Open Space Access

NOTES:

1) The Vistancia North PCD will have a minimum of 20% of the gross project acreage committed to a mix of Passive Open Space, Golf Open Space, and Improved Open Space. This 20% is committed for the entire project as a whole and not on a development parcel or plat basis. Each development parcel may contribute more or less open space to the 20% project total.
2) Passive Open Space includes natural undisturbed areas, expanded landscape parkways, utility corridors and wash drainage ways.
3) Regional detention/retention facilities may be located in a park and open space areas. Locations shall be reviewed and approved by the City of Peoria.
4) Locations of trails and future connections are subject to change based on final parcel and trail designs.

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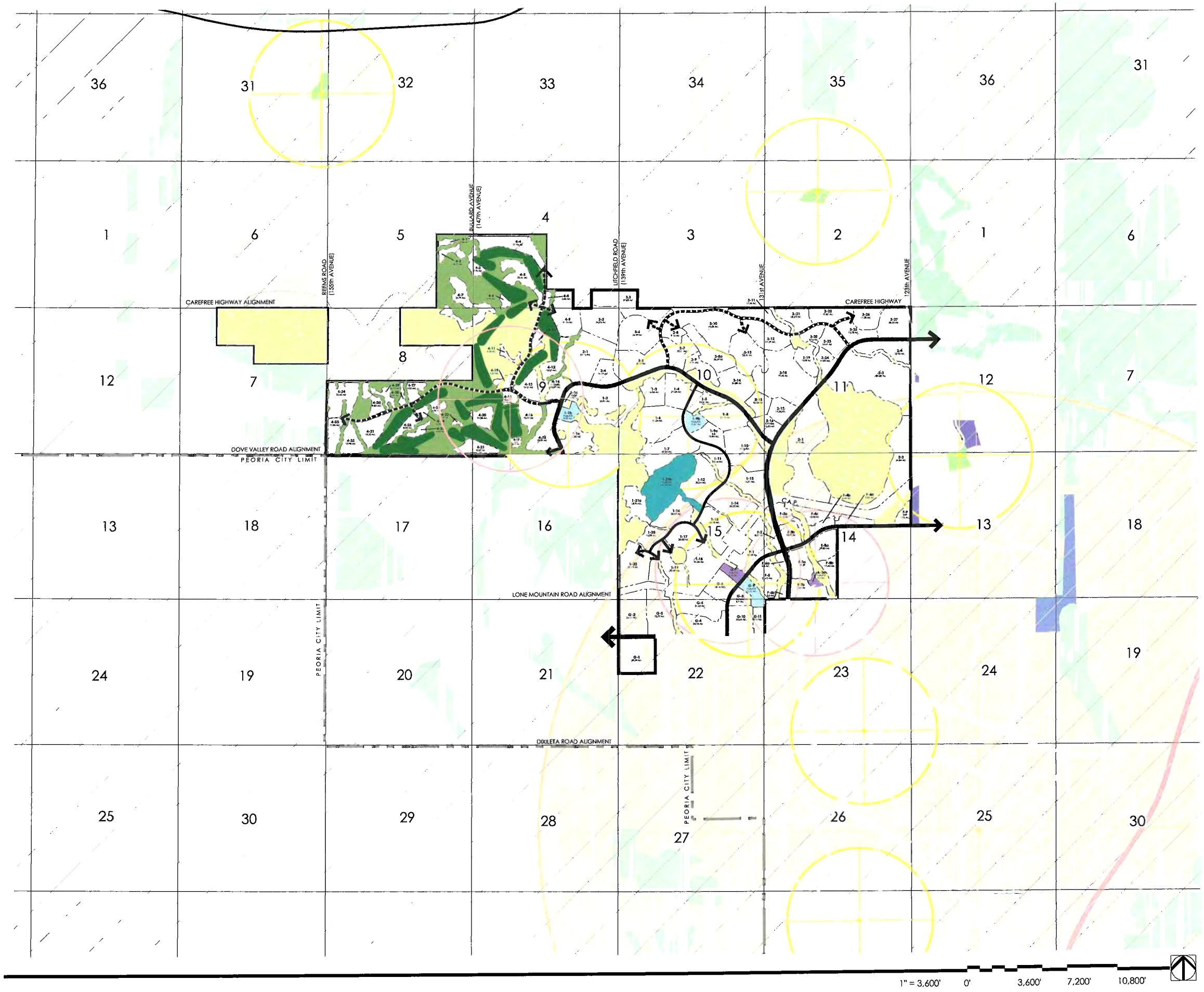
TASK ENGINEERING
WILSON & COMPANY
LVA Urban Design Studio L.L.C.

Figure C-4

To assist the City implement the PROS Master Plan, the Land Use Master Plan identifies approximately 30 acres dedicated as public neighborhood park space to provide proximate opportunities for residents of the neighborhoods, which meets the typical acreage requirements of the City. An additional 10 acres is provided as private park open space. Understanding the sensitivity of grading upon the sloped terrain of Vistancia North, these neighborhood park sites have been leveraged to maximize joint use opportunities with adjacent K-8 school development. There are not any identified community park sites within the project, but the proposed community park in Village D of Vistancia South will provide partial service area coverage for Vistancia North. This project would also add approximately 55 miles of public and private trails and bicycle paths, which would significantly increase the City's non-vehicular level of service. The provision of regional park acreage has been accommodated through the proximity of Vistancia North to Lake Pleasant Regional Park, which is administered by Maricopa County. Located approximately 4.5 miles north of the community, the 23,662 acre park will be directly accessible from the future northern extension of El Mirage Road. Formed by Waddell Dam, the impoundment provides over 100 miles of shoreline for a wide variety of recreational uses.

Even though the provision of park and open space typically occurs on a project by project basis, it is important to consider an area-wide assessment, especially with regard to the dramatic natural landscape located within the northern region of the City. To that end, an area wide open space and park analysis has been conducted on Table C.3, Vistancia North and Area-Wide Park Acreage Standards) to assist in illustrating the future inclusion and integration among Vistancia North, but also Vistancia South, Saddleback Heights and Lake Pleasant Heights. The parks and service areas of the region are shown on ***Figure C-5, Park Facility Service Areas.*** Utilizing the locations of the open space and parks from these adopted Planned Community Districts (and quantifying the acreage with proposed buildout populations) provides an opportunity to determine the most appropriate and practical approach to provide passive and active recreational opportunities for the residents and visitors to northern Peoria.



VISTANCIA NORTH

Planned Community District

Park Facility Service Areas

LEGEND

- Neighborhood Park (1/2 Mile Service Area)
- Community Park (3 Mile Service Area)
- Private Park (1/2 Mile Service Area)
- Lake Pleasant Regional Park (30 min. Drive Time (Maricopa County)
- Passive Open Space (Public)
- Passive Open Space (Private)
- Golf Course (Private)
- Preserve / Trailhead
- Public Park
- Private Park or Recreation Center

NOTES:

1) The Vistancia North PCD will have a minimum of 20% of the gross project acreage committed to either passive or active open space This 20% is committed for the project as a whole and not on a development parcel or plat basis. Each development parcel may have more or less than 20% open space.

2) Passive Open Space includes natural undisturbed areas, expanded landscape parkways, utility corridors amd wash drainage ways.

3) Regional detention / retention facilities may be located on a regional park and / or open space areas. Locations shall be reviewed and approved by the City of Peoria.

GREEY | PICKETT

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Figure C-5

Table C.3

Vistancia North and Area-Wide Park Acreage Standards

Facility Type	Required Acres/1,000 Population	Vistancia North		Area-Wide[6]	
		Projected Need[3] (Acres)	Acres Provided	Projected Need[7] (Acres)	Acres Provided
Neighborhood Park	1.75[1]	30	40	130	139
Community Park	1.5[1]	26	0[4]	112	11
Regional Park	3.0[1]	52	0[5]	223	0
Open Space	10.0 [2]	170	1,456	744	3,951

(1) City of Peoria Parks, Recreation and Open Space Master Plan (July 2002).
(2) City of Peoria Parks, Recreation and Open Space Master Plan (July 2002).
(3) Based on the buildout population of 17,200
(4) A portion of Vistancia North is within the service area coverage of the future community park in Vistancia South as shown on Figure C-5, Park Facility Service Area.
(5) Vistancia North is located within the service area of Lake Pleasant Regional Park.
(6) Includes Vistancia North, Vistancia South, Lake Pleasant Heights, Saddleback Heights
(7) Based on the buildout population of 74,385 (not including Trilogy)

Source: City of Peoria, July 2005 and LVA February 2006

1. Private Parks and Open Space

Vistancia North includes a mix of public and private park and open space facilities to enhance the provision of public parks and open space facilities and to serve the specific recreational needs of its residents. The designation of public facilities is based on the achievement of City adopted standards pertaining to its minimum acreage requirements and land area requirements to provide intended facilities for neighborhood parks and public open spaces. Private park facilities have been strategically located to serve the internal recreational needs of Vistancia North residents and their guests and typically do not adhere to the City's minimum acreage standards. However, their inclusion does assist in satisfying the City's acreage/1,000 resident requirements. The designation of both public and private park facilities is summarized in **Table C.4, Public/Private**

Park and Open Space Network below and graphically illustrated in **Figure C-4, Public/Private Park and Open Space Network.**

Table C.4

Public/Private Park and Open Space Network

1-9b	10.41	A-3a	3.50	Passive	876.51	Passive	313.34
G-9	11.31	G-7	6.93	Preserve/ Trailhead	61.26	Golf Course	205.22
1-1b	8.00					Golf Course*	TBD
Subtotal	29.72	Subtotal	10.43	Subtotal	937.77	Subtotal	518.56
Total			**40.15**			**Total**	**1,456.33**

(a) Based on the acreage tabulated in Figure C-3, Open Space Master Plan

(*)If this golf course is developed in Village 3.

Source: LVA Urban Design Studio, and Greey Pickett, February, 2006

8. Public/Private Trails

To assist the City implement the Trails Master Plan, the planned community district has identified the provision of public trails as a major cornerstone of the Vistancia North lifestyle that is accessible for all Peoria residents. The Sonoran Desert setting, dramatic landforms, significant natural wash corridors and man-made improvements all combine to create a very appealing hiking environment for residents and visitors. These pursuits will include walking, jogging, hiking, bicycling, and wildlife viewing. A comprehensive network of multi-use trails will enhance recreational opportunities and promote alternative choices of mobility, (other than the automobile) throughout the community. These trails will be designed to facilitate pedestrian and bicycle access among residential neighborhoods and commercial, school/park, and natural area open space uses. The planned trails system recommends separating pedestrian and bicycle facilities where appropriate. The areas generally west of the El Mirage Road

alignment have been planned with trail facilities that are intended to be prioritized for pedestrian (hiking) and bicycle (mountain bike) uses.

In an effort to accommodate the needs of its intended buyer profile, Vistancia North also includes a private multi-use trail system. The system is intended to allow for the use of trails within its gated areas. These trails and trail heads are intended to be maintained by the respective homeowners association(s). The private system has been planned to provide connectivity to the public trail system, allowing for regional non-vehicular mobility.

As identified on **Table C.4, Public/Private Trail Mileage Standards**, Vistancia North provides nearly four times the amount of hiking trails than are required by the City. The community nearly meets the mileage of bike lanes, providing nearly 100 percent of the mileage that is required to serve its projected buildout population.

Table C.5

Public/Private Trail Mileage Standards

Trail Type	Miles of Trails				
	/1,000 Population	Projected Need(3)	Provided(4)	Public	Private
Multi-Use Trails	0.50(1)	8.6	31.14	23.48	7.66
Bike Lanes	0.83(1)	14.2	23.96	15.90	8.06
Total	1.33	22.8	55.10	39.38	15.72

(1) City of Peoria Parks, Recreation and Open Space Master Plan (July 2002).
(2) Based on the projected buildout population of 17,200.
(3) Based on takeoffs from Figure C-4, Park/Open Space &Non-Vehicular Circulation Master Plan.
Source: City of Peoria, July 2005 and LVA Urban Design Studio; May 2006

7. Community Facilities

Fire

To accommodate the need for fire safety within Vistancia North, an approximate two-acre site has been planned for a location on the east side of the intersection of Twin Buttes Road and the major collector roadway. This parcel is centrally located within the community and is estimated to provide four-minute response time proximity to nearly all parcels within Vistancia North. The construction schedule for this facility will be dependent on the provisions of the executed development agreement, population

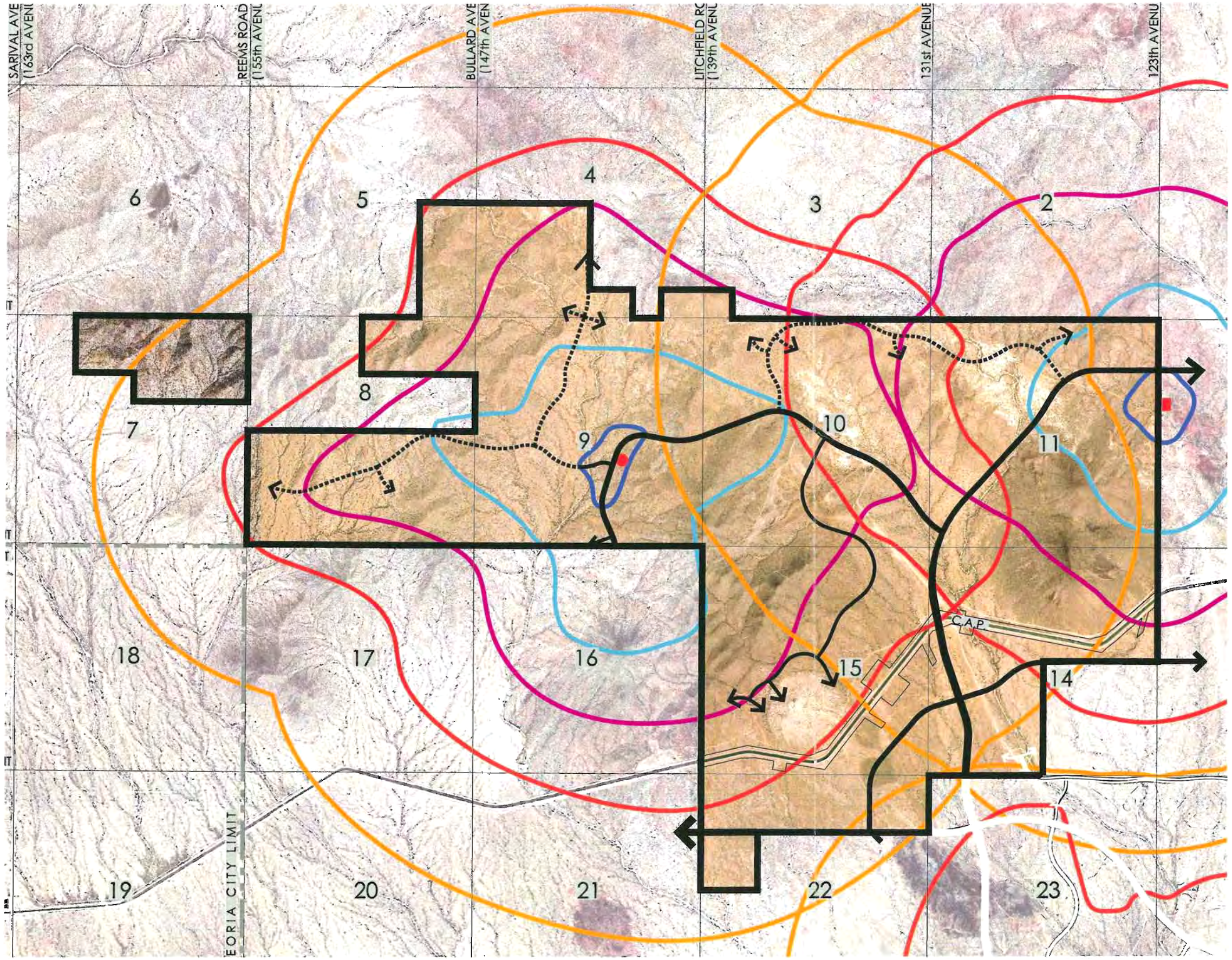
growth and service criteria administered by the Peoria Fire Department.

Figure C-6, ***Emergency Response Plan,*** provides a regional overview of the response time coverage anticipated to occur with the staged implementation of the proposed fire station facilities to serve Vistancia North, Vistancia South and Lake Pleasant Heights Planned Communities. As mapped within **Figure C-6**, the station locations indicate that the entire area can be serviced by the proposed three locations. The plan complies with the general Department policy of providing a fire station for a population of 18,000 to 25,000 residents. The Emergency Response Plan illustrates response time contours with a maximum five-minute radius. The contour intervals were based on a 40 mile-per-hour average speed for fire vehicles while observing topographical constraints and parcel ingress/egress characteristics from major/minor arterial roadways.

As depicted by **Figure C-11, *Roadway Infrastructure Phasing Plan***, the construction phasing is not anticipated to occur until Phase 2 (2008-2011). As a short term solution, Fire Station #196, located at 28251 N. El Mirage Road, is located approximately 1.5 miles south of Vistancia North. This location will serve the initial phases of development within Vistancia North until such time that its population base surpasses thresholds that support construction of a fire facility within the community. Once the population of the Vistancia North Planned Community reaches Fire Department thresholds for staffing a facility (one firefighter per 1,000 residents) the permanent facility could be constructed on the designated site.

Police

A police substation facility has been planned in conjunction with the fire station site on the north side of Twin Buttes Road. There also may be another site located within the Lake Pleasant Heights Planned Community, located along the eastern boundary of Vistancia North. This facility, as mentioned above, will be integrated with the proposed fire facility located east of the Twin Buttes Road and the Padelford Pass Drive intersection. Depending on the rates of growth of Vistancia North, Vistancia South and Lake Pleasant Heights Planned Communities, a temporary police facility could be provided within the community. This interim facility could serve initial public safety needs until such time that the permanent facility and regional roadway access is provided to the conceptual location on the east side of El Mirage Road, south of Vistancia Boulevard within Lake Pleasant Heights. Alternatively, the City of Peoria Police Department may choose to provide services from its centralized City Hall location.



VISTANCIA NORTH

Planned Community District

Emergency Response Plan

RESPONSE TIME

- 1 Minute Response
- 2 Minute Response
- 3 Minute Response
- 4 Minute Response
- 5 Minute Response
- Emergency Response Facility
- Emergency Response Facility (Outside Project Boundary)

1" = 2,400' 0' 2,400' 4,800' 7,200'

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Stanley Consultants INC. TASK ENGINEERING WILSON & COMPANY LVA Urban Design Studio L.L.C.

Figure C-6

Community Recreation Center

A private Community Recreation Center has been proposed for inclusion within the private park site (Parcel G-7) located south of the Central Arizona Project Canal and west of Vistancia Boulevard. This location will service residents of Vistancia North and Vistancia South communities. The site will also offer indirect access to the Central Arizona Project Canal trail network and recreational amenities within the adjacent park. Other private recreation centers will be located within each of the villages.

Library Resources

The most convenient existing public library for Vistancia residents is located at Sunrise Mountain High School. A public library site will be located within Vistancia North to provide a more convenient venue for the northern region of the City. A preliminary site could potentially be integrated within the K-8 school/neighborhood park site located on Parcel 1-9a/1-9b.

4. Circulation

The balance of land use served by appropriate circulation and access will be important to the ultimate quality of life for Vistancia North residents. The intent of a proposed circulation system is to balance opportunities for point to point mobility and land use access within, and through, the community by incorporating opportunities for transit, bicycle, and pedestrian facilities. These facilities are discussed as follows.

1. Vehicular

An updated Category III Traffic Impact Study for Vistancia North has been prepared by TASK Engineering, dated February 17, 2006, and is submitted under separate cover. The report analyzes the trips expected to be generated by each of the 119 parcels and then includes recommendations related to the design of the street and intersection cross-sections to accommodate adequate vehicular flow and turning movements.

Due to the environmental sensitivity of the area, these cross sections have been carefully designed to balance the provision of right of way and median landscaping with cut and fill grading operations. The study also includes recommendations for appropriate locations of grade separated crossings for golf, bicycle, equestrian and pedestrian activities.

The existing property currently lacks developed roadways or a formal trail system, although several jeep trails and abandoned mining roads exist in poorly maintained condition. The proposed conceptual roadway network for Vistancia North includes a linked network of major arterial, minor arterial, major collector and minor collector roadways that will facilitate traffic movement throughout the community and neighboring areas as shown on **Figure C-7, Public/Private Roadway Hierarchy.** Planned major arterial roadways within and adjacent to Vistancia North include the proposed El Mirage Road alignment, the Lone Mountain Road alignment, and a portion of the Vistancia Boulevard alignment (to its intersection with Twin Buttes Road), The proposed cross-section for the El Mirage Road, Lone Mountain Road and Vistancia Boulevard alignment includes the potential for six through lanes at buildout, a bike lane on both sides of the street, a raised median, and detached public sidewalks all within a 130-foot roadway corridor as shown on **Figures C-8a and b, Streetscape Concepts.** Minor arterial roadways within Vistancia North will include Twin Buttes Road and portions of Vistancia Boulevard and Westland Road. The proposed cross-section for minor arterial streets within the community includes four through lanes, a bike lane on both sides of the street, a raised median, and a detached public trail and sidewalk, within a 110-foot roadway corridor.

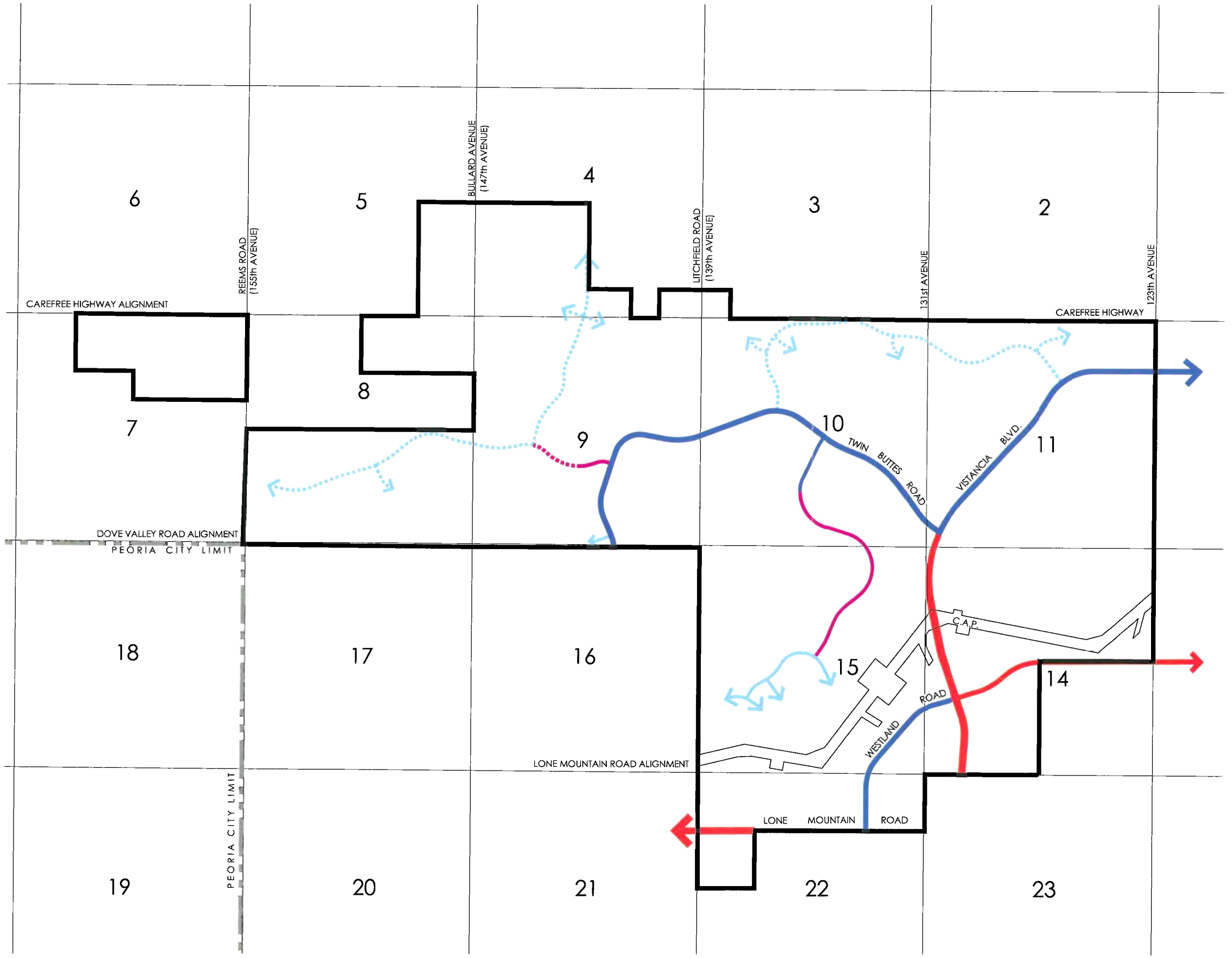
Major collector roadways within Vistancia North include portions of Collector 2 and Collector 7. The proposed cross-section for major collector streets within the community includes two through lanes, a bike lane on both sides of the street, a raised median, and a detached public trail and sidewalk, within an 80-foot roadway corridor. Minor collector roadways within Vistancia North include portions of Collectors 1-7.

The proposed cross-section for minor collector streets within the community includes two through lanes, a bike lane on both sides of the road, and a detached public trail and sidewalk, within a 60-foot roadway corridor. **Figure C-7, Public/Private *Roadway Hierarchy***, illustrates the functional roadway layout within Vistancia North. All roadways shown are conceptual at this time. Exact locations will strive to integrate the desired roadway cross section with the existing field conditions (i.e. slopes, washes, etc.) in an effort to minimize disturbance where possible. In some cases, where trails have been planned or are located within the immediate proximity to a typical sidewalk location, the trail may provide the pedestrian circulation within the area. Golf cart access will not be allowed on any street designated as a minor collector or above.

VISTANCIA NORTH

Planned Community District

Public/Private Roadway Hierarchy



ROADWAYS

- 6 Lane - Major Arterial (Public)
- 4 Lane - Minor Arterial (Public)
- 2 Lane - Minor Collector (Public)
- 2 Lane - Minor Collector (Private)
- 2 Lane - Major Collector (Public)
- 2 Lane - Major Collector (Private)

Off Site/Adjacent Property Roadways

NOTE:

As a result of Annual Traffic Plan updates the classification of the roadways may change

1" = 2,400' 0' 2,400' 4,800' 7,200'

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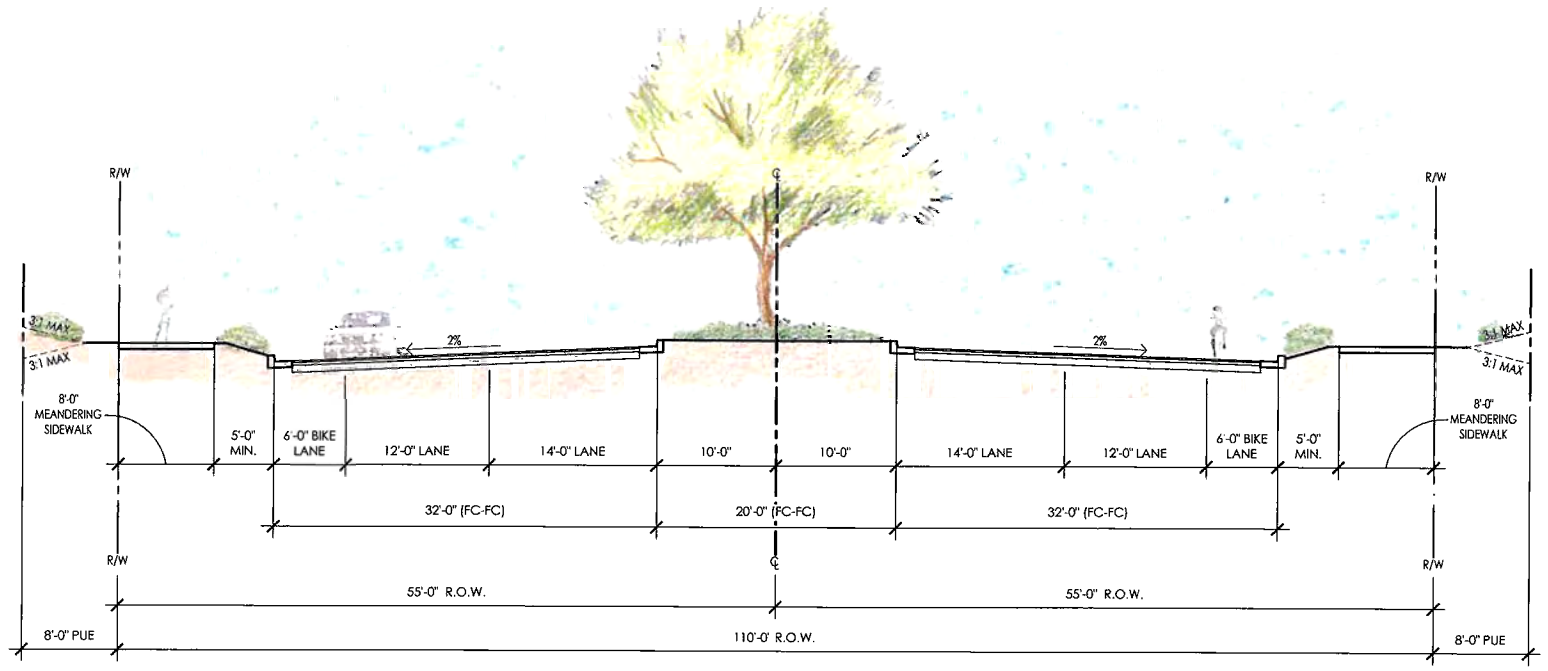
Figure C-7

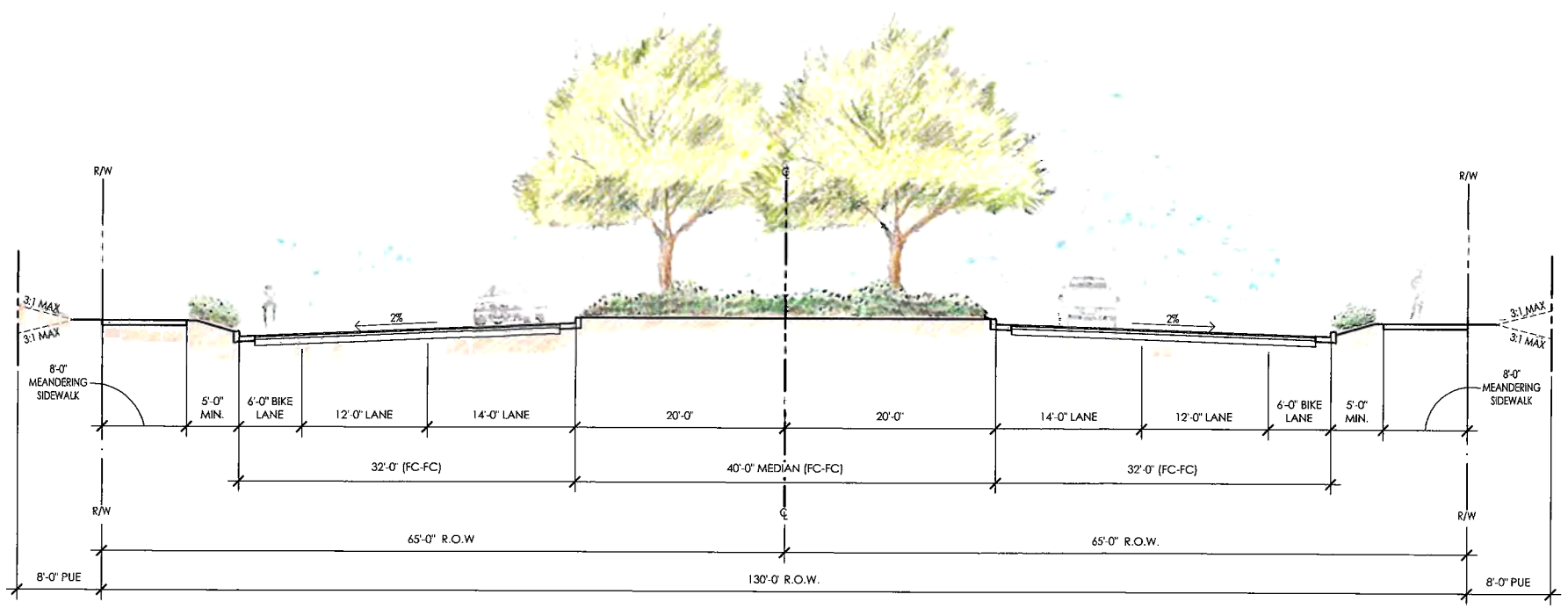
VISTANCIA NORTH

Planned Community District

Streetscape Concepts (Arterial Cross-Sections)



MINOR ARTERIAL - TYPICAL SECTION



MAJOR ARTERIAL (4 LANES WITH ROOM FOR 6) - TYPICAL SECTION

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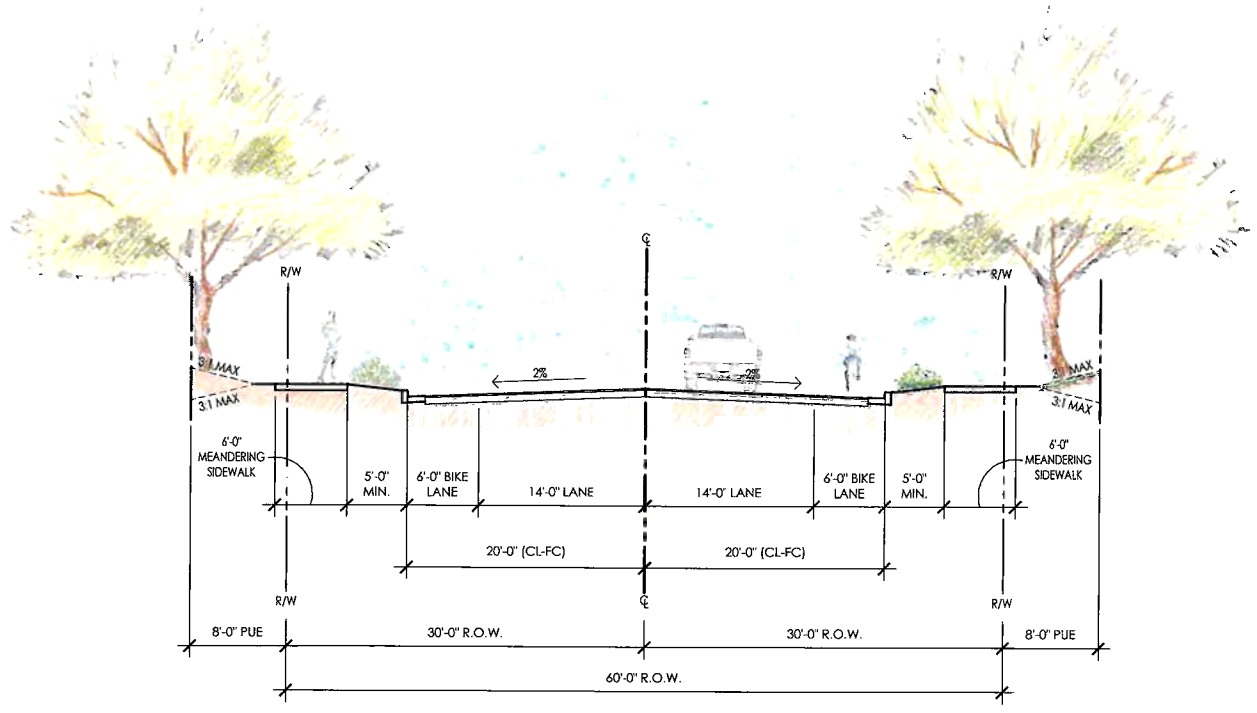
Figure C-8a

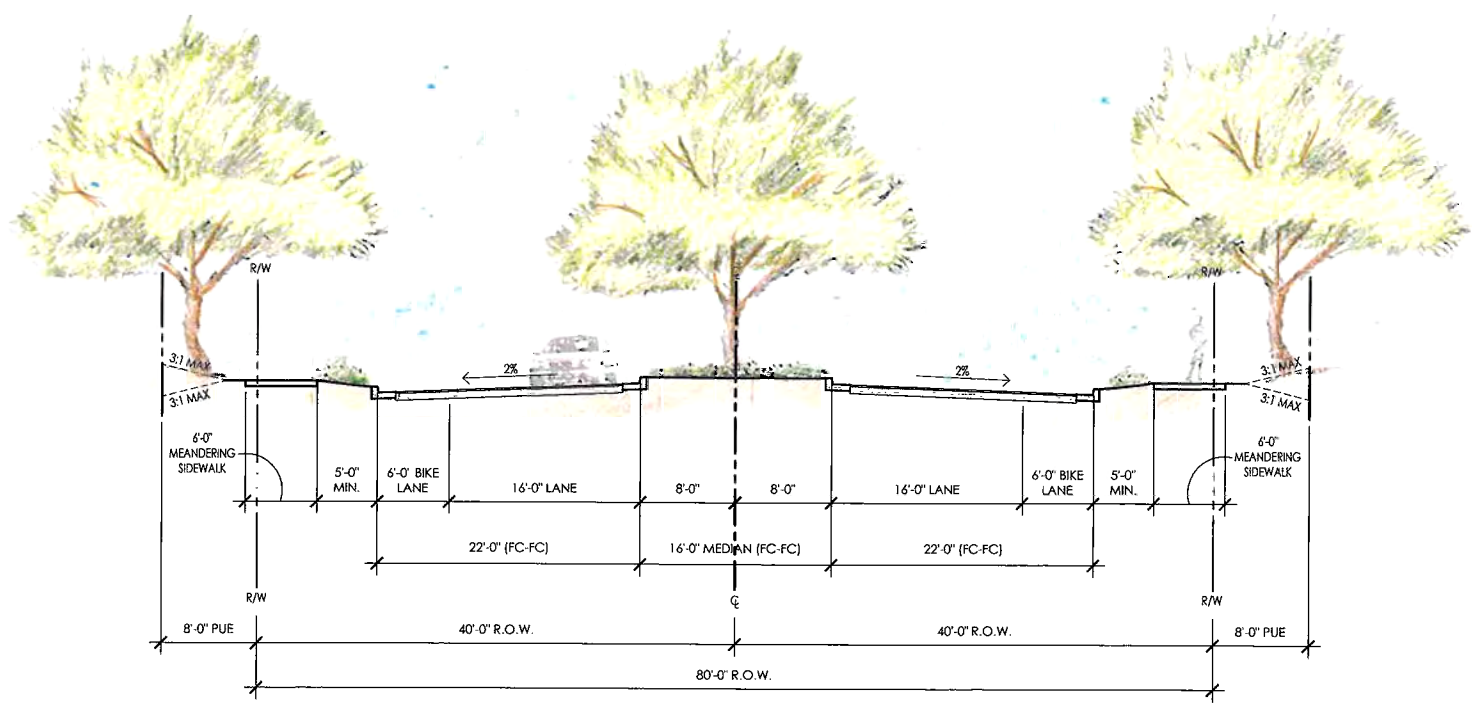
VISTANCIA NORTH

Planned Community District

Streetscape Concepts (Collector Cross-Sections)



MINOR COLLECTOR - TYPICAL SECTION



MAJOR COLLECTOR - TYPICAL SECTION

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Figure C-8b

Proposed phasing of the arterial/collector roadway network has been determined using modeling techniques to anticipate future levels of service (LOS) based on land use, development densities/ intensities and appropriate staging strategies. The initial roadway network for Vistancia North is predicated on the east-west continuity derived from the proposed Lone Mountain Parkway/ Dynamite Boulevard alignment as well as the north-south continuity of El Mirage Road. Twin Buttes Road/Bullard Avenue will function as the major east/west linkage roadway within the community, which then trends north/south. The Traffic Impact Study submitted in conjunction with the Planned Community District (PCD) provides specific details regarding the roadway network. The anticipated phasing schedule of the roadway network is presented in Section C.8.

At buildout of Vistancia North, the regional roadway network will include enhanced connectivity to principle transportation corridors and major employment nodes throughout the Northwest Valley. Possible roadway infrastructure contributions from Vistancia LLC could partially fund the construction of El Mirage Road south to its intersection with Loop 303. Additional factors contributing to the enhancement of regional access will include anticipated land development occurring southwest of Vistancia North along the Sarival Road and Lone Mountain Parkway alignments. In addition to Vistancia Boulevard, El Mirage Road and Lone Mountain Parkway, Sarival Road is also anticipated to become a major arterial roadway, enhancing regional mobility in north Peoria. The limited access roadway network includes State Route 74 to the north and the planned Loop 303 to the south and east. These facilities, because of their intended access restrictions, attract and accommodate higher traffic volumes than internal roadways.

The North Peoria Regional Transportation Study, conducted by the Maricopa Association of Governments, defines proposed arterial and minor arterial street alignments. Vistancia LLC, in conjunction with City of Peoria staff, has developed an arterial roadway network for Vistancia North, Lake Pleasant Heights and Vistancia South properties. This network considers additional elements of the regional roadway network and has gained City approval, through an extensive review and comment process. Roadway alignment determinants included significant topographical features and preservation of sensitive riparian corridors, while adhering to the project development principles. The circulation master plan for Vistancia North and adjacent areas have maintained connections to proposed arterial alignments developed by the City of Peoria (outside of the

subject property) in order to maintain network continuity throughout Peoria's municipal planning area.

2. Bicycle

Based on the variety of recreational and multi-modal transportation opportunities that exist within Vistancia North, a high level of attention was given to establishing an integrated bicycle lane/trail route network. **Figure C-4, Park/Open Space & Non-Vehicular *Circulation Master Plan***, identifies the location of proposed trail routes and bicycle lanes that will allow residents to effectively recreate and circulate throughout Vistancia North.

As indicated on **Figure C-7, Public/Private Roadway Hierarchy**, the design for a connected bicycle circulation pattern will utilize a network of dedicated six-foot wide bicycle lanes along major and minor arterial street and major and minor collector street alignments with grade separated crossings in some locations. Recreational bicycle circulation may utilize the roadway network but may feel more comfortable utilizing the multi-use trail network where possible. This multi-use trail system will integrate bicycle users with pedestrian and potential rollerblade users within the proposed concrete surface trail system. Trail development will focus on the multi-use aspect, as well as grade separated linkages across proposed roadways to enhance connectivity within the trail network.

3. Pedestrian

A major design determinant during the development of the Bicycle, Pedestrian and Equestrian Circulation Plan included a strong emphasis on multi-use circulation and safe external/internal access to public/private parks, schools, and other community amenities. The proposed network identified in **Figure C-4**, illustrates a trail network designed to accommodate a combination of pedestrian and bicycle users. Much of the network integrates trails and pathways with existing drainage corridors and areas adjacent to arterial and collector roadways.

Major and minor arterial roadways will be designed to allow for combined multi-use circulation on both sides of the street (within an eight-foot wide concrete sidewalk). Major and minor collector streets will also provide multi-modal circulation with a six-foot sidewalk on both sides of the street. Portions of the trail network will tie into the sidewalk system, creating the need for an integrated interface of multiple user types. The sidewalk alignment should maintain a minimum separation of five feet from the back of street curb with meandering alignments. The pedestrian circulation along arterial streets, collector streets, multi-

use trails and sidewalks will typically be placed within a public pedestrian circulation easement. The specific alignment of the multi-use trails and sidewalks will vary significantly to address the constraints related to topographic or drainage facilities/natural obstructions. Cross-sections of the proposed trails, multi-use paths and sidewalk configurations are also illustrated on **Figures C-8a and b, *Streetscape Concepts*.**

General trail characteristics, within the natural open space network, will promote the preservation of existing vegetation, and adhere to low and moderately sloped areas, to enhance accessibility to a variety of users. Concrete multi-use trail widths will range from eight to ten feet, with attention to erosion and drainage mitigation practices. Ten foot widths should be considered in high pedestrian traffic areas such as those areas adjacent to the commercial and mixed-use areas of the community.

5. Drainage

A revised Master Drainage Report, dated March, 2006, is provided under separate cover. A summary of existing conditions has been provided in Chapter B.3.e. The proposed drainage concepts are designed to be consistent with previous drainage plan approvals of existing phases of Vistancia within the jurisdictions of Peoria and the Flood Control District of Maricopa County. The conceptual drainage plan is based on the following parameters:

1. Drainage Concept:

   Vistancia North is being planned as an environmentally sensitive project that will incorporate integrated concepts for flood control and environmental sensitivity. The project will integrate ecological resources with transportation and open space amenities. The following concepts will be carried forward:

- Off-site flows will enter and depart Vistancia North in substantially the same manner as under pre-development conditions.

- Onsite Detention Facilities will be designed in accordance with Maricopa County's Drainage Design manual. Detention will be necessary on the tributaries to reduce the post-development peak flows such that it is equal to, or less than, the existing peak flows.

- To be consistent with other phases of Vistancia, a waiver from the normal 100-year, 2 hour retention volume will be utilized throughout the residential parcels. The 100 year – 2-hour storm

volume will be used as the detention standard for commercial development. Volumes may vary from the 100 year – 2-hour storm. Off-site flows will, however, not exceed pre-development flow rates at the project outfall.

- Detention basins will be designed as a flow through system to sustain downstream habitat areas, and maintain existing sediment discharge characteristics. Exceptions to this policy will occur in basins serving commercial, educational/ recreational, multi-use and golf course land uses, where first flush flows will be retained and filtered in constructed biological communities to remove potential contaminants prior to their release to the channel systems.

- The major channel floodplain systems will be retained in their existing condition except at limited road crossings. Modifications will be made to enhance and add to the natural flora and fauna communities, as recommended through the 404-permit process. Minor systems within individual subdivisions will be retained or supplemented by constructed open channel systems, designed to supply new communities of native species. Some channelization and encroachment within the confines of 404 permit stipulations is anticipated on several of the major washes within the property due to road and utility crossings.

- Basins and road/wash crossings will be designed as multi-purpose facilities where possible. Basins may be deeper than the normal 3-foot standard and may be used as open space and recreational amenities. Special safety considerations will be evaluated where basin depths exceed 3 feet. It is recommended that the basin side slopes not exceed 4 horizontal to 1 vertical on man-made slopes.

- Street drainage and detention along east-west arterial streets will incorporate revegetated linear basins and dikes, outfalling into the existing wash system. A major underground storm drain is not anticipated. The project will create a constructed habitat supplied by water generated from up stream subdivisions and off site high/overflow conditions.

- Channel hydraulic analysis will account for maintenance of existing wildlife communities in channels, as opposed to providing for considerable trimming and clearing.

- Drainage corridors will use the natural wash alignments. The threads or low flow portions of the natural wash system will be preserved as low flow areas to maintain the existing vegetation. Overbank flows will in some cases be modified to have more

capacity and be revegetated with native landscaping integrated with the golf courses, to serve as an open space amenity. The overbanks will also serve as a location for the constructed pedestrian pathway system throughout the project.

Drainage Plan:

- A master drainage concept for each parcel is included in the Master Drainage Plan. Phase or parcel specific Preliminary/Final Drainage Reports will include site specific applications of the drainage concepts.

- Detention basins which are intercepting off-site and natural channel flows will be designed to allow the low flows in the thread of the stream to bypass unimpeded through the basin, thereby minimally impacting the sediment balance in the existing stream system.

- The preliminary detention volumes associated with each parcel are tabulated in the Master Drainage Report.

- Culvert crossings are sized for the 100-year peak runoff.

- Basins may be formed by dikes, roadway fills, or excavation. Facilities located along roadways will be designed to minimize elevated roadways above housing areas on the lower side of the road. Commercial area roadways will generally be designed as at-grade roadways.

- Upstream basins and site facilities are phased to coincide with development benefiting adjacent areas. The existing drainage systems in undeveloped areas will remain in their existing condition until adjacent development occurs, (i.e., mass grading generally will not take place on the whole parcel).

- Golf courses will be designed to internally drain into dead storage outfalls, with native plants used as biofilters. New native habitat areas adjacent to golf courses will be used as off-site flow areas and native wildlife enhancement areas.

- Wash/Street Crossings for 100-year, all weather access will be designed to accommodate the 100-year storm and where possible will be used as pedestrian/trail underpasses. The underpass will have a low flow separation from the pathway for nuisance water flows. All weather access crossings will incorporate (where possible) box culverts or Concrete Masonry Pipe (CMP) arches with sufficient headroom for use as underpasses. All building sites will have a 100-year all weather

access. The 100-year access route for the arterial streets is shown on the master drainage plan.

- The streets will be designed to carry runoff from the 10-year storm between curbs. Additionally, the 100-year flow will generally be carried within the right-of-way at 0.3 feet above the curb and the finished floor elevations will generally be one foot above the 100-year storm, in accordance with the Uniform Drainage Policies and Standards for Maricopa County, Arizona. When the stormwater conveyance capacities of the street are exceeded, excess flow will generally be removed from the street and placed in an open channel.

- Crossings on the master drainage plan may be designed for less than the 100-year storm capacity during final design. These crossings will be designed with low flow culverts to remain stable for over-topping by the 100-year storm. Street design will avoid wet sections on arterial streets. The non-all weather access crossings are shown on the Master Drainage Plan.

- Preliminary arterial street culverts are shown on the Master Drainage Plan. These culverts are subject to revision, as per the final road design plans. It is proposed that local flows will be accommodated in a local system and will be addressed at the detailed design phase of the project subdivision plans.

- A detailed fully developed hydrologic analysis, hydraulic analysis of channels, road crossings, street flows, detention facilities, and the final design of surrounding improvements are beyond the scope of the Master Drainage Report. When evaluated for the final design, minor adjustments will be made and they will be based on generally accepted engineering practices and in accordance with the 1993 drainage and floodplain regulations of the City of Peoria.

- NPDES standards will be adhered throughout all construction activities. A biofilter type treatment is proposed for outlets serving commercial and golf course land uses. Filtering will reduce the effects of pollutants such as silt, petroleum hydrocarbons, fertilizers, and pesticides on downstream receiving waters.

The Master Drainage Report will establish drainage parameters for site planning of Vistancia North. The master drainage report presents a hydrologic and conceptual hydraulic analysis of the project drainage system. This includes a preliminary plan showing the general direction of storm water runoff and how the onsite and off-site surface flows will be accommodated.

This Master Drainage Report is intended to provide drainage information to satisfy the needs of all governmental agencies. The results of detailed hydrologic and hydraulic analysis of the major washes related to the existing condition, is included in the drainage report based on prior studies by the County.

6. Community Design and Streetscape

1. Streetscape Concepts

Vistancia North will be designed and developed with the utilization of a consistent streetscape theme. This theme will set the standard for the treatment of the street environment within the public right-of-way. Private design guidelines for Vistancia North will incorporate provisions for landscape treatments on private property as well as within the public right-of-way. **Figure C-8a, Streetscape Concepts (Arterial Cross Sections and Figure C-8b, Streetscape Concepts (Collector Cross Sections,** provides the intended character that will guide the development of the design guidelines and the initial infrastructure development for the project.

2. Plant Materials

The street environment will reflect the character of the Sonoran Desert. Plant material and density will be selected and installed to reflect existing conditions within the natural Vistancia North context. Palo Verde, Giant Bursage, Jumping Cholla, Chuparosa, Staghorn Cholla and Desert Creosote characterize the existing vegetative character of the area. Care will be exercised in the landscape design of these streetscapes such that species with thorns or spikes will not be located adjacent to sidewalks. In addition, trees will be located such that their canopies will not overhang the trail, causing injury or interfering with pedestrian and bicycle movement. **Table C.6, *Recommended Plant Palette,*** reflects plant material intended to establish the Vistancia North streetscape environment.

VISTANCIA NORTH

Table C.6

Recommended Plant Palette

Botanical Name	Common Name	Botanical Name	Common Name
Acacia smallii	Sweet Acacia	Pithecellobium flexicaule	Texas Ebony
Cercidium spp.	Palo Verde	Pithecellobium mexicanum	Mexican Ebony
Cercidium Hybrid	Desert Museum	Prosopis spp.	Mesquite
Chilopsis linearis	Desert Willow	Sophora secundiflora	Texas Mountain Laurel
Olneya tesota	Ironwood		
Acacia constricta	Whitethorn Acacia	Eriogonum fasciculatum	California Buckwheat
Acacia greggii	Catclaw Acacia	Eriogonum wrightii	Wright Buckwheat
Agave spp.	Agave	Fouquieria splendens	Ocotillo
Ambrosia ambrosioides	Giant Bursage	Hesperaloe spp.	Hesperaloe
Ambrosia deltoidea	Bursage	Hymenoxys acaulis	Angelita Daisy
Anisacanthus thurberi	Desert Honeysuckle	Hyptis emoryi	Desert Lavender
Aristida purpurea	Purple Threeawn	Justicia spp.	Chuperosa
Asclepias subulata	Desert Milkweed	Larrea tridentata	Creosote Bush
Atriplex canescens	Fourwing Saltbush	Lotus rigidus	Deer Vetch
Atriplex lentiformis	Quail Brush	Lycium pallidum	Squawberry
Calliandra spp.	Fairy Duster	Mimosa biuncifera	Catclaw Mimosa
Cassia spp.	Cassia	Mimosa dysocarpa	Velvetpod Mimosa
Celtis spp.	Desert Hackberry	Penstemon spp.	Perstmenon
Chrysactinia mexicana	Damianita	Plumbago scandens	Plumbag White
Condalia globosa	Bitter Condalia	Psilostrophe cooperi	Paperflower
Cordia spp.	Cordia	Rhus ovata	Sugarbush
Dalea spp.	Dalea	Simmondsia chinensis	Jojoba
Dasylirion acrotriche	Green Desert Spoon	Sphaeralcea ambigua	Globemallow
Dasylirion longissimum	Toothless Desert Spoon	Trixis californica	Trixis
Dasylirion wheeleri	Desert Spoon	Vauquelinia californica	Arizona Rosewood
Encelia farinosa	Brittlebush	Viguiera deltoidea	Goldeneye
Dodonaea viscosa	Hopbush	Yucca spp.	Yucca
Ephedra spp.	Mormon Tea	Zinnia acerosa	Desert Zinnia
Ericameria laricifolia	Turpentine Bush	Ziziphus obtusifolia	Gray Thorn
Baileya multiradiata	Desert Marigol	Dyssodia acerosa	Dyssodia
Dalea capitata	Trailing Dalea	Oenothera berlandieri	Mexican Evening Primrose
Dalea greggii	Trailing Indigobush	Verbena spp.	Verbena
Carnegiea gigantea	Saguaro	Ferocactus spp.	Barrel Cactus
Echinocereus engelmannii	Hedgehog	Opuntia spp.	Cholla and Prickly Pear

Fraxinus spp.	Ash	Platanus spp.	Sycamore
Geijera parviflora	Australian Willow	Quercus spp.	Evergreen Oak
Antigonon leptopus	Queen's Wreath	Lavandula angustifolia	Lavender
Asclepias subulata	Desert Milkweed	Leucophyllum spp.	Texas Sage
Bougainvillea spp.	Bougainvillea	Ruellia spp.	Ruellia
Buddleia davidii	Butterflybush	Salvia spp.	Sage
Caesalpinia spp.	Bird of Paradise	Tagetes lemmoni	Mt. Lemmon Marigold
Chrysothamnus nauseosus	Rabbitbrush	Tecoma stans	Yellow Bells
Feijoa sellowiana	Pineapple Guava	Zauschneria californica	Hummingbird Trumpet
Acacia redolens	Prostrate Acacia	Melampodium leucanthum	Blackfoot Daisy
Antigonon leptopus	Queen's Wreath	Muhlenbergia rigens	Deer Grass
Aloe spp.	Aloe	Nolina erumpens	Bear Grass
Baccharis 'centennial'	Green Carpet	Oenothera caespitosa	Evening Primrose

Source: Greey Pickett, August 2005

3. Conceptual Signage

A preliminary program to identify the hierarchy and location for project monumentation signage will announce arrival into Vistancia North. The monument signage is intended to project a low profile utilizing contextually appropriate theme materials and forms in concert with community design guidelines.

The locations for primary monumentation are located at the intersections of arterial roadways. Secondary entry statements are to be located at the intersections of these roadways and the minor collector roadways.

Monumentation for commercial development will occur at the intersection of Vistancia Boulevard and Twin Buttes Road. Opportunities for builder way-finding signage are expected to occur at selected minor/minor collector and minor/major collector roadways. It should be noted that community, marketing and pedestrian directional signs will be utilized throughout Vistancia North. Community directional signs will be provided to direct residents to community features and amenities.

Temporary marketing directional signs will provide assistance for visitors locating specific subdivisions. Pedestrian-oriented directional signs are intended to be placed along the trail system for user orientation and information. Kiosks may also be included at trailhead access points to identify the trail system and provide key information such as trail name, distance, and difficulty. A graphic icon will assist in

denoting interesting trail features such as lookout/vista points, geology/vegetation, etc.

7. Utilities and Services

1. Potable Water

The City of Peoria will be the potable water provider for Vistancia North. Physical facilities do not currently exist to provide water to Vistancia North. This project will include the development of additional supply, delivery and redundancy systems. The supply of potable water to Vistancia North will be primarily based on groundwater wells supplemented by CAP surface water. The supply from the wells will be on a "no net reduction" of groundwater basis to comply with "safe-yield" criteria as established by the Arizona Department of Water Resources (ADWR) for groundwater within the Phoenix Active Management Area (AMA).

The 2005 Vistancia Utility Master Plan Update prepared by Wilson & Company, Inc. (dated December 2, 2005) reports a total water demand for the overall Vistancia property of 5,690 acre-feet per year upon completion of the Planned Community to projected development intensity and density levels. This report also indicates that water demand will be met by a combination of recovered groundwater (4,200 acre feet and surface water (CAP) (1,490 acre feet) to meet the ultimate annual demand. The report therefore concludes that the proven water supply meets the total water demand of the Planned Community.

2. Wastewater Treatment

Phase 1 of the Jomax Water Reclamation Facility (WRF) is complete and services the developed portion of Vistancia South. Under future construction projects, the facility will be expanded to also service Vistancia North. The facility is located in Parcel C-35 of Vistancia South.

This location was approved under the Maricopa County Special Use Permit Application 98-97 in August 1999 and subsequently approved by the City of Peoria during the annexation of Vistancia South.

The Jomax WRF site has been master planned to treat up to 6 million gallons of wastewater per day (mgd) at full buildout. However, with additional infrastructure improvements, the site has sufficient property to expand to 9 mgd as allowed under the 2002 MAG 208 Regional Update. It is anticipated that approximately 0.7 mgd will be generated by the full buildout of

Vistancia North. The remainder of flows will be generated by Vistancia South, Lake Pleasant Heights, Saddleback Heights and other developments located east and west of the Vistancia North Planned Community. The first phase of plant construction has a capacity of 0.75 mgd, but only treats approximately 0.15 mgd currently. Subsequent expansions are planned to increase capacity to 2.25 mgd, 4.5 mgd, and 6.0 mgd, respectively as its service area continues to develop. Wastewater from the Jomax WRF will be treated to A+ quality for use in the irrigation of golf courses, other turf managed facilities, and community lakes. Groundwater recharge will be accomplished during the winter months when reclaimed water supply is anticipated to exceed demand.

3. Electric

Vistancia North is located within the Arizona Public Service (APS) electrical service area. APS conducted a siting study for the Northwest Valley to determine future infrastructure network and corridor alignments throughout the area. The planned network will recognize the existing 230 kV power corridor to the east of the property and potentially utilize the Department of Energy power station located to the south. Although APS has reached a tentative agreement with Vistancia LLC to provide Vistancia North with electrical service, alternative providers could be involved. The facilities tentatively planned for the three planned communities include three 69 kV substations connected by a network of 69 kV, above ground power lines.

Vistancia North will obtain initial power for the development to serve a significant portion of phase one from a drop extension to the 500kV power corridor immediately east of the Vistancia South Planned Community. This location, coincidentally will also serve as a planned location for a power substation.

4. Telephone

Vistancia North is located within the Accipiter Communications service territory. However, deregulation requirements enable any telecommunications provider to service the subject property. Vistancia LLC has met with representatives from Qwest Communications, Accipiter, and Cox Communications regarding the property. All of these providers would need to expand their facilities to accommodate the project.

5. Cable Television

Vistancia LLC has met with representatives from Accipiter Communications, Qwest Communications and Cox Communications regarding Vistancia North. All of these telecommunication companies are interested in providing video or cable television to the developments in the area. Providers would need to expand their facilities to accommodate the project.

6. Natural Gas

Natural gas facilities are expected to serve the development of Vistancia North. Vistancia LLC has contacted Southwest Gas with the intent to extend service to the community at the time when demand warrants.

8. Development Schedule/Phasing

A total of three development phases are proposed for the build-out of the Vistancia North Master Planned Community as shown on **Figure C-9, *Development Phasing Plan.*** The phasing of the Vistancia North Planned Community will respond to housing market demand, retail market demand, and job growth demand for employment space, regional transportation facilities (regional access opportunities) and sound infrastructure development strategies.

The extension of development infrastructure to each of the villages, and the individual development parcels has been illustrated in **Figure C-10, *Roadway Infrastructure Phasing Plan*.** Necessary utilities will generally be located within the roadway rights of way to extend sanitary sewer, domestic water and dry utilities. The conceptual development schedule of each phase is ultimately based on residential absorption, and is projected as follows:

- Phase 1 - 2004 through 2008
- Phase 2 - 2008 through 2011
- Phase 3 - 2011 through 2016

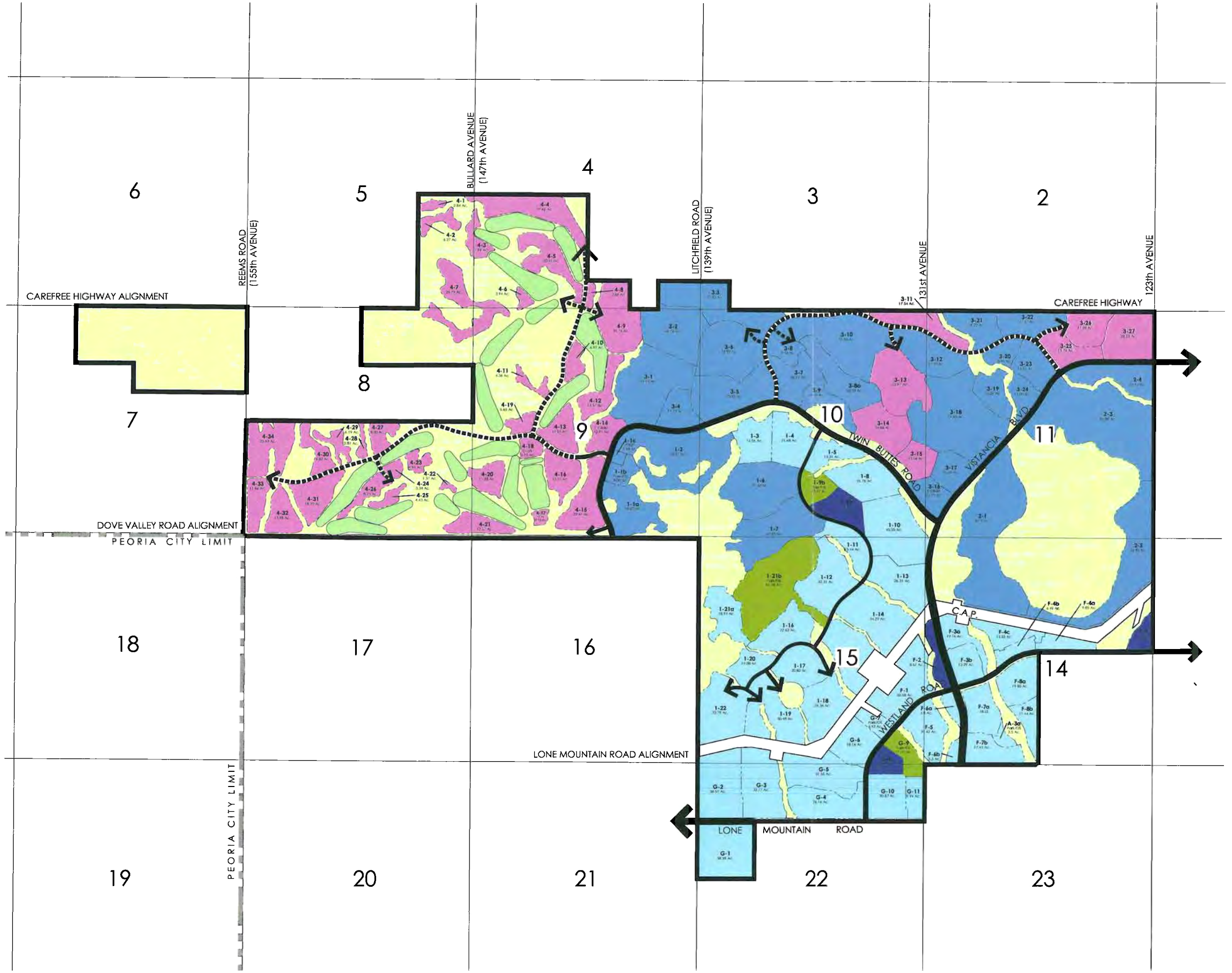
VISTANCIA NORTH

Planned Community District

Development Phasing Plan

DEVELOPMENT YEAR

- Phase One (2004-2008)
- Phase Two (2008-2011)
- Phase Three (2011-2016)
- Park/Open Space
- Public Facility



1" = 2,400' 0' 2,400' 4,800' 7,200'

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Figure C-9

Commercial and mixed use phasing will respond to the demand created by housing growth and/or regional transportation improvements which generate an increase in regional transportation trips within the vicinity to these non-residential development parcels. Absorption of commercial and mixed-use development should respond to the growth in market potential as well as being responsive to economic development efforts jointly managed by Vistancia LLC and the City of Peoria. A projection for the completion of the absorption of commercial and mixed-use has not been provided due to the many variables which could have an influence on their outcome.

It is estimated that the total Vistancia North Planned Community District residential build-out will occur over a 7 to 10 year time period. This estimate, of course, depends on the health of the regional and national economy and local housing market demands. A golf course and clubhouse facility will be located in Village 4 and constructed in the second phase to allow for its staged playability by community residents in phase three. A second 18-hole course, within Village 3 may occur earlier if initial demand warrants.

9. Management and Maintenance

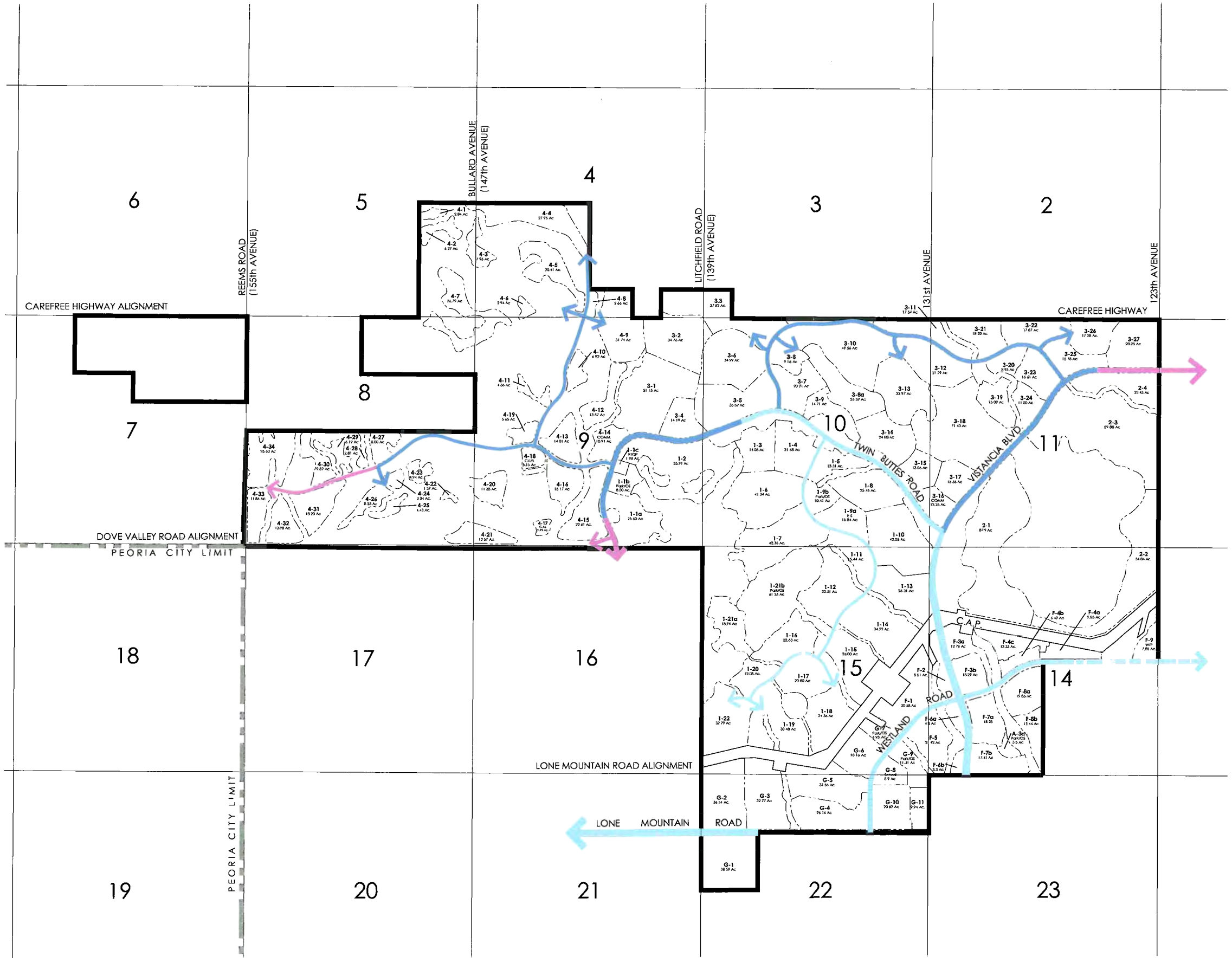
a. Vistancia Maintenance Corporation (VMC) Responsibility-Overall Association

A master community homeowners association, the Vistancia Maintenance Corporation (VMC), has been created to manage all common open space facilities owned by the VMC and govern the affairs of the VMC through a formal governance structure to be established in the VMC's bylaws. These facilities typically will include the community/CAP trails, recreation center, entry monuments and community-wide amenities. In addition to common tracts owned by the VMC, the VMC will assume the maintenance responsibility for median landscaping and landscaping within the public right-of-way adjacent to all major and minor arterial roadways as well as major and minor collector roadways throughout the community. Future lot and other property owners within Vistancia North will be required to pay dues to one of the five Village Associations which in turn will pay the expenses of the VMC for the operation and maintenance of community facilities. All private facilities constructed by Vistancia LLC will be dedicated to the VMC for acceptance upon completion. The dedication and acceptance process will coincide with the public approval of the facilities through the City of Peoria development review process. Once accepted, it will become the Board of Trustees' responsibility to manage and maintain the facilities under the purview of the bylaws.

VISTANCIA NORTH

Planned Community District

Roadway Infrastructure Phasing Plan



DEVELOPMENT YEAR

- Phase 1 Infrastructure (2004-2008)
- Phase 2 Infrastructure (2008-2011)
- Phase 3 Infrastructure (2011-2016)

1" = 2,400' 0' 2,400' 4,800' 7,200'

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Figure C-10

b. Village Association (VA) Responsibility-Local Association

Village Associations will be formed for each of the residential villages (Village 1, Village 2, Village 3, and Village 4 – the local associations) to manage and maintain tracts, common open spaces and amenities within the respective village. Village F & G are part of Vistancia South and were formed as part of Village A. Special assessments may be established under the Village Associations for local neighborhoods which incorporate private street networks, gated entries and/or unique amenities not envisioned by the Vistancia North PCD. Village Associations, however, will not be responsible to maintain regional or community facilities that are immediately adjacent to the subdivision. Individual home and property owners will pay one fee to their respective Village Association. The Village Association will, in turn, have the responsibility for paying its applicable share to the VMC under a structure which provides representation to the VMC.

c. Design Guidelines and Architectural Review Committee

Residential and Commercial Design Guidelines will be created to provide an overall framework and comprehensive set of standards and procedures that will guide the Vistancia North Planned Community District in an orderly and compatible manner. Each village may operate under its own set of Design Guidelines in an effort to provide a unique identity for each enclave within Vistancia North. In addition, specific guidelines may be prepared to distinguish the desired character of production and custom housing products. Guiding principles and objectives for the development of the guidelines include:

1. Recognize the Sonoran Desert context through the use of contextual plant and building materials.

   - Maintain a consistent Sonoran Desert plant palette throughout the multiple phases of development.

   - Encourage the use of local (Southwest) building materials and desert hues.

2. Strive to achieve a distinctive sense of place for Vistancia North, while promoting diversity in architectural and landscape architectural design and community development.

   - Create a community identity through the use of consistent materials, a community logo, entry monumentation, custom design of informational signs for way finding along public streets, and the community trails system.

- Develop standards for the site planning and architectural treatment of the community commercial center which emphasizes the treatment of the intersection of Vistancia Boulevard and Twin Buttes Road as a significant village gateway within Vistancia North.

- Encourage form, material and color diversity in building design.

3. Recognize the range of Southwestern climatic conditions through attention to solar orientation, architectural/vegetative shading techniques and other appropriate climatic responses within the built and planted environment.

   - Promote the consideration of exterior building color (reflectivity), solar angles with the placement of structures/eaves, and plant materials to reduce the impact of summer solar heat gain.

   - Encourage the use of greenbuilding materials and strategies in both residential and non-residential development.

4. Maximize opportunities for public exposure and connectivity to common community spaces and visual access to view corridors and natural landform features.

   - Promote subdivision design that maximizes public exposure to natural open space.

   - Encourage subdivision and commercial site design that provides view corridors, which terminate on open space or topographic features.

5. Promote opportunities for multi-modal mobility throughout the community for residents of all ages.

   - Provide a community trails system that allows for the safe movement of community residents among neighborhoods, public facilities community commercial uses and natural and developed open spaces.

   - Provide opportunities for school age children to commute as pedestrians or bicyclists among schools, parks and neighborhoods.

   - Emphasize and educate the community about the existence of the trails network through the use of comprehensive trails directional markers and maps.

6. Promote opportunities for village and neighborhood social interaction.

   - Locate common open spaces within neighborhoods in a central location to promote accessibility to residents.

   - Promote subdivision and housing design which recognizes the local street as a social interaction space in addition to it primary function of traffic movement.

   - Promote the use of open fencing along natural open spaces, trailhead access points, golf courses and neighborhood parks, where possible.

To achieve the design principles stated above, a design review committee (DRC) has been created to review, implement and enforce the design guidelines within Vistancia North. The residential and commercial design guidelines will be reviewed by the DRC for their consistency with the Vistancia North standards. Once approved by the DRC, the proposal will then be reviewed by City Staff for conformance with its adopted Design Guidelines to address the incorporation of City-wide standards. All changes or updates to the Vistancia North design guidelines will be provided to the City of Peoria for review.

As noted above, the residential design guidelines will be imposed, administered and enforced by the Vistancia North DRC. Single-family residential proposals (subdivision plats) will provide a setback exhibit which meets the intent of the Peoria Design Review Manual. All residential and non-residential land uses will be subject to the City of Peoria Design Review Program. The Vistancia North Community CCR's will establish the review authority of the DRC. DRC approval of each development proposal will occur prior to the review and issuance of development approval by the City of Peoria. Because the DRC process is entirely independent of the City of Peoria development review process, the City may accept plans for processing and may authorize development approval related to plans that have not been previously approved by the DRC. Membership on the DRC shall be established by the CCR's and may include representatives from the Master Developer, homebuilders, design consultants and/or community residents. It is anticipated homeowner participation on the DRC will increase over time as property ownership transitions from the Master Developer to the community homeowner associations.

d. <u>Amendment Procedures</u>

While this section does not represent a regulatory element of the Vistancia North Planned Community District Overlay, it is intended to

represent Vistancia LLC's understanding of amendment procedures within the City of Peoria.

1. Formal Amendments (Planned Community District)
   Formal amendments to the PC District shall follow the procedures of Article 14-36-8 of the Peoria Zoning Ordinance. This section defines the amendments as major or minor based on a set of criteria.

2. Administrative Amendments and Interpretations
   In the future, it may be necessary to request a formal or informal interpretation from the City of Peoria Zoning Administrator with respect to the implementation of the PC District or Zoning Ordinance related to the Vistancia North Master Planned Community District. These circumstances may relate to, but are not limited to, interpretation of project intent, use, zoning districts, or development standards contained in this PCD overlay district. It is anticipated that interpretation of these provisions may be made in oral or written form upon the request of the property owner.

D. Slope Analysis and Parcel Density Calculations

1. Purpose and Intent

The Hillside Development Overlay (HDO) District requires a Slope Category Determination Study to be completed concurrent with an application for rezoning. It is the intent of this chapter to specify the method that was utilized to conduct, determine its results, and define permissible development areas and appropriate parcel densities.

Due to the extensive area (approximately 3,985 acres) included within the Vistancia North Planned Community District, as well as its extensive topographic relief, a computer method of slope analysis has been recommended to address the provisions of the HDO District. Section 14-22A-3.E.2 of the Peoria Zoning Ordinance, (part of the HDO) permits the ability to utilize a computer-generated slope determination method. Chapter B.3.c of this document provides a general overview of the diverse topographic conditions exhibited by the property. The discussion and provisions that follow are intended to guide the initial slope analysis for purposes of determining appropriate product types and densities of each parcel within each of the five villages of Vistancia North.

2. Slope Categories

The Peoria HDO District is generally applicable to all undeveloped parcels exhibiting a slope condition in excess of 10 percent. The HDO defines slope categories within five-percent increments, starting from a baseline of 10 percent to a maximum of 40+ percent. The Vistancia North Planned Community District defines hillside conditions for all areas where an existing slope (equal to and greater than 10 percent) occurs within natural desert areas, consistent with the HDO District. The 10 percent boundary was determined utilizing the methodology described in Chapter D.3. Therefore, for the purposes of implementation of the Vistancia North Planned Community District, the seven slope categories applicable for the review of subdivision plats and site plans include the following:

- 10 – 15 % slope
- 15 – 20 % slope
- 20 – 25 % slope
- 25 – 30 % slope
- 30 – 35 % slope
- 35 – 40 % slope
- 40 % + slope

3. Methodology for Slope Analysis, Density Calculations and Slope Category Bubbles

Based on extensive studies, Vistancia LLC, working in conjunction with City Staff, has selected the computer method, (AutoCAD Land Development Desktop) which utilizes a 25-foot grid structure to quantify existing slope conditions. The 25-foot grid method used a surface model created by elevations established every 25-feet from an aerial survey. **Figure D-1, *Slope Analysis Methodology***, graphically presents the application of this method upon one (Parcel 1) parcel located within Vistancia North. The survey performed for this site provided data at 25-foot grid intervals, so this method precisely utilized the data obtained in the field. The computer measured the slope between each elevation point on the grid, and assigned a slope for that section. This method was selected because it provided the appropriate amount of detail to accurately depict the applicable slope categories within each parcel, without encountering the anomalies created by steep slopes which occur over very short distances, such as in washes.

Density

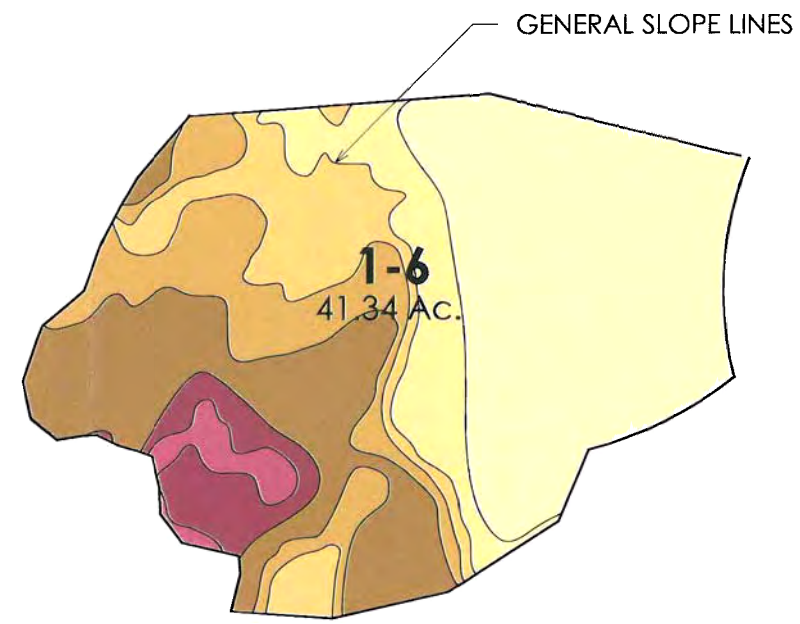
The computer modeling, based on the 25-foot grid, provided a precise total area for each of the seven defined slope categories, depending on the land character exhibited within each development parcel. The development parcels identified within each of the five villages (as illustrated by the proposed Land Use Master Plan) were isolated for the purpose of determining the precise slopes within each parcel. The results of the analysis produced a map depicting the area within each slope category for each of the 119 development parcels proposed within the Vistancia North Planned Community District. **Table C.1, *Residential Density and Student/School Projections,*** includes a column which buildout the maximum number of units projected for each development parcel based on the maximum permitted density provisions of the HDO District. The computer model therefore determined the total land area (in acres – to a four decimal place accuracy) within each slope category for each development parcel, and applied the maximum permitted dwelling units per acre as provided by the HDO District. The formula for the determination of dwelling units, influenced by topographical slope units within each development parcel, is as follows:

Slope Units = area (10% -15%) x 1.5
+ area (15% - 20%) x 1.0
+ area (20% - 25%) x 0.7
+ area (25% - 30%) x 0.5
+ area (30% - 35%) x 0.3
+ area (35% - 40%) x 0.2
+ area (40%+) x 0.1

VISTANCIA NORTH

Planned Community District

Slope Analysis Methodology (Parcel 1-6)

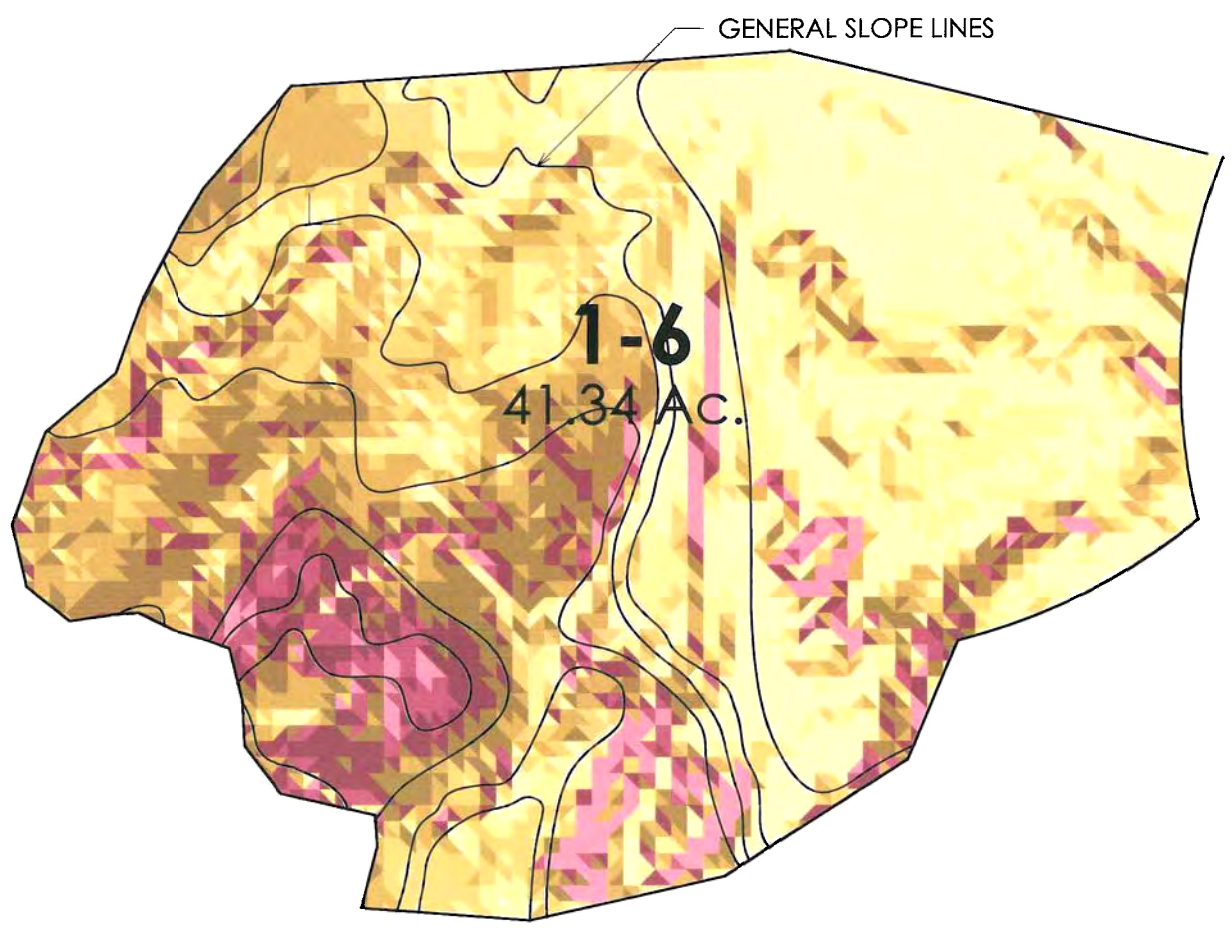


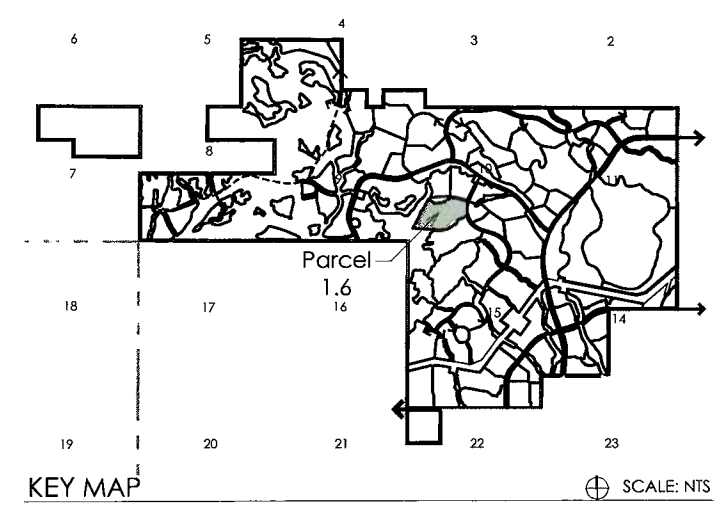
GENERALIZED SLOPE ANALYSIS

1" = 500' - 0" 0' 500' 1000' 1500'

SLOPE CATEGORY TOTALS FOR PARCEL 1-6

	Beg. Range	End Range	Acreage	Project %
	0%	10 %	15.35	32.06%
	10%	15%	3.65	7.61%
	15%	20%	3.45	7.20%
	20%	25%	5.40	11.27%
	25%	30%	9.94	20.73%
	30%	35%	4.10	8.55%
	35%	40%	3.92	8.18%
	40%	99%	2.11	4.40%





KEY MAP

SCALE: NTS

DETAILED SLOPE ANALYSIS

1" = 300' 0' 300' 600' 900'

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Figure D-1

The results of the formula therefore quantify the precise determination of the maximum number of hillside slope units permitted on each development parcel. This subtotal number was then combined with the formula for dwelling units not influenced by slope to determine the total permitted number of dwelling units for the net area of each development parcel. In the case of each development parcel, the gross land area is inclusive of golf course fairways, slopes of mountain peaks (generally to the ridge of the peak) and future right-of-way dedications.

Slope Category Area

The Vistancia North Planned Community District provided a detailed hillside analysis, projecting the precise maximum number of units permitted within each development parcel. However, with additional review and revision of the product types, the development parcels were reevaluated. Utilizing the maximum unit numbers established in the revision of Table C.1 (to be reviewed and approved in this document), each individual applicant, (at the time of preliminary plat review and/or site plan review for each development parcel) shall prepare a detailed parcel slope analysis identifying the specific slope categories outlined in the City of Peoria Hillside Development Overlay District. This detailed mapping of slope categories within each development parcel will utilize the original slope analysis areas within each category to interpolate the appropriate areas. The process therefore applies the total area within each slope category to a mapping process that utilizes the original mapped (colored) analysis of slope to define areas within each category (mapped color). Vistancia LLC will initially prepare the slope category exhibit, with a discretionary check by Planning Department staff to determine the defined categories. The mapped categories will be utilized in the implementation of the provisions of the HDO District, related to the evaluation of lot coverage, conserved/disturbed area and density transfer for each lot within the development parcel

4. Allowable Density under Provisions of the Hillside Ordinance and Development Agreement

The computer method of slope analysis, based on the 25-foot grid method established herein, is intended to set maximum limits of units permitted on each of the proposed development parcels. If any of the configurations of the development parcels were to change, a new analysis, based on the method defined in Chapter D.3 above, would need to be conducted for the refined determination of maximum slope units and therefore, the total units within the parcel.

5. Slope Analysis Results

The quantification of topographical slope of Vistancia North is depicted on **Figure D-2, *Generalized Slope Characteristics.*** Typically, the slope of the property ranges from 0-5% to 40+% as shown on **Table D.1, *Slope Characteristics Summary.*** The slope analysis map illustrates the actual slope determinations based on the methodology presented previously.

Table D.1

Slope Characteristics Summary

Slope Category	White Peak Ranch**		Vistancia North	
	Area Calculation (Acres)	Percent of Total Site	Area Calculation (Acres)**	Percent of Total Site
0-5%	1,027	26%	1279	31%
5-10%	793	20%	***	***
10-15%	533	13%	565	14
15-20%	393	10%	621	16
20-25%	325	8%	387	10
25-30%	283	7%	344	9
30-35%	211	5%	211	5
35-40%	420*	11%	179	5
40+%	NA	NA	399	10
Total	**3,985**	**100%**	**3,985**	**100%**

* The upper slope threshold is 35 percent and higher.

** Slope analysis prepared by Greey Pickett, December 2005. Partial base data utilized from aerial photography rectified to elevation data through Kenney Aerial.

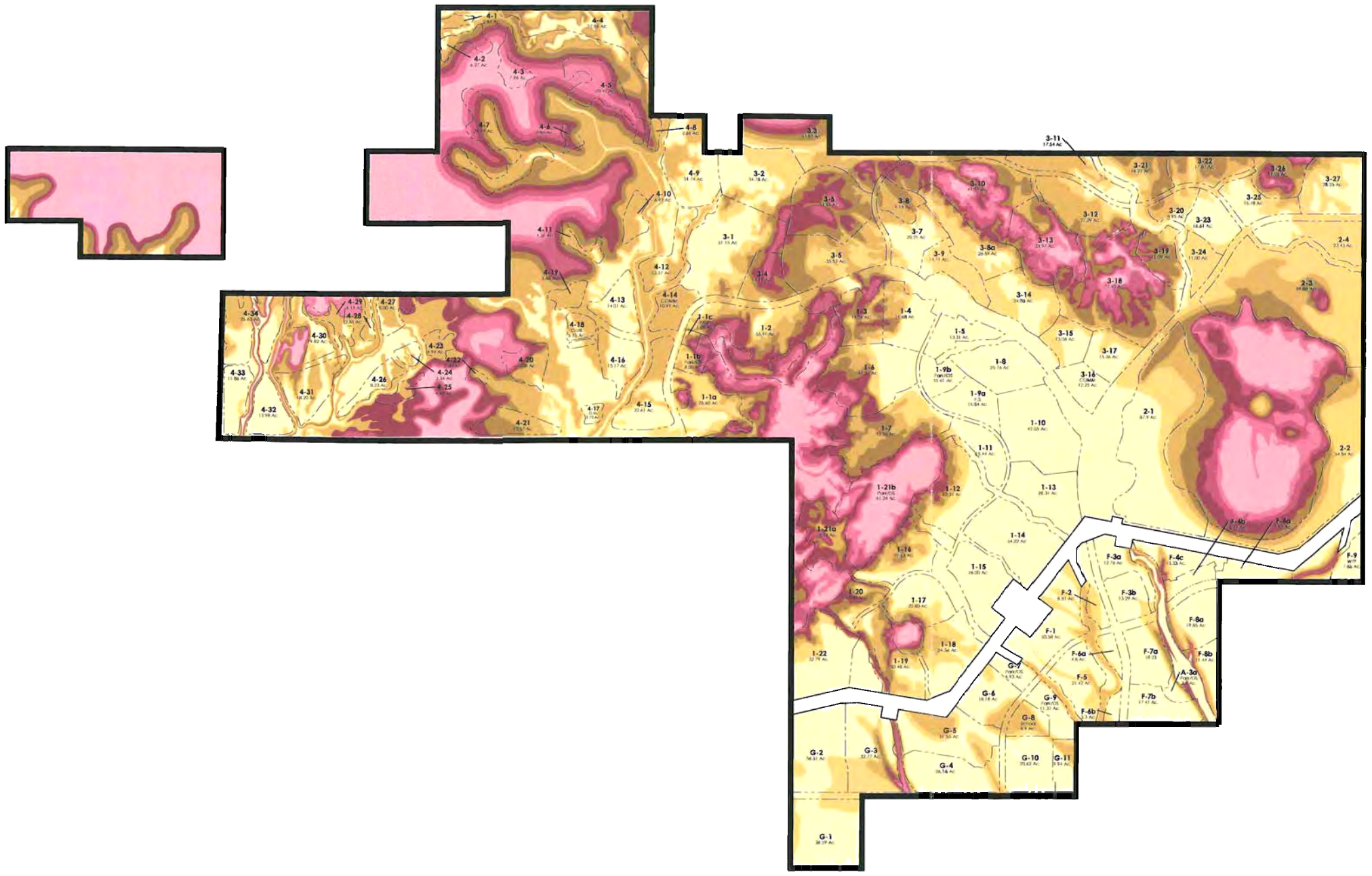
*** The updated slope analysis collapsed the 0-5 percent and 5-10 percent categories into the 0-10% category. The total in the Vistancia North column for 0-5 % includes the 5-10% acreage.

Source: LVA, July 2001 and Greey Pickett, December 2005

VISTANCIA NORTH

Planned Community District

Generalized Slope Characteristics



SLOPE CATEGORY TOTALS FOR VISTANCIA NORTH

	Beg. Range	End Range	Acreage	Project %
	0%	10 %	1279.49	32.1 %
	10%	15%	564 93	14.2 %
	15%	20%	621.01	15.6 %
	20%	25%	387.45	9.7 %
	25%	30%	344.08	8.6 %
	30%	35%	211.20	5.3 %
	35%	40%	179.27	4.5 %
	40%	99%	399.57	10.0 %

1" = 2,400' 0' 2,400' 4,800' 7,200'

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Figure D-2

E. REGULATORY DEVELOPMENT STANDARDS

1. Purpose and Intent

This Chapter contains the land use and regulatory development provisions necessary to implement the vision for the Vistancia North Planned Community District. It also complies with the provisions of the Planned Community District as provided by Section 14-36-2 and 14-36-3 of the Peoria Zoning Ordinance.

To that end, these provisions constitute the primary tool for use by the City of Peoria, Vistancia LLC and subordinate developers to establish a high quality community for Vistancia North, as adopted by the Peoria City Council.

The development regulations govern land use densities, intensities and location criteria within Vistancia North. Furthermore, this Chapter includes development standards related to base zoning, property use, building and landscape setbacks, building height, lot coverage, infrastructure design standards, drainage design standards, general development provisions, hillside development provisions, parking and loading provisions, sign provisions, and landscape development standards. Unless otherwise specified herein, all development within Vistancia North shall conform to all Ordinances, Codes, Policies and Regulations of the City of Peoria adopted as of the date this document is approved by the Peoria City Council.

2. Zoning Base Districts

The base zoning requested under this application include districts specifically drafted for the Vistancia North Planned Community District which, under the PCD District (Article 14-36, Section 14-36-2D), supplements and supersedes the base zoning as described in the Peoria Zoning Ordinance. These districts are defined in **Table E.1, Underlying Zoning Districts** on the following page.

Table E.1

Underlying Zoning Districts

District	District Description	Minimum Lot Size (Sq.Ft.)
VRD-40	Vistancia Residential Detached Housing	40,000
VRD-35	Vistancia Residential Detached Housing	35,000
VRD-30	Vistancia Residential Detached Housing	30,000
VRD-24	Vistancia Residential Detached Housing	24,000
VRD-18	Vistancia Residential Detached Housing	18,000
VRD-12	Vistancia Residential Detached Housing	12,000
VRD-10	Vistancia Residential Detached Housing	10,000
VRD-8	Vistancia Residential Detached Housing	8,000
VRD-7	Vistancia Residential Detached Housing	7,000
VRD-6	Vistancia Residential Detached Housing	6,000
VRD-5	Vistancia Residential Detached Housing	5,000
VRD-4	Vistancia Residential Cluster Housing	4,000
VRA-4	Vistancia Residential Attached Housing	4,000
VRD-3	Vistancia Residential Attached Housing	3,000
VRA-3	Vistancia Residential Detached Housing	3,000
V-CC	Vistancia-Community Commercial	NA
V-MU	Vistancia Mixed Use	NA

Source: LVA Urban Design Studio; December 2005

Figure E-1, *Planned Community Underlying Zoning*, graphically depicts the proposed total zoning for each of the one hundred and nineteen (119) development parcels within the five villages (1-4 and F & G). As indicated by **Table E.2, Village Development Capacity** The number of proposed residential units (Projected Maximum Units) is governed by a maximum number of units within each of the five (5) development units (Village 1, Village 2, Village 3, Village 4, Village F&G as follows:

Table E.2

Village Development Capacity

Village	Projected Maximum Units
Village F & G	1,534
Village 1	1,810
Village 2	783
Village 3	1,213
Village 4	948
Total	**6,288**

Source: LVA Urban Design Studio, LLC, February 2006

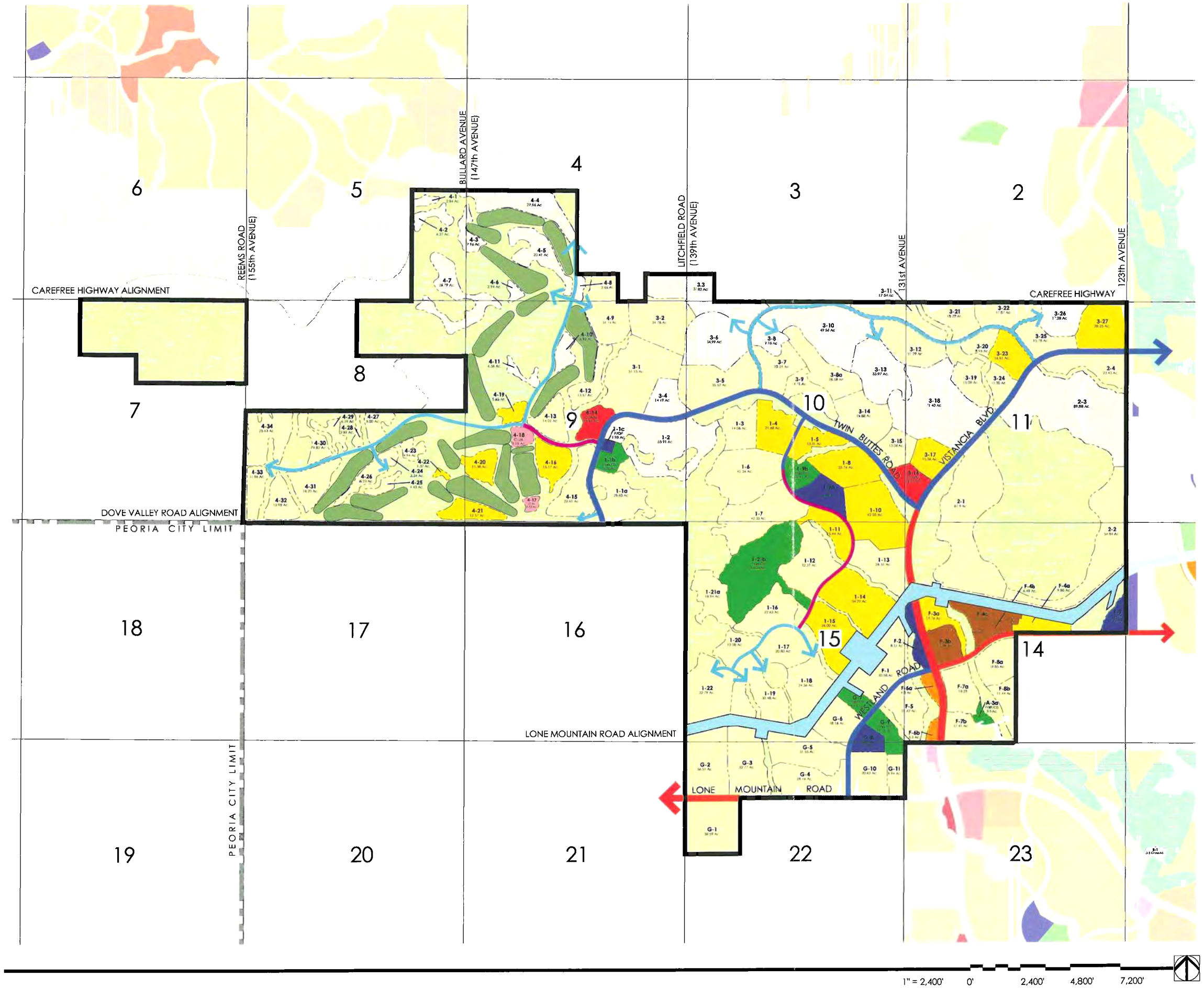
The target units noted within each village may be exceeded by no more than 10%. The total maximum gross residential density of 1.60 dwelling units per acre (6,288) total units) and commercial intensity (approximately 270,000 square feet) reflects conformity with the City of Peoria General Plan Land Use target standards (Target Units) and land use ratio standards. The project density and intensity accurately represents the actions taken by the Peoria City Council related to General Plan Amendment 01-10. The Vistancia North residential zoning districts are designed to promote opportunities for the diversity of housing types and densities within the Vistancia North Planned Community, while affording the full spectrum of lifestyle options within the scope of housing market demand.

a. Residential District Standards:

Intent

The maximum number of dwelling units identified for each of the villages represents the maximum potential units within that village. However, residential units may be transferred from parcel to parcel, as the development plan is implemented, within any of the five villages (as necessary) to achieve project density targets. Proposed subdivision plats must demonstrate conformity with the underlying zoning district standards from parcel to parcel when dwelling unit transfers are proposed for a receiving parcel.

In all cases, proposed residential subdivision plats may reflect a total dwelling unit count below the number indicated in the Projected Maximum Units column in **Table E.2**.



VISTANCIA NORTH

Planned Community District

Planned Community Underlying Zoning

LAND USES

	RE	Residential/Estate 0-2.0 du/ac (VRD-40, VRD-35, VRD-30, VRD-24)
	LD	Residential/Low 2.0-5.0 du/ac (VRD-18, VRD-12, VRD-10, VRD-8, VRD-7, VRD-6)
	MD	Residential/Medium 5.0-8.0 du/ac (VRD-4, VRA-4,VRD-3, VRA-3)
	MH	Residential/Medium High 8.0 - 15.0 du/ac (VRD-3, VRA-3)
	MU	Mixed Use (V-MU)
	SU	Special Use (V-SU)
	CC	Community Commercial (V-CC)
	P/OS	Park/Open Space
	G	Golf Course
	P/QP	Public/Quasi-Public
	W	Water
		Major Arterial
		Minor Arterial
		Major Collector
		Minor Collector

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Figure E-1

Table E.2, ***Residential Development Standards***, provides proposed development standards for the residential zoning districts under the Planned Community District Overlay. These standards are intended to introduce an element of design flexibility to address the potential transition of density from community open space areas, such as steep sloped areas, major landforms, major and primary washes. Within the single family residential zoning districts, the residential standards will serve to permit design flexibility, while maintaining minimum lot sizes within each development parcel, therefore allowing the appropriate density transfer from adjacent open spaces. As indicated in **Table E.2,** the total number of residential units (within each of the villages) will have a defined dwelling unit cap.

In each of the residential land use categories, RE, LD,MD, and MH, any of the flexible zoning districts as listed on **Table E.3** may be utilized during the preliminary or final plat process to address open space goals. The flexible zoning districts are intended to provide and promote the use of lot sizes, as necessary and appropriate, to transfer residential density from appropriate "donating" to "receiving" development parcels during the implementation of the Planned Community District Overlay.

To encourage the preservation of environmentally sensitive land, units may be transferred between any parcels within any of the villages. For example, if Parcel 1-1 is defined within Table C.1) not to exceed 71 units and is final platted using only 50 dwelling units, the remaining 21 units may be transferred to any other parcel within any other village. To allow this appropriate and inherent flexibility to occur, the general plan land use and zoning district conformity relationships are established in **Table E.3, Land Use/Zoning District Conformity:**

Table E.3

Land Use/Zoning District Conformity

Residential Land Use	Flexible Zoning Districts
RE	VRD-40,VRD-35, VRD-30, VRD-24, VRD-18
LD	VRD-18, VRD-10, VRD-8, VRD-7, VRD-6, VRD-5
MD	VRD-6, VRD-5, VRD-4, VRA-4
MH	VRD-5, VRD-4, VRA-4, VRD-3, VRA-3
HD*	VRD-3, VRA-3, VRA-4

* In Mixed Use Designated Parcels
Source: LVA Urban Design Studio; December 2005

The actual zoning district for each development parcel will be determined and vested with the approval of each preliminary plat as proposed by the Applicant, recommended by Peoria staff, and the final plat approved by the Peoria City Council.

Permitted Principal Uses

The following primary uses are permitted within the residential districts,

- Single Family Detached Housing.
- Single Family Attached Housing (see District Tables).
- Multifamily Housing (see District Tables).
- Churches, synagogues, temples, chapels, or similar places of worship and related facilities.
- Educational institutions where access is provided directly to a major or minor arterial or major or minor collector street for public institutions and directly to a major or minor arterial street for parochial institutions.
- Golf courses and related facilities including retail sales with a gross leasable area of 10,000 square feet or less.
- Public Utility and Municipal Facility buildings and related facilities provided the facilities are adequately screened from public view.
- Parks, public and private.
- Temporary Uses, including clubhouse, sales/marketing facilities, model home complexes, maintenance facilities and related accessory uses.

Conditional Uses

The Vistancia North Planned Community shall conform to the standards provided by Section 14-5-3 of the Peoria Zoning Code except as provided under Permitted Primary Uses, as listed above.

Permitted Accessory Uses

The Vistancia North Planned Community shall conform to the standards provided by Section 14-5-4 of the Peoria Zoning Code.

Development Standards

The Vistancia North Planned Community shall recognize the development standards provided within **Table E.4, *Residential Development Standards*.** These standards are intended to supersede the standards provided by Section 14-5-5, as authorized by 14-36-7 E. of the Peoria Zoning Code. The residential district standards are intended to provide standards for: minimum lot area, minimum lot width, density, building height, front setbacks, building setbacks from property lines, distance between buildings and maximum lot coverage for each residential lot.

VISTANCIA NORTH

Table E.4

Residential Development Standards

District (6)	Minimum Lot Size[1,8]		Building Height		Minimum Yard Setbacks				Distance Between Bldgs. [5]	Maximum Coverage
	Area	Width[3]	Stories / Feet	Front[4]	Coverage Min.	Total	Street Side	Rear		
VRD-40										
Standards	40,000	120	2 / 30	25	10	30	15	30	—	35%
VRD-35										
Standards	35,000	110	2 / 30	25	10	30	15	25	—	35%
VRD-30										
Standards	30,000	100	2 / 30	25	8	25	15	25	—	35%
VRD-24										
Standards	24,000	85	2 / 30	25	8	25	15	25	—	35%
VRD-18										
Standards	18,000	75	2 / 30	25	10	20	15	25	—	40%
VRD-12										
Standards	12,000	70	2 / 30	20	7	14	10	20	—	45%
VRD-10										
Standards	10,000	60	2 / 30	20	7	12	10	20	—	50%
VRD-8										
Standards	8,000	50	2 / 30	20	5	12	10	15	—	50%
VRD-7										
Standards	7,000	45	2 / 30	20	5	10	10	15	—	50%
VRD-6										
Standards	6,000	45	2 / 30	20	5	10	10	15	—	55%
VRD-5										
Standards	5,000	40	2 / 30	15	5	10	10	10	—	55%
VRD-4										
Standards	3,400	40	2 / 30	10	0	10	10	10	—	55%
VRD-4 (6)(7)(9)										
Standards	3,000	35	2 / 36	10	0	6	10	10	6	55%
	3,000	NA	2 / 36	20	10	20	20	5	10	80%
VRD-3 (9)										
Standards	2,000	26	2 / 36	10	3	6	10	10	—	55%
	2,000	NA	3 / 42	20	10	20	20	5	10	80%
VRD-3 (9)(7)(8)										
Standards	2,000	30	3 / 42	10	0	0	10	5	6	70%

(1) Up to 40% of the proposed lots within the subdivision plat may utilize the residential standards provided by the next, most dense zoning district. For example, if a development parcel is being platted under the VRD-8 District, then 40% of the proposed lots may utilize the VRD-7 standards when the Applicant can demonstrate conformance with the Average Area per Dwelling Unit calculation.
(2) No more than forty percent (40%) of the lots within a subdivision shall be constructed at the Minimum Lot Size permitted by the zoning district. Court cluster developments within the VRD-4 zoning districts shall have a maximum of eight units per cluster, with a minimum of 10% of the parcel being devoted to centrally located open space. Open space is to be improved with common amenities for the enjoyment of the residents within the project.
(3) Minimum lot width permitted within district.
(4) To allow for a diverse streetscape, the front yard setback may be set at 10 feet from the front property line for a maximum total of 50 percent of the total building frontage in any residential zoning district accommodating such features as side entry garages, bonus rooms, or corridors, etc.
(5) The minimum distance permitted between buildings on the same lot or as required by the IBC.
(6) Districts are cumulative.
(7) Within the multi-family attached districts (VRA-4 and VRA-3) a minimum 15-foot wide perimeter landscape setback and a minimum 20-foot wide street landscaped setback shall be provided.
(8) Parcel density may be transferred from natural open space areas to preserve the defined Slope Units indicated in Table C.2 as the majority of the hillside area has been scheduled for transfer to the City of Peoria. To preserve and transfer the Slope Units, minimum lot size and minimum property dimensions within the development parcel may be reduced below the 10% slope line by 30% of the district standard.
(9) Standards for multifamily attached residential use when property is un-subdivided. Residential units are intended to be rented, leased or sold under a horizontal regime.

Source: LVA Urban Design Studio, LLC, December 2005.

7. Regulatory Development Standards

a. Purpose and Intent

This section contains the land use and regulatory development provisions necessary to implement the vision for the White Peak Ranch Planned Community District and to comply with ~~Phase Two~~ provisions of the Planned Community District as provided by Section 14-36-2 ~~7.E~~ and 14-36-3 of the Peoria Zoning Ordinance. To that end, these provisions constitute the primary tool for use by the City of Peoria, the Master Developer and subordinate developers in insuring that White Peak Ranch grows and develops in conformance with the vision presented by this document and the Peoria Comprehensive Master Plan.

The development regulations govern land use densities, intensities and locational criteria within White Peak Ranch. Furthermore, this section includes development standards related to base zoning, use, setbacks, heights, coverage, infrastructure design standards and drainage design standards. Unless otherwise noted herein, all development within the White Peak Ranch project shall conform to all Ordinances, Codes, Policies and Regulations of the City of Peoria.

b. Zoning Base Districts

The base zoning districts requested under this application include districts specifically drafted for the White Peak Ranch Planned Community District, which, under the PCD District, supplements and supercedes base zoning as described in the Zoning Ordinance. These districts are defined as follows:

District	District Description	Minimum Lot Size (Sq. Ft.)
WPD-40	White Peak Detached Housing	40,000
WPD-35	White Peak Detached Housing	35,000
WPD-30	White Peak Detached Housing	30,000
WPD-24	White Peak Detached Housing	24,000
WPD-18	White Peak Detached Housing	18,000
WPD-12	White Peak Detached Housing	12,000
WPD-10	White Peak Detached Housing	10,000
WPD-8	White Peak Detached Housing	8,000
WPD-7	White Peak Detached Housing	7,000
WPD-6	White Peak Detached Housing	6,000
WPD-4	White Peak Cluster Housing	4,000
WPA-4	White Peak Attached Townhomes	4,000
WPA-3	White Peak Attached Multifamily	3,000
WPA-2	White Peak Attached Multifamily	2,000
WP-NC	White Peak Neighborhood Commercial	-
WP-CC	White Peak Community Commercial	-
WP-RC	White Peak Regional Commercial	-
WP-E	White Peak Employment	-
WP-WTP	White Peak Water Treatment Plant	-

1. Residential District Standards:

Intent
The residential districts listed above are designed to respond to opportunities and constraints discussed within the Site Analysis Section (Chapter 4) related to the White Peak Ranch property. The wide range of single family residential districts, ranging

from 40,000 square foot lots to attached housing on 4,000 square foot lots, is intended to support a range of resident life styles. District standards are intended to promote stable, functional and diverse neighborhoods.

Permitted Principal Uses

The following primary uses are permitted within the residential districts,

- Single Family Detached Housing.
- Single Family Attached Housing (see District Tables).
- Multifamily Housing (see District Tables).
- Churches, synagogues, temples, chapels, or similar places of worship and related facilities.
- Educational institutions provided access is provided directly to an arterial or collector street for public institutions and directly to an arterial for parochial institutions.
- Golf courses and related facilities including retail sales with a gross leasable area of 10,000 square feet or less.
- Public Utility and Municipal Facility buildings and related facilities provided the facilities are adequately screened from public view.
- Resorts in the WPA-4, WPA-3 and WPA-2 Districts.
- Parks, public and private.
- Temporary Uses, including sales/marketing facilities, model home complexes and related accessory uses.

Conditional Uses

The White Peak Ranch Planned Community shall conform to the standards provided by Section 14-5-3 of the Peoria Zoning Code except as provided for under Permitted Primary Uses as listed above.

Permitted Accessory Uses

The White Peak Ranch Planned Community shall conform to the standards provided by Section 14-5-4 of the Peoria Zoning Code.

Development Standards

The White Peak Ranch Planned Community shall recognize the development standards provided within **Table Five**, *Residential Development Standards*. These standards are intended to supercede the standards provided by Section 14-5-5, as authorized by 14-36-7 E of the Peoria Zoning Code. The residential district standards are intended to provide standards for minimum lot area, minimum lot width, density, building height, front setbacks, building setbacks from property lines, distance between multi-family buildings and maximum lot coverage for each residential lot.

Residential Development Standards

District	Minimum Lot Size		Building Height	Minimum Yard Setbacks					Distance Between Bldgs.	Maximum Coverage
(5)	(1)	Width (2)	Stories / Feet	Front (3)	Side Min.	Total	Street Side	Rear	(4)	
WRD-40										
	40,000	150	2 / 30	30	10	30	15	30	---	35%
WRD-35										
	35,000	130	2 / 30	30	10	30	15	25	---	35%
WRD-30										
	30,000	110	2 / 30	30	8	25	15	25	---	35%
WRD-24										
	24,000	90	2 / 30	25	8	25	15	25	---	35%
WRD-18										
	18,000	80	2 / 30	25	5	15	10	25	---	40%
WRD-12										
	12,000	70	2 / 30	20	5	15	10	20	---	40%
WRD-10										
	10,000	60	2 / 30	20	5	15	10	20	---	50%
WRD-8										
	8,000	50	2 / 30	20	5	15	10	20	---	50%
WRD-7										
	7,000	50	2 / 30	20	5	13	10	15	---	50%
WRD-6										
	6,000	45	2 / 30	20	5	13	10	15	---	55%
WPD-4										
	4,000	40	2 / 30	15	3	6	10	10	---	55%
WPA-4										
	4,000	30	2 / 30	15	0	0	10	10	10	55%
WPA-3										
	3,000	na	2 / 30	na	0	0	(10)	(10)	10	55%
WPA-2										
	2,000	na	3 / 36	na	na	na	(10)	(10)	10	55%

(1) Minimum lot area permitted within district. Area presumes area transfer from sensitive lands preservation. Minimum area may be superceded by Hillside Overlay Development Regulations per Article 14-22A of the Peoria Zoning Code.

(2) Minimum lot width permitted within district.

(3) To allow for a diverse streetscape, the front setback for the living component of the home and for turn-in garage component of the home may be set back 10 feet from the front property line.

(4) Minimum distance permitted between buildings on the same lot or as required by the UBC.

(5) Districts are cumulative.

(6) Within multi-family attached districts (WPA-4, WPA-3 and WPA-2) a minimum 15-foot wide perimeter landscape setback and a minimum 20-foot wide street landscaped setback shall be provided.

(7) Parcel density may be transferred from natural open space areas to preserve the defined Slope Units indicated in Table Two as the majority of the hillside area has been scheduled for transfer to the City of Peoria. To preserve and transfer the Slope Units, minimum lot size and minimum property dimensions within the development parcel may be reduced below the 10% slope line by 30% of the district standard.

b. Commercial, Mixed Use and Municipal Service District Standards:

Intent

The commercial and mixed use districts listed above are designed to respond to opportunities and constraints as well as demographic projections for the planned community at build-out as discussed within the Site Analysis (Chapter B). The intent of the commercial and mixed use districts within the Vistancia North Planned Community are defined as follows:

- The V-CC (Community Commercial) District is intended to provide opportunities for the development of community related goods and services, generally scaled to support an intended market area within a one-mile radius of the proposed center.

- The V-MU (Mixed Use) District is intended to provide opportunities for the co- location of retail, office employment, amusement, and/or high density housing within the Vistancia North Planned Community. Uses may include office, specialty retail, entertainment, educational, and/or residential opportunities.

Permitted Principal, Conditional and Accessory Uses for V-CC, V-MU and V-MS are shown on **Table E.5**, ***Commercial, Mixed Use and Municipal Service District Permitted Uses.*** The table identifies the principal, conditional and accessory uses permitted within the commercial and mixed use districts for Vistancia North. The uses identified on the following page are intended to reflect a general list of those specific uses permitted to locate within Vistancia North. The permitted height, setbacks and coverage standards are also identified to guide site development for non-residential uses. These parameters are shown on ***Table E.6, Non-Residential Development Standards.***

VISTANCIA NORTH

Table E.5

Commercial, Mixed Use, and Municipal Service District Permitted Uses

Permitted Uses	V-CC	V-MU	V-MS
Amusement / Recreation Centers	C	C	C
Automobile, Body Shop	C	-	-
Automobile, Rental	C	-	-
Automobile, Sales - New	C	-	-
Automobile, Sales - Used	C	-	-
Automobile, Service Shop*	C	-	-
Banks, Savings and Loans	P	P	-
Barber and Beauty Shops	P	P	-
Business, Technical and Vocational Schools	P	P	-
Car Wash	P	-	-
Child Day Care Facilities	P	P	-
Churches	P	P	-
Community College	-	P	-
Convenience food restaurant with Drive-Thru Services	P	-	-
Credit Unions	P	P	-
Educational Institutions	-	P	-
Gas Service - Self Serve**	P	-	-
Health and Exercise Center	P	P	-
Helistop	C	-	C
Hospital	-	P	-
Hotels and Motels	P	P	-
Manufacturing*** -	-	-	
Medical and Dental Offices	P	P	-
Mini Storage Facilities	P	-	-
Mortuary	C	-	-
Motion Picture Production	-	-	-
Bars and Lounges (excluding Adult Live Entertainment and Adult Motion Picture Uses	C	C	-
Offices, Professional and Service	P	P	-
Plant Nursery and Sales ****	P	-	-
Printing and Publishing	P	P	-
Public Utility Buildings, Structures	P	P	P
Repair Services *****	P	-	-
Residential, High Density (15+ du/ac	C	P	-
Restaurants	P	P	-
Restaurants - Drive-In	P	-	-
Research Laboratories for Scientific Research and Testing	C	C	-
Retail Sales of New Merchandise within Enclosed Buildings	P	P	-
Skating Arena	C	P	-
Theaters (Indoor) P	P	-	
Veterinarian Offices and Clinics	P	P	-
Water Treatment Facilities	-	-	P
Wholesale Sales of Finished Goods	P	P	-
Wireless Communication Facilities ****** (regulated as per Section 14-3-13 of the Peoria Zoning Ordinance)	C	C	C

P = Permitted Principal Use
C = Permitted Conditional Use
A = Permitted Accessory Use
* = Automotive diagnostic and service establishments; provided they meet all yard requirements for principal buildings and exterior design is compatible with that of other buildings in the complex.
** = Subject to the provisions of 14-9-5.
***=Non-hazardous manufacturing or assembly of finished products or sub-assemblies within enclosed buildings.
**** =Outdoor sales of nursery stock, lawn furniture and home garden supplies when developed as an attached component to the planned complex and completely screened from view from any street.
***** =Repair services for watches, jewelry, shoes, locksmith and appliances.
******=Initial location to be treated as a Permitted Conditional Use. Additional facilities co-located in same manner will be permitted as of right.

Table E.6
Non-Residential Development Standards

District	Building Height	Minimum Yard Setbacks							Max. Coverage
	Stories /Feet	Front (feet)	Side (feet) Min.	Street (feet) Side	Rear (feet)	Interior (feet) Side	Interior (feet) Rear	Adjacent Single Family Residential (feet)	
VOC									
Standards	2 / 30	20	10/35	20	35	8	None	30	(c)
VMO									
Standards	30' (within 20' of residential [a] 40' (within 30' of residential [a]	20	10/35	20	35	8	None	30	(c)
VMS									
Standards	20' (within 20' of residential [b] 30' (within 30' of residential [b]	20	10/50	20	50	8	30	30	(c)

[a] height may be increased one (1) foot for each three (3) feet of additional setback to a maximum height of three (3) stories or forty-two (42) feet
[b] height may be increased one (1) foot for each three (3) feet of additional setback to a maximum height of four (4) stories or forty-eight (48) feet
[c] Maximum percentage of lot coverage is determined by the aggregate area of buildings and structures, required yards, off-street parking and loading space and other specified lot area requirements applicable to the proposed use.
Source: LVA February 2006

3. Development Standards

The general development standards are intended to supplement and/or supersede standards of general applicability included within the Peoria Zoning Ordinance Sections 14-2 (Definitions), 14-3 (General Provisions), 14-22A (Hillside Development Overlay District), 14-22B Desert Land Conservation Overlay, 14-23 (Parking and Loading Requirements), 14-34 (Signs), 14-35 (Landscape Requirements), and 14-41 (Special Use Permits) as well as addressing Sections 20-70-21/23 (Multi-Family Design), 20-70-3/7,(Non-Residential Design Review), and 20-70-11/12 (Detached Single Family Residential Design) of the City of Peoria Design Review

Manual. Each of these Ordinance/Guideline provisions are modified as provided below:

1. Definitions (Article 14-2)

Carriage or Casita Unit - An accessory unit to a single-family dwelling, attached to or detached from the main dwelling unit that is intended for providing living space separate from the main unit. The unit shall not be rented or leased separate from the main building. Such units may provide separate cooking facilities.

Density –The number of residential dwelling units on a defined parcel divided by the gross acreage of that parcel.

Design Review Committee – The committee established to review and approve a development's conformance to the Vistancia Design Guidelines.

Development Unit (Village) – A sub-area of the PCD development plan identified by letter/number and containing multiple development parcels.

Development Parcel – A sub-area of each development unit (village) referenced by letter/number (development unit) and number (parcel). Each development parcel contains a single-land use and, when platted, will vest a single zoning classification from the flexible zoning districts permitted for that land use.

Fencing, View – Fencing that is not solid, such as wrought iron or rebar, for the purpose of allowing visual surveillance on public or semi-public spaces.

Floor Area Ratio – The gross floor area of all buildings on a parcel divided by the gross area of the parcel.

Gross Area, Development Unit – The area of a development unit including all planned or dedicated streets, alleys, private accessways, open space, and/or easements. Parcel boundaries shall extend to the center of adjacent streets or rights-of-way or other public space.

Gross Area, Development Parcel - The area of a development parcel including all planned or dedicated streets, alleys, private accessways, open space, and/or easements. Parcel boundaries shall extend to the center of adjacent streets or rights-of-way or other public space.

Housing, Living Component – All components of a house not associated with the storage of automobiles.

Housing, Multifamily Attached – A building or group of buildings serving as attached living units typically for lease (apartments), but may be provided for sale (condominium or timeshare). This term is intended to apply to triplex or greater combinations of units.

Housing, Single Family Attached – A building containing more than one dwelling unit, each of which has primary ground floor access to the outside, which are attached to each other by common walls without openings in compliance with building codes. This term is intended to apply to townhomes (lot sales).

Housing, Single Family Detached - A residential structure containing only one dwelling unit entirely separated from buildings on adjoining lots or sites.

Housing, Turn-in Garage Component – A garage with doors angled 45 degrees or more to the street.

Native Plant, Protected – Cacti that are four (4) feet or greater in height and trees that are four (4) inches or greater in caliper (measured at a point 24 inches from the ground elevation.

Natural Open Space – Areas containing naturally occurring Sonoran Desert vegetation and conservation features that have not been altered except to allow natural surface trails (public or private), roadways, and utility easements as necessary.

Net Area, Development Unit – The area of a development unit, excluding all planned or dedicated streets, alleys, private accessways, roadway and/or alley easements and intended desert preserve areas generally above the 30% slope line.

Net Area, Development Parcel – The area of a development parcel, excluding all planned or dedicated streets, alleys, private accessways, roadway and/or alley easements and intended desert preserve areas generally above the 30% slope line.

Parking, Tandem – A parking stall within a residential garage located behind another stall and without direct access to the outside.

Wash, Primary – Wide, sandy bottom washes that carry drainage in excess of 700 cubic feet per second from a relatively broad watershed and are fed by a number of smaller tributary washes. These washes generally have dense thickets of

vegetation along their edges and are easily identified from aerial photographs.

Wall, Combination – A wall comprised partially of view fencing and partially of solid wall.

Wall, Privacy – A solid wall within a development parcel utilized between individual lots.

Wall, Retaining – A wall utilized to support or retain ground that is higher on one side of the wall than the other.

2. General Provisions (Article 14-3)

a. Section 14-3-2 C. General Yard and Setback Requirements

Provision 5.f., regarding bay windows, shall be modified as follows:

Bay windows may project up to four (4) feet into a required yard provided that a minimum of three (3) feet remains in the side yard setback dimension; the bay windows shall have a maximum width of twelve (12) feet, paralleling the nearest lot line.

Provision 5.j., regarding front porches and entryways, shall be modified as follows:

A structure, which is a primary front entryway or porch, may extend into a required front yard setback a maximum of ten (10) feet provided that a minimum of ten (10) feet remains in the front yard setback dimension and that such structure is not fully enclosed and is not more than fifteen (15) feet in width.

Vistancia North shall be exempt from provision 5.k, regarding trellis or lattice structures, as approval of these features will be governed by the DRC and enforced by the Village Homeowner Associations.

b. Section 14-3-2 D. Height Exceptions

The following provision shall be added as a height exception:

5. *Architectural embellishments, mechanical penthouses, and mechanical equipment may exceed the maximum building height within any non-residential zoning district by a maximum of twenty (20) feet. Such structures or equipment shall constitute no more than 25% of the roof area of the structure.*

c. Section 14-3-2 F. Exterior Lighting

Provision 3, regarding allowable height for exterior lighting, shall be modified as follows:
The height of any light fixture shall not exceed twenty (20) feet in a residential zoning district or thirty (30) feet in any other zoning district. Height shall be measured from the base of the light fixture to the light source. Exempt from the height restrictions are the following uses:

a. *Baseball, softball, soccer, volleyball, or football fields or similar uses*
b. *Golf driving ranges*
c. *Outdoor arenas and amphitheaters*
d. *Public parks*
e. *Street lighting*

d. Section 14-3-13 Wireless Communication Facilities

The second paragraph shall be modified to read as follows:
A wireless communication facility, as defined in Article 14-2, shall be a permitted conditional use only in parcels zoned Community Commercial (V-CC), Mixed Use (V-MU), or Municipal Services (V-MS) subject to the limitations contained in this Article and as otherwise set forth in the Peoria City Code.

3. Hillside Development (Article 14-22A)

The Hillside Development Overlay (HDO) District applies to all properties that exhibit slopes in excess of 10%. The intent is to establish special regulations to guide development in these sensitive areas. Based on the analysis of the Vistancia North Planned Community, this condition has been determined to exist within many of the parcels.

The maximum number of lots in areas exhibiting a natural slope of 10% or more is restricted, with allowance for transferring density from steep sloped areas to lower sloped hillside areas or outside of the hillside area. The HDO required a Slope Category Determination Study, which was utilized to calculate the maximum allowable units generated from exhibiting a 10% slope or greater.

Beyond density restrictions, the HDO includes provisions for construction on hillside lots. It is the intent of the Vistancia North Planned Community to comply with the provisions of the HDO within those development parcels with determined "hillside conditions".

Intended exceptions to the provisions of the HDO for the Vistancia North Planned Community are provided below. These exceptions are designed to promote natural open space within hillside development areas and address the preservation of primary washes.

a. 14-22A-3 E.3 (the following provision will replace the existing provision):
The Final Slope Category Map resulting from either Section 14-22A-3.E.1 or Section 14-22A-3.E.2 shall be utilized in determining allowable densities, lot area, lot disturbance and lot coverage requirements. The Final Slope Category Map will not be utilized to define slope conditions within drainage corridors as contributing to the calculated hillside development area. Wash corridors are defined, and will be preserved by regulatory provisions contained within Section 5 of the Vistancia North PCD Plan and Program. Preliminary plats shall reflect proposed disturbance/coverage envelopes for each lot and shall contain tabular information necessary to determine compliance with the provisions of Article 14-22A.

b. 14-22A-4 B. (the following provision shall amend Table 2):

Slope Category	Minimum Lot Size
10%-15%	3,500* square feet*
15%-20%	10,000 square feet

*Allows for the provision of cluster product only.

c. 14-22A-4 C. (the following provision shall amend the first sentence to read as follows): *"No residential lot within the Hillside Development Overlay District and having slope areas in excess of fifteen (15) percent shall have a front lot width less than thirty-five (35) feet.*

d. 14-22A-4 F. (the following provision shall amend the section to read as follows): *No building shall exceed a height of thirty (30) feet, above the natural grade of the land at any section through the structure. Non-residential structures shall not exceed forty (40) feet, above the natural grade of the land at any section through the structure.*

e. 14-22A-4 I (new): *Clustering of residential lots shall be utilized to preserve hillside areas. The clustering of lots shall not increase*

the underlying density allowed within the Vistancia North PCD. Special development standards for cluster residential development are as follows:

- *The underlying zoning district and proposed use is for single family dwelling units.*
- *The minimum area of the development is five (5) acres.*
- *The minimum lot size of a clustered lot is 3,500 square feet.*
- *The undisturbed area shall be maintained as permanent natural area open space.*
- *The modified development standards used pursuant to this section shall be approved concurrently with the preliminary plat.*
- *The burden of proof is on the applicant to demonstrate to the City Planning Manager that the cluster residential development will not be detrimental to the intent of the Hillside Development Overlay District and that it will advance the City's interests in protecting a hillside development area.*

f. 14-22A-6 B. (the following sentence has been amended as follows): *The maximum height of any cut or fill used to establish a building site or a driveway shall not exceed twenty (20) feet and must comply with the provisions of the Peoria Building Codes."*

g. 14-22A-6 D. (the following sentence has been amended as follows): *"All lots less than 30,000 sf net area are eligible for mass grading."*

h. 14-22A-6 E. (the following sentence has been amended as follows): *"All lots greater than 30,000 sf net area shall establish a construction envelope equal to the combined area of the maximum disturbed area and maximum lot coverage from Table 2, below".*

i. 14-22A-6 H.7.a. (the following sentence has been amended as follows): *"The proposed location will not be detrimental to the intent of the Hillside Development Overlay District and, to the maximum extent feasible, is located in the lower slope categories";*

j. 14-22A-6 H.7.b. (the following sentence has been amended as follows): *"The difference of allocated Disturbed Area does not*

k. 14-22A-6 H.7.c. (the following sentence has been amended as follows): *"The resulting change in Disturbed Area on an individual lot or parcel is taken from a Transitional Area and does not interfere with the preservation of Natural Open Space;*

l. 14-22A-6 I. (the following sentence has been amended as follows): *"Within the ten to fifteen (10-15) percent slope area only, the amount of Disturbed Area may be transferred to a parcel other than the receiving parcel within the development".*

m. 14-22A-6 I. (new): Not withstanding anything in this section to the contrary, the maximum height of any cut or fill used to establish a golf course shall not exceed forty (40) feet. Cut and fill slopes will be recontoured. Concurrently with the submittal of a site plan for a golf course, a vegetation and contour plan will be submitted to the City Manager. The vegetation and contour plan shall require the approval of the City Manager; such approval shall be made only upon a finding that the vegetation and contour plan will not be detrimental to the intent of the Hillside Development Overlay District and upon a finding that the plan will advance the City's interest in protecting a hillside development area.

n. 14-22A-11 A: (the following sentence has been amended as follows): "Within a hillside development area and above the twenty (20) percent slope line, no construction shall occur which will alter the mountain top profile and no building or structure shall be constructed which will project above a ridge line of significance when viewed from arterial roadways."

Even though the majority of Vistancia North is located within undisturbed Sonoran Desert, the remnants of past extraction activities are present in the area surrounding the Clementine Mine, which exhibits the visual characteristics of disturbance as shown on **Figure E-2, Clementine Mine Desert Lands Conservation Overlay/Hillside Development & Overlay District Exemption Area**. The disturbed hillside area is located in Section 10 of T. 5 N., R. 1 W., and includes approximately 22 acres of slopes that exceed 10 percent. Due to the significant degradation that has occurred in this specific area, Vistancia LLC respectfully requests that the City identify this area as exempt from the provisions of Article 14-22A.

4. Desert Lands Conservation Overlay (Article 14-22B)

The Desert Lands Conservation Overlay (DLCO) seeks to identify and protect the unique and sensitive lands within the City north of Pinnacle Peak Road. The protection of those sensitive resources located within Vistancia North shall conform to those established in Article 14-22B of the Peoria Zoning Ordinance, except as modified below:

- The preparation of the Desert Lands Conservation Report shall not be required for any lands located within Vistancia North, as this information is contained within the final Vistancia North Planned Community District document, except for: 3.b, Plant Community Identification.

- The preparation of the Master Conservation Plan shall not be required for any lands located within Vistancia North except for the preparation of D.2, Identification of Native Plants and D.3, Identification of Conservation and Development Areas.

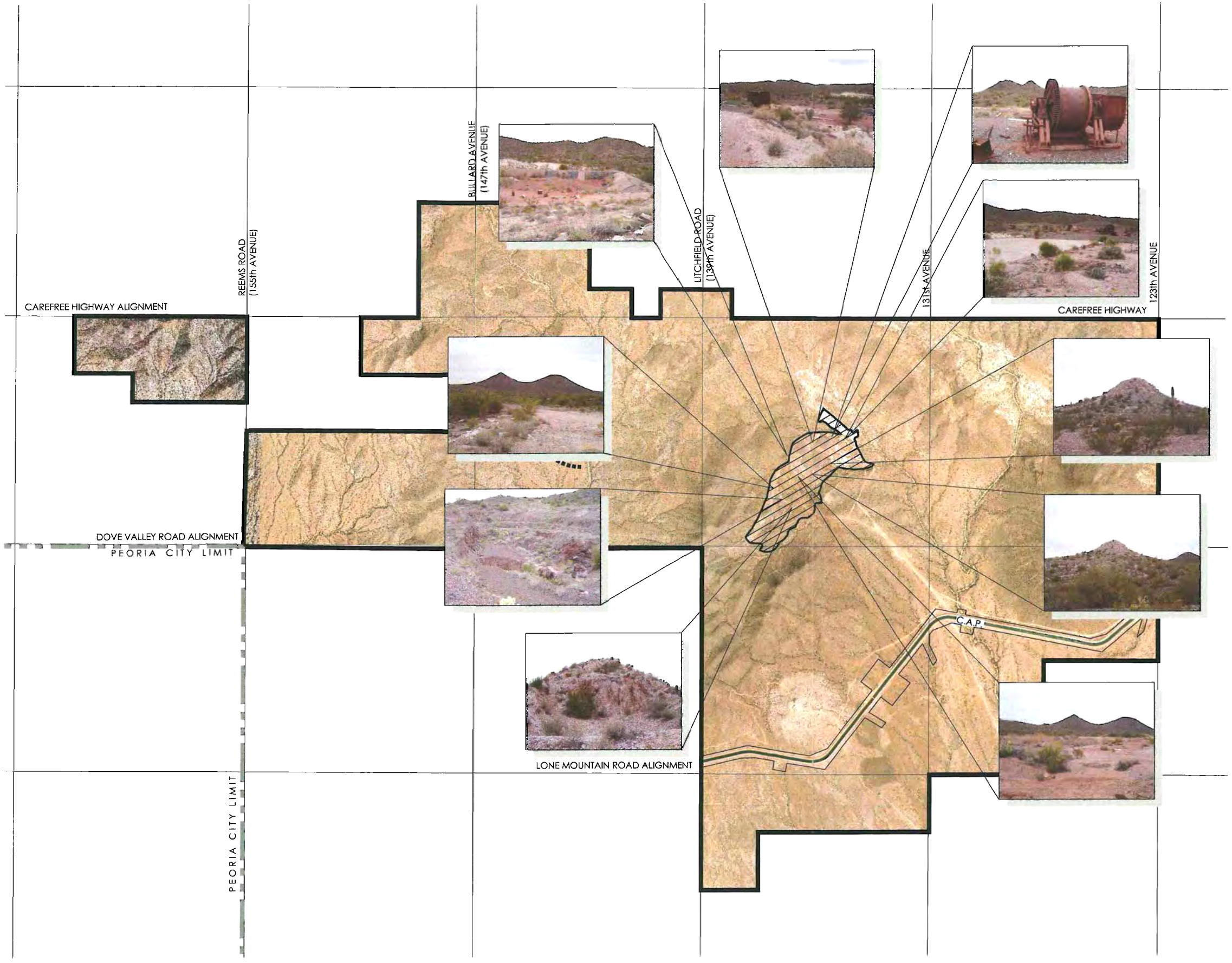
- Vistancia North shall be exempt from the requirements of the NOS slope/landform matrix (14-22B-5), as the PCD was originally approved prior to September 14, 2004.

The DLCO identifies unique and environmentally sensitive lands located north of the Pinnacle Peak alignment that benefit from reasonable development controls. While the majority of Vistancia North is located within undisturbed desert, the degradation of the natural desert surrounding the Clementine Mine, significantly diminishes its value as undisturbed natural area open space. The disturbed area surrounding the mine comprises a total area of 82 acres as identified on Figure E-2.

In an effort to demonstrate how this affected area should be designated as exempt from the provisions of the DLCO, each of the conservation features (identified in Section 14-22B-2 Applicability (B) is identified and summarized below:

- Cultural Resource: An archaeological investigation was completed within the boundaries of Vistancia North in 1988. While the research indicates the Anglo presence for mining, it does not identify any historic or prehistoric presence in the defined area. Please refer to Chapter B.3. f of this document.

- Isolated Peak: The existing topography of the affected area exhibits slopes that do not create an isolated peak condition.



VISTANCIA NORTH

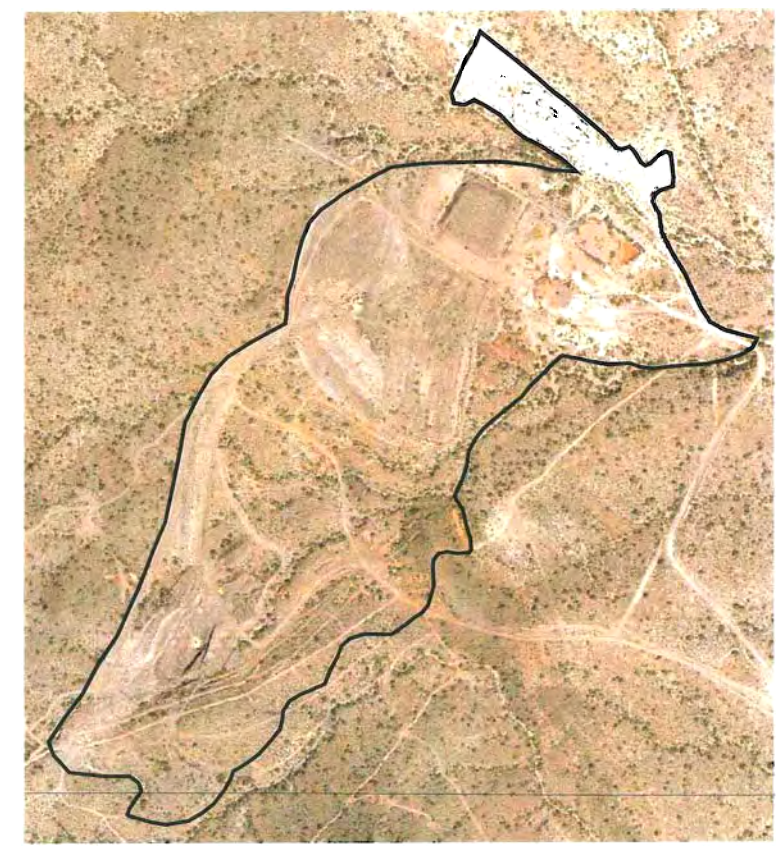
Planned Community District

Clementine Mine Desert Lands Conservation Overlay / Hillside Development & Overlay District Exemption Area

LEGEND

81.62 Ac. Proposed Exemption Area
59.91 Ac. 0 - 10% Slope
21.71 Ac. > 10% Slope

PROPOSED EXEMPT AREA ENLARGEMENT
N.T.S.



1" = 2,400' 0' 2,400' 4,800' 7,200'

GREEY | PICKETT
Stanley Consultants INC.
TASK ENGINEERING
WILSON & COMPANY
LVA Urban Design Studio L.L.C.

Figure E-2

- Mountainous Area: The affected area is not contained within a mountainous area as identified through its existing topography.

- Plateau: The affected area is not located within an area where the level surface is at a uniformly higher elevation than the ground plain.

- Primary Peak: The affected area does not contain a peak that rises more than 400 feet above the surrounding base elevation of the land.

- Riparian Vegetation: The historic mining activities that have taken place within the affected area have denuded the affected area of riparian vegetation.

- Riverine Area: The lack of vegetation, and location outside of the New River and Agua Fria Rivers, does not create an environmentally diverse riparian area within the affected area.

- Rock/Boulder Formation: The lack of topographic variety and presence of low sloped topography does not exhibit the typical character of rock or boulder formations.

- Significant Vegetation Area: The existing vegetative cover of the affected area is very sparse, due to its past use for associated mining activities.

- Significant Vegetation Specimen: The affected area does not contain any mature (or immature) specimens of Saguaro, Ocotillo, Ironwood or Palo Verde species.

- Skyline Ridge: The existing location of the affected area does not exhibit the features associated with significant elevation differences of the topography.

- Spring: The affected area does not exhibit the characteristics of a small stream or source of water emanating from the ground.

- Talus Slope: The affected area does not contain a slope or slopes with loose rock debris.

- Unstable Slope: The affected area does not contain areas where boulders have collapsed and boulders have rolled,

nor are exhibited by rock falls, slope collapse or talus slopes.

- Wash, Major: The affected area is not contained within a wash where maximum flow capacity exceeds 700 cubic feet per second.

- Wash, Primary: The affected area is not located within a wash that exhibits a narrow sand bottom, and lined with dense native vegetation and maximum flow capacities of 20 cubic feet per second.

- Wildlife Corridor: The affected area does not appear to serve as a pathway or habitat linkage that connects discrete areas of natural open space or is otherwise separated or fragmented by topography, changes in vegetation, and other natural factors.

- Wildlife Habitat: The affected area does not contain vegetation, water or topography that would naturally promote the congregation of wildlife.

Based on the analysis of the attributes that comprise areas to be protected through the DLCO (14-22B), Vistancia LLC respectfully requests that the City of Peoria formally designate the affected area (as shown on **Figure E-2, Clementine Mine Desert Lands Conservation Overlay/Hillside Development & Overlay District Exemption Area**) as exempt from its provisions.

Vistancia LLC will, to the best of their ability, strive to enhance and restore those affected areas (that are designated as public and private Open Space in the adopted Planned Community District Land Use Master Plan) to blend in with the native landscape of the surrounding natural area open space designated areas within Vistancia North. All natural areas restored shall be credited to Vistancia LLC in exchange for other areas under the purview of the DLCO that may be impacted by development activities in Villages 1-4. Vistancia LLC and the City shall work together to administratively coordinate the receiving property (ies) for such credit.

14-22B-4 D. Desert Lands Conservation Report (new)*: The Vistancia North PCD shall serve as the Desert Lands Conservation Report for all rezoning, platting, site plan and building permit requests submitted to the City.*

14-22B-4 E. Master Conservation Plan (new): *The Vistancia North PCD shall serve as the Master Conservation Plan for all*

rezoning, platting, site plan and building permit requests submitted to the City.

14-22B-5 A. 4: (the following sentence has been amended as follows): *"The minimum contiguous area for NOS is 5,000 square feet,, provided that not more than 15% of the required NOS shall be included in area less than 10,000 square feet."*

14-22B-5 A. 5: (the following sentence has been amended as follows): *"The minimum horizontal dimension for NOS is forty (40) feet."*

14-22B-5 A. 12: (the following sentence has been amended as follows): *"Within areas identified as NOS, no grading or other disturbance shall occur except the minimum grading required for trails, roadways and utility easements or walls associated with these improvements. Restoration of the disturbed area not used to support buildings or Oasis or Transitional Landscape Areas is mandatory and shall follow plans reviewed and approved by the City."*

14-22B-5 A. 13: (the following sentence has been amended as follows): *"For residential lots, the area between the buildings and the street and, for lots in excess of 24,000 square feet in size, side yard setback areas from any roadway not utilized for driveways or parking areas shall be improved with landscaping using indigenous plant materials and groundcovers in addition to the NOS."*

14-22B-5 A 14: (the following provision (third sentence) has been amended to read as follows): *"A minimum of 25% of the linear distance along the edge of any public NOS shall consist of one or a combination of the following:"*

14-22B-5 A 15: (the following sentence has been amended as follows): *"The total length of lots backing up to the NOS shall not exceed 2,000 feet without incorporating one of the edge treatments described in this Article or providing a trail access point to the NOS."*

14-22B-5 E. 4: (new) *"Previous City approvals, completed in conjunction with any Army Corps of Engineers 404 Permits, will satisfy the above requirements."*

5. <u>Parking and Loading (Article 14-23)</u>

The parking standards for Vistancia North shall conform to those established in Article 14-23 of the Peoria Zoning Ordinance, except as modified below:

Residential Parking within the VRD-4, VRA-4, VRD-3, VRA-3, and V-MU Districts will comply with the following:

The required parking spaces for medium, medium-high and high density residential uses may be located within structures (private or public garage space), on a public or private street (the site plan or subdivision plat must demonstrate capacity on street) or within clustered parking stalls distributed throughout the proposed development plan. The parking ratio requirements are as follows:

Dwelling Type	Required Spaces	Non-Exclusive Space
Single Family Detached	3.0 spaces	1.0 space
Single Family Attached	3.0 spaces	1.0 space
Multifamily (3 bedroom)	2.5 spaces	1.0 space
Multifamily (2 bedroom)	2.0 space	1.0 space
Multifamily (1 bedroom)	1.5 spaces	0.50 space
Multifamily (studio)	1.25 spaces	0.25 space

The required exclusive parking may be satisfied with the utilization of tandem parking stalls.

The parking requirement for the Golf Clubhouse located on Parcel 4-18 may be supplemented through off-site overflow parking on neighboring parcels until such time they are developed. Such overflow parking shall contain sufficient area to meet the required stall and drive aisle dimensional standards. Although said area is exempt from Section 14-23 (entitled 'Parking & Loading Requirements) of the Peoria Zoning Ordinance, said area shall meet applicable standards for dust control, water quality and drainage as determined by the Peoria Engineering Department.

6. Signs (Article 14-34)

The sign standards for the Vistancia North Planned Community District shall be as established in Article 14-34 of the Peoria Zoning Ordinance, except as modified below.

The Vistancia North Planned Community District shall conform with the following modifications to provisions within Article 14-34 of the Peoria Zoning Ordinance. These include:

Section 14-34-8 A.19 - Lead-In Signs

d. All such signs shall be located within four (4) miles of the subject property and no illumination shall be permitted;

Section 14-34-8 A.20 - Master Planned Development Marketing Sign

b. Such signs shall not exceed eighteen (18) feet in height nor one hundred and twenty (120) square feet in area.

c. Only one (1) such sign shall be displayed per street frontage (perimeter), with a maximum of eight (8) such signs for the Vistancia North Master Planned Development (four (4) per master plan).

Section 14-34-8 A.23 - Off-Site Master Planned Development Directional Sign

c. Such signs shall not exceed sixteen (16) feet in height;

d. A maximum of eight (8) such signs may be erected for the Vistancia North Master Planned Community District (eight (8) per master plan).

e. The total aggregate sign area of all such signs for the Vistancia North Planned Community District shall be six hundred (600) square feet. The total area of one such sign shall not exceed two hundred (200) square feet.

g. Such signs must be located within a four (4) mile radius of the Vistancia North Master Planned Community District, with the exception of three (3) signs which may be located within an eight (8) mile radius of the Vistancia North Planned Community District.

k. Four (4) such signs may be externally illuminated with indirect and shielded light sources.

Section 14-34-8 A.25 - On-Site Master Planned Development Directional Sign

b. Such signs shall not exceed eight (8) feet in height nor forty (40) square feet in area;

c. Eight (8) such signs may be erected within the Vistancia North Master Planned Community (four (4) per master plan); however, the City Manager may authorize permits for more than eight (8) signs if the Manager determines that all the following exists:

1) Existence of additional intersections consisting of arterial and major/minor collector roadways as defined in the City's adopted General Plan;

2) Need for additional identification of amenities or subdivision within the Master Planned Development;

3) Will not negatively impact upon the public health, safety or welfare.

Section 14-34-9 shall be applicable to signs permitted for non-residential uses in the V-CC and V-MU zoning districts.

Section 14-34-10 shall be applicable to signs permitted for non-residential uses in the VRD-18, VRD-10, VRD-8, VRD-7, VRD-6, VRD-5, VRD-4, VRA-4, VRD-3, and VRA-3 zoning districts.

7. Landscape Requirements (Article 14-35)

The landscape standards for the Vistancia North Planned Community District shall be as established in Article 14-35 – Landscape Requirements of the Peoria Zoning Ordinance, except as modified below.

Section 14-35-4 A.1 – On-site Landscaped Areas

a. *For all multiple-family residential developments, landscape areas exclusive of outdoor living area shall be provided on the site in an amount equal to or greater than twenty percent (20%) of the net site area;*
c. *For all commercial and office developments, landscaped areas shall be provided on the site in an amount equal to or greater than twenty percent (20%) of the net site area. Any required landscape buffer shall be applied toward the required landscaped area.*
e. *For all other developments, landscape areas shall be provided on the site in the amount equal to or greater than twenty percent (20%) of the net site area. Any required landscape buffer shall be applied toward the required landscaped area. Wireless communication facilities and similar land uses shall be exempt from the above on-site landscape area requirements.*

Section 14-35-4 A.2 – On-Site Improvements

c. *All non-residential developments shall contain a minimum of one (1) tree and five (5) shrubs for every four hundred (400) square feet of required on-site landscaping, except that large turf facilities (baseball fields, soccer fields, open play areas) shall contain a minimum of one (1) tree and five (5) shrubs per fifteen-hundred (1,500) square feet of required on site landscaping. For up to 25% of the required trees, a 36" caliper tree may count as 1.5 trees and a 48" caliper tree may count as 2.0 trees.*

Section 14-35-4 A.3 – Street Frontages and Rights-of-Way

a. *The installation of street trees, shrubs, and vegetative ground cover shall be required for projects in an amount equal to or greater than one (1) tree and three (3) shrubs for every thirty (30) lineal feet of street frontage, and vegetative ground cover. The shrubs and ground cover shall occupy a minimum of sixty percent (60%) of the total street frontage landscaped area at maturity.*
d. Vistancia North shall be exempt from this provision.

Section 14-35-4 B.5 – Irrigation Standards – Modify second paragraph as follows:

A separate water meter shall be installed for landscaping that is planted within the right-of-way and maintained by the City. For developments in which the property owner and/or Village HOA is to maintain the right-of-way landscaping, the right-of-way irrigation system may be part of the on-site irrigation system.

In addition to meeting all of the requirements of Article 14-35, all projects shall prepare and submit a Native Plant Inventory and Relocation Plan and Program concurrent with the Preliminary Plat or Site Plan for the preservation of all protected trees and cacti. The Native Plant Inventory shall consist of the Preliminary Plat or Site Plan superimposed on an aerial photograph of the site. The Native Plant Inventory and Relocation Plan shall be prepared at a minimum 1"= 100' scale, and shall include a north arrow, street names and name of applicant and project. The Plan should include all property lines, grading limits, interior lot lines, rights-of-ways and easements. The Native Plant Inventory and Relocation Plan shall show the following:

1) All indigenous trees having a four (4) inch or greater caliper trunk size as measured from a point approximately twenty-four (24) inches above natural grade;

2) All Saguaro cacti four (4) feet or greater in height; and

3) All other mature cacti species listed by the State of Arizona Department of Agriculture as a sensitive or protected species.

The Native Plant Inventory and Relocation Plan shall be accompanied by a Salvage and Relocation Program documenting how those cacti and plants identified on the Plan as meeting the criteria for salvage and relocation will be removed, retained in a plant nursery and relocated on the site.

8. Wall and Fence Standards

The wall and fence standards for the Vistancia North Planned Community District shall be as established in Section 14-3-5 of the Peoria Zoning Ordinance except as modified below.

Provision A.4.b, regarding non-street property line wall height, shall be modified to read as follows:

On non-street property lines, the height may be measured from the highest finished grade on either side of the fence or wall. Within hillside terrain (above the 10% slope line as defined by a Slope Category Analysis), the use of retaining walls is likely. If

retaining walls are utilized, retaining walls and privacy walls may be combined but must conform to maximum wall height standards. Wall height within hillside areas shall not exceed fourteen (14) feet as measured from the top of wall footing to the top of any portion of a wall. When terrain / development conditions require additional height of retaining walls to accommodate proposed grading, these walls must be offset to comply with maximum wall height standards. Offset distances between walls shall conform to a 1:1 step back ratio as measured with a relationship to the lower retaining wall. For example, if the difference in the proposed lot grade between two adjacent lots is twelve (12) feet, the upper wall may be a combination of fourteen (14) feet (with eight feet retaining), the lower retaining wall being four (4) feet and the distance between the two walls being four (4) feet (separation between walls is equal to the height of the lower wall).

However, within non-hillside terrain, in no case shall the height of the fence or wall on either side exceed ten (10) feet in height within or abutting a residential district, or twelve (12) feet in the case of a non-residential district. Under a finding of conformity with the intent of the wall height provisions, alternate heights of six (6) feet shall be administratively approved by the DRC and Planning Manager during the Preliminary Plat or Site Plan Review Process.

Provision A.5, regarding wall undulation, shall be modified to read as follows:

All fences and walls along arterial and collector streets with a continuous length greater than two hundred (200) feet shall use an undulating pattern at every third side lot line for lots equal to or greater than 70 feet in width and every fourth side lot line for lots less than 70 feet in width to provide variety and visual interest. The undulation (wall offset) depth from the primary wall alignment shall be a minimum of two (2) feet. In lieu of an undulating wall, the developer may utilize alternative wall materials to provide variety and visual interest. If this option is utilized, the material change shall occur at the frequency indicated above for wall undulation. Under a finding of conformity with the intent of the wall undulation provisions, alternate patterns to the above requirements may be administratively approved by the DRC and City Manager during the Preliminary Plat or Site Plan Review Process. A material change will provide for a break of the vertical plane of a wall and provide for vertical variation in wall height to promote design diversity. This provision is modified to be consistent with the modification to a similar standard within the Design Review Manual.

Provision B.7, regarding noise attenuation walls in residential areas, the text shall be modified to read as follows:

When adjacent to a transportation corridor, a masonry noise attenuation wall between six (6) and ten (10) feet in height constructed of a minimum of six (6) inch (thick) concrete block, or as otherwise approved by the City Engineer upon finding that projected noise levels affiliated with the transportation corridor (over a twenty (20) year timeframe) will exceed 65 LDN, shall be placed adjacent to the transportation corridor for residential subdivisions. If the maximum wall height (i.e. ten (10) feet will not mitigate the noise level below 65 LDN from the initial condition, other methods such as proposed materials, wall thickness and distance will be evaluated to adequately mitigate the condition. Additional wall height shall be the last method to mitigate the condition. The wall shall be placed adjacent to the transportation corridor for any residential subdivision recorded after the effective date of this Ordinance.

9. Design Review Standards

All non-residential development within the Vistancia North Planned Community District shall conform to the requirements of the City of Peoria Design Review Manual. All residential development within the Vistancia North Planned Community shall conform to the Vistancia Residential Landscape and Site Design Guidelines as approved by the Vistancia DRC.

10. Open Space and Wash Preservation Standards

The Vistancia Open Space and Wash Preservation standards are intended to implement **Figure C-4, Park/*Open Space & Non-Vehicular Circulation Master Plan*.** The standards that follow will provide the regulatory parameters affiliated with drainage corridor preservation throughout the Vistancia North Planned Community. **Figure C-2** documents the primary wash corridors that will be preserved in a natural condition through the implementation of the Planned Community District Overlay Plan. Drainage corridors (washes) not represented on this plan as a primary wash, or not shown on this plan, could be subject to diversion of storm water flows. Under this program to preserve and protect the primary washes within the Vistancia North Planned Community, it shall be the express intent of the provisions of this Chapter to formulate a wash preservation program through the development standards provided below. Therefore, development proposals (subdivision plats and site plans) within Vistancia North shall not be required to conduct slope analysis studies affiliated with slope conditions within the drainage corridors. Slope Analysis studies will be limited to those parcels exhibiting slopes in excess of 10 percent.

All development within the Vistancia North Planned Community District shall provide to the City (at the time of Preliminary Plat or Site Plan application) a Wash Corridor Protection Plan documenting the location of all primary washes on the site (estimated to convey a minimum flow of 700 cubic feet per second) on the property. The Plan shall show the relationship between the existing primary wash corridors and the proposed development activity. The Plan shall document and show all wash protection measures, road crossings and pedestrian and recreational amenities planned along the wash corridors. All Wash Corridor Protection Plans shall establish a minimum setback of twenty-five (25) feet from the edge of riparian vegetation or floodplain (whichever is greater) of a primary wash.

A. All Primary (FEMA mapped) washes will be preserved pursuant to the terms of the Army Corps of Engineers 404 Permit.

B. A minimum of twenty percent of the total acreage of the PCD will be preserved as Natural Open Space. This area may be evenly distributed among the development parcels, or highly concentrated in one or more areas to achieve preservation of specific features. This natural open space may include hillside areas or other sensitive lands, such as wash corridors, concentrations of native, protected vegetation and wetlands. The precise location of the natural open space areas will be determined through the Master Planning process and implemented incrementally through the approval of final plats and site plans. Private, public-access or public multi-use trails shall be allowed within designated areas of Natural Open Space to encourage recreational use of these areas, while minimizing disturbance to the natural environment.

C. All protected plants within the defined development area of a Preliminary Subdivision Plat or Preliminary Site Plan shall be protected and maintained within the Vistancia North Planned Community. A Native Plant Inventory shall be prepared and submitted with a Preliminary Plat or Preliminary Site Plan to identify protected plant material as listed within **Table E.7, Protected Native Plant List**. Map(s) shall be created showing the location of protected plants with an indication as to whether the vegetation will be preserved in place or relocated to another area. The site development Landscape Construction Document(s) shall indicate relocated salvaged or preserved in place plant material. Plants to be inventoried and preserved include cacti that are four (4) feet or greater in height and trees that are four (4) inches or greater in caliper.

In addition, the Native Plant Inventory shall include the following regarding each protected plant:

- Plant Type – Botanical and common name
- Plant Size - Caliper in inches for trees; height for cacti
- Plant Status – Indication whether plant will be preserved in place, relocated, or destroyed (must include explanation if plant is not salvageable)
- Nursery Management Plan – Includes methods for salvaging and establishment of temporary nursery on site

D. Native vegetation shall not be pruned or removed from areas of designated Natural Open Space, unless a health, safety or welfare issue exists.

Table E.7

Protected Native Plant List

Botanical Name	***Common Name***
TREES	
Cercidium floridum	Blue Palo Verde
Cercidium microphyllum	Foothills Palo Verde
Chilopsis linearis	Desert Willow
Juniperus mono sperma	One-Seeded Juniper
Olneya tesota	Ironwood
Populus fremontii	Fremont Cottonwood
Prosopis velutina	Velvet Mesquite
CACTI/SUCCULENTS/ACCENTS	
Carnegiea gigantean	Saguaro
Ferocactus species	Barrel Cactus
Fouquieria splendens	Ocotillo
Peniocereus greggii	Desert Night-Blooming Cereus
Yucca baccata	Banana Yucca/Blue Yucca/Datil Yucca
Yucca elata	Soaptree Yucca

Source: City of Peoria; August 2005

11. Design Guidelines / Design Review Committee

Design review for the Vistancia North Community will be conducted in accordance with community-specific design guidelines. Comprehensive **Residential *Landscape and Site Design Guidelines and Builder/Architectural Design Guidelines*** (located in the **Appendix**) have been created for enforcement by the Vistancia Design Review Committee (DRC). Commercial and Mixed Use Design Guidelines will be created prior to the request for development review and approval of any of the commercial or mixed use parcels.

12. Special Uses Development Standards

There are several potential uses within the Vistancia North Master Planned Community that will require specific, tailored development standards unique to those uses. While each of these uses will be located in a parcel with underlying Vistancia zoning as determined, the development standards for each of the defined special uses located anywhere within Vistancia North will be as noted in **Table E.8**, ***Special Use Development Standards.*** The standards proposed within **Table E.8** are intended to address the anticipated impacts from these uses, as well as to provide development flexibility for their accommodation. The uses will only be permitted in those districts that specifically list the use as permitted or conditional.

In addition to particular development standards for special uses, there are also several restrictions regarding the uses. Those restrictions, by specific use, are as follows:

a. Recreation Center

1. Access will be required from an arterial or collector street as defined by the Vistancia Traffic Impact Study as amended.
2. Special events staged as exterior functions shall maintain noise levels at 65 decibels or less measured at the perimeter property line of any single family residence.
3. Parking accommodations for special events shall be reviewed and approved by the respective Village Association prior to commencement of the event to ensure that adequate parking facilities are provided to protect adjacent neighborhoods and businesses from the potential encroachment of off-site parking. Such parking accommodations may also be reviewed and authorized, at the administrative discretion of the City Manager, through Application of a Temporary Use Permit in accordance with the provisions identified under Section 14-39-11 (Temporary Use Permits) of the Zoning Ordinance of the City of Peoria.

b. Golf Clubhouse

1. Access required from an arterial or collector street as defined by the Vistancia North Traffic Impact Study as amended.
2. Special events staged as exterior functions shall maintain noise levels at 65 decibels or less measured at the perimeter property line of any single family residence.

3. Parking accommodations for special events shall be reviewed and approved by the respective Village Association prior to the commencement of the event. The intent is to ensure that adequate parking facilities are provided to protect adjacent neighborhoods and businesses from the potential encroachment of off-site parking. Such parking accommodations may also be reviewed and authorized, at the administrative discretion of the Planning Manager, through the preparation of an Application for a Temporary Use Permit, in accordance with the provisions provided under Section 14-39-11 (Temporary Use Permits) of the Zoning Ordinance of the City of Peoria.

c. Golf Maintenance Facility

1. Exterior storage of golf maintenance equipment and materials shall be screened by a masonry wall. The wall shall be constructed to a height necessary to entirely screen equipment and materials from public view. The exterior finish of the wall shall utilize materials designed to reflect the predominant wall treatment within the immediate vicinity as approved by the Vistancia DRC.
2. Operation of the golf maintenance function shall be limited to the hours of 5 AM to 8 PM, daily.
3. All vehicular circulation areas shall be improved with an asphaltic concrete or concrete surface.
4. Exterior lighting shall be screened or shielded as necessary to avoid the direct visibility of the source of the light from adjacent residential uses or lots.

d. Water Production and Storage

1. Access is required from a public arterial, collector or local street as defined by the Vistancia North Traffic Impact Study, as amended.
2. Exterior storage of facility equipment and materials shall be screened by a masonry wall. The wall shall be constructed to a height necessary to screen equipment and materials from public view. The exterior finish of the wall shall utilize materials designed to reflect the predominant wall treatment within the immediate vicinity as approved by the Vistancia DRC.

Table E.8
Special Use Development Standards [b]

Special Uses	Applicable Zoning Districts [c]	Building Height	Yard Regulations / Building Setbacks (In feet)[d]					Lot Coverage	Parking	
		Stories/Feet	Front	Side		Street Side	Rear		Standard	Accessible
				Min	Total					
Recreation Center	All Districts	2 / 36	20	10	20	15	10	60%	Per Article 14-23 of Peoria Zoning Ordinance	Per Article 14-23 of Peoria Zoning Ordinance
Golf Club	All Districts	2 / 36	20	10	20	15	10	60%	Per Article 14-23 of Peoria Zoning Ordinance	Per Article 14-23 of Peoria Zoning Ordinance
Golf Maintenance Facility	All Districts	1 / 25	20	10	20	15	20	50%	1per employee	(a)
Water Reclamation Facility	All Districts	1 / 36	20	30	30	NA	30	50%	1 per employee	(a)
Water Production and Storage	All Districts	1 / 25	10	10	20	15	20	25%	1 per employee	(a)
Power Substation	All Districts	1 / 15	10	10	20	15	20	25%	1 per employee	(a)
Emergency Response Facilities	All Districts	2 / 40	25	10	20	20	10	50%	1 per 2 employees	(a)
Churches or similar places of worship	All Districts	2 / 36, except as otherwise noted in Peoria Zoning Ordinance	30	15	30	20	25	40%	Per Article 14-23 of Peoria Zoning Ordinance	Per Article 14-23 of Peoria Zoning Ordinance

(a) Reasonable accommodation to be made, as needed, to serve physically challenged employees.
(b) If a development standard is not specifically addressed within Table E.8, the standards of the underlying zoning district shall apply.
(c) Special Uses may be located in any of the Applicable Zoning Districts identified for each particular Special Use. The development standards listed in this table will supercede those of the underlying zoning district for these uses.
(d) Perimeter landscaping may be administratively modified or waived by the City of Peoria Planning Manager.

e. Power Substation

1. Transformers and other ground mounted equipment shall be screened by an eight (8) foot high decorative masonry wall. The exterior face of the wall shall be finished with materials designed to reflect the predominant wall treatment within the immediate vicinity, as approved by the Vistancia DRC.

f. Emergency Response Facilities

1. Access required from an arterial or collector street as defined by the Vistancia North Traffic Impact Study, as amended.

g. Churches/Places of Worship

1. Access will be required from an arterial or collector street as defined by the Vistancia North Traffic Impact Study, as amended.

APPENDICES

A. ALTA Survey (submitted under separate cover)

B. Traffic Impact Study (submitted under separate cover)

C. Master Drainage Report (submitted under separate cover)

D. Water and Wastewater Facilities Master Plan (submitted under separate cover)

E. Builder Landscape and Site Design Guidelines (dated 02/05)

F. Residential Architectural Design Guidelines (dated 10/05)

G. City of Peoria Design Guidelines

H. City of Peoria Zoning Ordinance Excerpts

I. Original White Peak Ranch/Revised Vistancia North Stipulations (to be added upon City Council Approval)

VISTANCIA

Builder Landscape and Site Design Guidelines

Vistancia, LLC
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Revised
February 11, 2005

TABLE OF CONTENTS

SECTION 1 PROJECT OVERVIEW ***1-1***

1.1 INTRODUCTION **1-1**
1.1.1 Village Planning Concept 1-1

1.2 VILLAGE THEME **1-1**

1.3 DESIGN CRITERIA ROLE **1-2**
1.3.1 Purpose and Applicability 1-2
1.3.2 Supporting Documents 1-2
1.3.3 Responsibility for Review 1-3

1.4 DEFINITIONS **1-3**

SECTION 2 SITE PLANNING ***2-1***

2.1 PARCEL PLANNING AND ENGINEERING **2-1**
2.1.1 Planning Concept 2-1
2.1.2 Entries 2-2
2.1.3 Grading and Drainage 2-2
2.1.4 Utilities 2-3

2.2 SINGLE FAMILY DETACHED DEVELOPMENT **2-3**
2.2.1 Overview 2-3
2.2.2 Setbacks 2-4
2.2.3 Setback for Accessory Structures 2-4
2.2.4 Setback for Ancillary Equipment 2-5
2.2.5 Setback for Balconies 2-5
2.2.6 Setback for Patio Covers 2-6
2.2.7 Setback for Trellises 2-6

2.3 SINGLE FAMILY ATTACHED DEVELOPMENT **2-7**
2.3.1 Building Setbacks 2-7
2.3.2 Parcel Open Space 2-7

2.4 MULTI-FAMILY DEVELOPMENT **2-8**
2.4.1 Building Setbacks 2-8
2.4.2 Parcel Open Space 2-8

SECTION 3 LANDSCAPE ***3-1***

3.1 GENERAL LANDSCAPE **3-1**
3.1.1 Landscape Concept 3-1
3.1.2 Plant Materials List 3-2
3.1.3 Decomposed Granite 3-10
3.1.4 Irrigation 3-10

3.2 PARCEL ENTRIES **3-11**
3.2.1 Entry Design 3-12
3.2.2 Minimum Entry Landscape Requirements 3-12
3.2.3 Gated Entries 3-12
3.2.4 Responsibility 3-13

3.3 SINGLE FAMILY DEVELOPMENTS **3-13**
3.3.1 Residential Street and Front Yard Landscape 3-13
3.3.2 Amenity/Open Space Landscape 3-17

TABLE OF CONTENTS

3.4 MULTI-FAMILY DEVELOPMENTS 3-18
3.4.1 Parking Lot Landscape 3-19
3.4.2 Amenity/Open Space Landscape 3-19
3.4.3 Model Complexes 3-20

SECTION 4 WALLS 4-1

4.1 WALL PROGRAM 4-1
4.1.1 Theme Walls 4-1
4.1.2 Neighborhood Theme Walls 4-1
4.1.3 View Walls 4-2
4.1.4 Product Walls (Dooley) 4-2
4.1.5 Gates 4-2
4.1.6 Pools/Water Features 4-2
4.1.7 Prohibited Materials 4-4
4.1.8 Setbacks 4-4
4.1.9 Height 4-4
4.1.10 Product Wall (Dooley) To Village Wall Connections 4-4

4.2 WALL STANDARDS 4-4

SECTION 5 SIGNAGE 5-1

5.1 SIGNAGE PROGRAM 5-1
5.1.1 Project Signage 5-1

5.2 NEIGHBORHOOD ENTRY SIGNAGE 5-1
5.2.1 Location and Design 5-1
5.2.2 Graphics/Text Materials 5-1
5.2.3 Neighborhood Street Signage 5-2

SECTION 6 LIGHTING 6-1

6.1 SINGLE FAMILY EXTERIOR BUILDING LIGHTING 6-1

6.2 MULTI-FAMILY EXTERIOR BUILDING LIGHTING 6-1

6.3 LANDSCAPE LIGHTING 6-1

6.4 SECURITY LIGHTING 6-3

SECTION 7 COLOR 7-1

7.1 COLOR PROGRAM 7-1

SECTION 8 CONSTRUCTION 8-1

8.1 CONSTRUCTION CRITERIA 8-1
8.1.1 General 8-1
8.1.2 Nuisance Control 8-1
8.1.3 Erosion Control 8-1
8.1.4 Cleanliness 8-2
8.1.5 Temporary Trash Enclosures 8-2
8.1.6 Trailers 8-2
8.1.7 Construction Access 8-2
8.1.8 Temporary Utilities 8-3
8.1.9 Contractors 8-3
8.1.10 Damage Repair 8-3

TABLE OF CONTENTS

8.1.11 Inspection 8-3

SECTION 9 DESIGN REVIEW 9-1

9.1 GENERAL REQUIREMENTS 9-1

9.1.1 Submittal Requirements 9-1
9.1.2 Plan Preparation 9-1
9.1.3 Applicable Standards 9-2
9.1.4 Submittal Response Time 9-2
9.1.5 Approvals and Re-submittals 9-2

LIST OF TABLES AND EXHIBITS

Table 1: Drip Irrigation 3-11
Table 2: Front Yard Landscape Requirements 3-14

Exhibit 1-A Vistancia Land Use Map 1-6
Exhibit 1-B Village "A" Master Plan 1-7
Exhibit 2-A Cul-De-Sac Connection 2-11
Exhibit 2-B Village Sidewalk/Trail Plan 2-12
Exhibit 2-C Village "A" Entry/Symbol Plan 2-13
Exhibit 2-D Standard Parcel Entry 2-14
Exhibit 2-E Enhanced Parcel Entry 2-15
Exhibit 3-A Between Lots 3-21
Exhibit 3-B Sample Gate Designs 3-22
Exhibit 3-C Front Yard Landscape 3-23
Exhibit 3-D Adjoining Front Yard Detail 3-24
Exhibit 3-E Disconnected Front Yard Detail 3-25
Exhibit 3-F 2-Story Screening 3-26
Exhibit 3-G Sample Pocket Park 3-27
Exhibit 3-H Parking Landscape 3-28
Exhibit 3-I Parking Screening 3-29
Exhibit 4-A Wall Elevations 4-8
Exhibit 4-B View Wall Elevations 4-9
Exhibit 4-C Interior Walls 4-10
Exhibit 4-D Wall Connections 4-11
Exhibit 8-A Construction Access 8-4

SECTION 1 PROJECT OVERVIEW

1.1 INTRODUCTION

1.1.1 Village Planning Concept

Vistancia is situated on 7,100 acres of Sonoran desert, adjacent to desert foothills near the Agua Fria River. Two and a half miles south of the Carefree Highway and west of I-17, Vistancia lies within the boundaries of the city of Peoria. This community as planned, will range from 12,000 to 17,000 dwelling units, four to five championship golf courses, resort components and a large commerce center, and provide the growing northwest valley with a significant population base for the near future. See Exhibit 1-A and Exhibit 1-B.

Each Village is distinctive with programming and design intended to provide the living environment and amenities that serve the target market best. Village A is a family oriented village that includes a diverse array of housing types and densities. The centrally located village core provides recreation, open space and educational facilities for the Village, as well as adjacent villages. The Trilogy Village will be a premier active adult village focused on recreation and amenities for this active population. Other amenities proposed include an 18-hole public golf course, recreation club and parks and trails as well as future phase expansion. Other villages are planned to include both golf and non-golf orientations, as well as extensive open space programming and comprehensive linkages to the current planning efforts.

1.2 VILLAGE THEME

Community open space, both public and private, is the driving force behind the Vistancia Master Plan. This comprehensive open space system includes mountain preserves, natural desert arroyos and washes, community and neighborhood parks, private recreation clubs and an extensive improved and unimproved trail network. This open space system will set Vistancia apart from competitive projects.

The thread that laces Vistancia together is its extensive trail system, which runs through the desert's natural wash corridors and links all parts of the community. Residents may ride bicycles, walk, or jog throughout Vistancia on a safe and aesthetically pleasing trail. Neighborhood trails and paths have been incorporated and are an important element in the design of each neighborhood that will connect the neighborhood to the Discovery Trail and other community facilities. Traveling on the trail, residents will be delighted with the beauty of desert forms, colors and textures.

1.3 DESIGN CRITERIA ROLE

1.3.1 Purpose and Applicability

These Design Guidelines are meant to foster variety and design creativity by parcel developers and their consultants while maintaining harmony within the overall context of the village theme. For purposes of continuity, subdivision parcels have been designed and processed through the City of Peoria and approved by the Master Developer. In cases where the Parcel Developer is required to design their subdivision, these guidelines will assist in maintaining the overall design integrity of the community. All improvement plans, including landscape and wall design are part of the Design Package. Parcel Developers will be required to adhere to the information supplied within the approved construction documents. Any variance or revisions to the provided documents must be requested by the Builder or his/her agent and approved through the DRC and processed through the City of Peoria prior to initiating any work.

1.3.2 Supporting Documents

These Design Guidelines supplement the City of Peoria building and zoning codes and improvement standards. Contents within these guidelines are also supported by the Master landscape plan and standards including signage and wall criteria which will be used as internal control documents by the Vistancia DRC. These Design Guidelines do not supersede any existing applicable codes or ordinances. Any requests for variances to

the laws and regulations of the City or county, shall be submitted to the appropriate agency according to established procedures, after written consent from the DRC.

The Supplemental Declaration of Covenants, Conditions, Restrictions (CC&Rs) and Declaration contain legal restrictions regulating the construction and maintenance of improvements within the village. The Declaration and the Design Guidelines are subject to interpretation by the Design Review Committee (DRC). The DRC may amend or augment the Design Guidelines to meet specific site or functional requirements in the village consistent with the basic objectives of the DRC.

1.3.3 Responsibility for Review

Neither Vistancia nor the DRC assume responsibility for plan review of, or conformance to, applicable local codes or ordinances. The DRC's purpose in plan review is to meet the intent of the Design Guidelines and supporting documents.

All projects in Vistancia require review by the DRC prior to submission to the City of Peoria. No work may be performed without approval of the DRC. See Section 9 for submittal requirements.

1.4 DEFINITIONS

Amenities	Pools, tennis courts, sport courts, tot lots, gazebos, benches, or gathering areas meant as a social or functional focus for a project.
Accessory Structures	Detached garages, carports, restroom/changing facilities, gazebos, storage buildings, and other detached structures with non-livable space only.
Community Open Space	Parks and open space outside the boundaries of an individual lot, usually maintained by a homeowner's

	association.
Courtyard	An outdoor space defined by building walls on 3½ sides.
Design Package	Design Criteria, Lot Plan, Dry Utilities Plan, Pre-plat, Final Plat, engineering and landscape plans related to a specific parcel, prepared by the Master Developer and approved by the City of Peoria.
DRC	Vistancia Design Review Committee.
Master Developer	"Master Developer" shall mean Shea/Sunbelt Pleasant Point, L.L.C. and their designated representatives.
Multi-Family Development	Residential buildings of more than two units including townhouses, condominiums, and apartments. Certain products, such as townhouses, may be reviewed as single family attached developments at the discretion of the DRC.
Neighborhood	Any parcel as defined by the village final map sold for residential development.
Neighborhood Wall	A wall within a neighborhood adjacent to roadways or community open space.
Parcel Developer	Declarant named builder who has purchased parcels for land and home development.
Patio Cover	A solid, semi-solid, or open overhead structure that covers a patio or balcony, but does not fully enclose the space.
Pocket Park	A small recreation and open space area that serves a parcel or combination of parcels.
Porch	A fully roofed area, attached to a house and oriented to the street, defined by building walls and guardrails.
Private Street	A privately owned and maintained roadway that provides internal circulation to a development parcel.
Product Wall (Dooley)	A wall within a development parcel not designated as a theme wall or neighborhood wall. These include walls

	between individual parcels and rear, side, or front yard privacy walls that are built by the parcel developer.
Side Loaded Garage	A garage whose doors are angled 45 degrees or more to the street.
Single Family Development	Detached single family homes, zero lot line homes, duplexes, and other single family attached products.
Theme Wall	A wall adjoining internal and external village roadways or community open space that is designed to enhance the village theme.
View Cul-de-Sac	A cul-de-sac that terminates next to a village roadway or community open space and have a view opening.
View Fence	A full height steel picket security fence.
View Wall	A security or privacy screen that is part solid wall and part steel picket fence.
Village Roadway	An arterial and collector roadway that provides circulation within a village and access to development parcels.

Exhibit 1-A
Vistancia Land Use Map

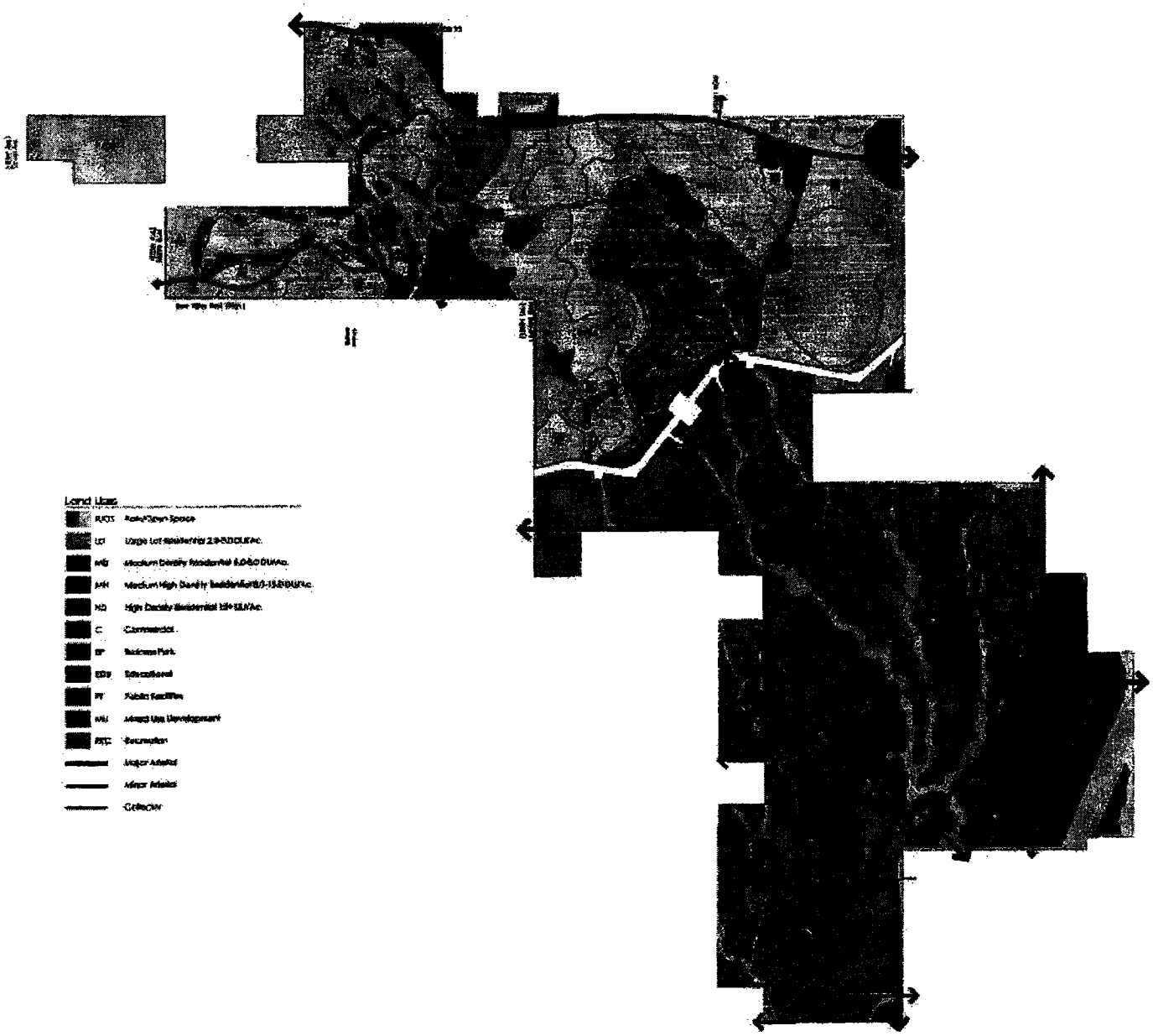
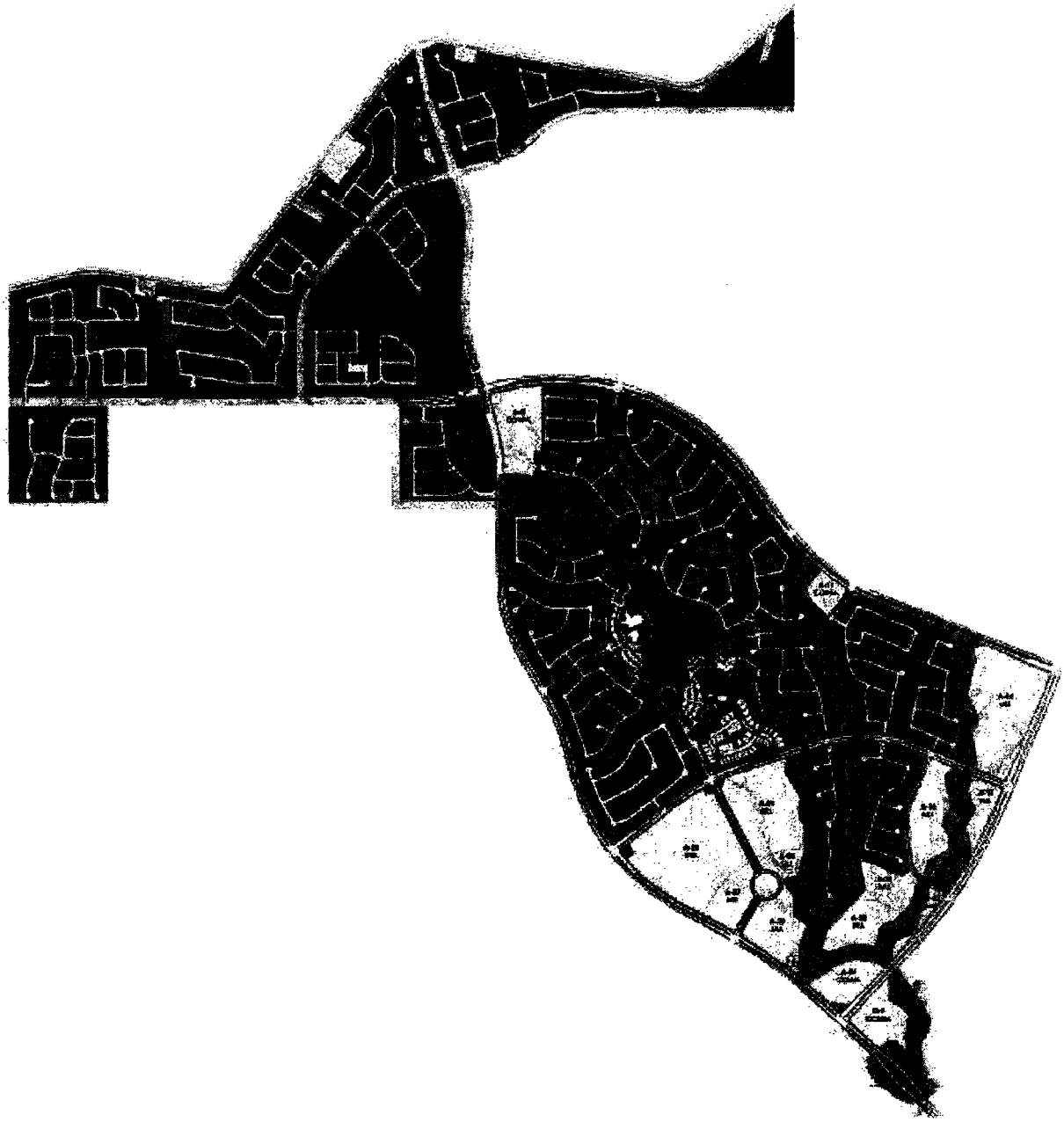


Exhibit 1-B
Village "A" Master Plan



SECTION 2 SITE PLANNING

2.1 PARCEL PLANNING AND ENGINEERING

2.1.1 Planning Concept

Overview

In most cases subdivisions are pre-designed by the Master Developer through the platting process. In the event that the Parcel Developer is required to prepare the pre-plat designs the following guidelines shall be adhered to. These criteria are intended to provide a seamless connection between individual neighborhoods, the rest of the village and the community at large. The following guidelines are required during the neighborhood design process to achieve this relationship:

- Unique site opportunities shall be identified which might influence the spatial organization of the neighborhood, such as adjacency to open space or village park, existing topography, potential views, parcel configuration, etc.

- The arrival sequence into each neighborhood shall be composed to reinforce the village theme. Architectural and landscape elements found throughout the village should be incorporated into the neighborhood entry experience.

- Subdivision plans shall be organized to create a strong sense of identity and visual orientation for residents and visitors. Landmarks should be established within neighborhoods through distinctive landscaping or architecture, particularly at mini-park locations or the terminus of vistas.

Street Layout

Residential streets should be thought of as community space, designed to enhance the neighborhood's visual image through a diverse streetscape experience. Curvilinear streets shall be used to minimize the effect of traffic upon the neighborhood. Changing vistas are also encountered when traveling down a curved roadway, avoiding the tunnel effect of straight streets. Streets are intended to aligned with meaningful destinations, such as the neighborhood mini-park, view corridors, or significant planting areas.

Pedestrian Access and Sidewalks

Pedestrian access from neighborhoods to village walkways is required. Pedestrian access must be provided at parcel entries but may also occur at the end of view cul-de-sacs or at between-lot pedestrian connections. See Exhibit 2-A and Exhibit 2-B.

2.1.2 Entries

Village Entries

Village entry features (monumentation, walls, sidewalks, landscaping, etc.) are designed by the Master Developer to ensure a unique and consistent theme for the village. These entries will be maintained by the Community Association or other appropriate entity. See Exhibit 2-C.

Parcel Entries

Entry locations and layouts have been established for each neighborhood and are to be constructed as shown in the Design Packages. Any variances to the parcel entries must be approved by the DRC and processed through the City of Peoria prior to installation. See Exhibit 2-D and Exhibit 2-E.

2.1.3 Grading and Drainage

Parcel developers shall meet existing grades at all perimeter property lines. Retaining walls may be required to accommodate grade differentials. All parcel grading and drainage shall be constructed per the pre-determined Design Package layouts and designs.

All perimeter grading shall be compacted to the density required by the geotechnical report where village or retaining walls are required.

Grading beyond parcel boundaries is not allowed unless approved by the Master Developer. Any damage to areas outside the development parcel caused by construction activity shall be repaired at the parcel developer's cost.

Grading next to the parcel boundary along village parkways and community open space shall reinforce the natural topography of the village. Straight graded, engineered looking slopes are not allowed.

The Parcel Developer is responsible for all fill material, grading, and retaining walls required as part of parcel grading/construction operations within Community Association common lots. The Parcel Developer is responsible for adherence to all local, State and Federal regulations and requirements including but not limited to, dust and erosion control, delineated waterways (404) and other regulatory permits. The parcel developer will also remove any excess dirt placed in Association areas as a result of such grading/construction operations.

2.1.4 Utilities

All electric service, telephone, and cable television lines shall be installed underground. Accommodations for gas appliances and space and water-heating shall be provided by the Builder. Above-ground utility appurtenances shall be located outside of parcel entries and screened whenever possible. Concrete pads shall be no more than 6 inches above adjoining ultimate finish grade and shall not interfere with any walkway.

2.2 SINGLE FAMILY DETACHED DEVELOPMENT

2.2.1 Overview

Layout of lots for Subdivisions have been predetermined and process through the City of Peoria and approved by the Master Developer. Plotting of structures should emphasize diversity and scale along the street, minimizing the monotony often seen in subdivision

design. Diversity and scale achieved through creative planning techniques such as varied setbacks and building massing, variable lot widths, recessed and side-on garages, single story elevations along corner lots, and enhanced corner lot treatments are required. In all cases, Parcel Developers are required to maintain the minimum setback criteria as outlined by the City of Peoria ordinances and design criteria.

2.2.2 Setbacks

Design Packages will include a Lot Restriction Plan as determined by the Master Developer. Parcel Developer is responsible for adhering to the contents of this plan, which will indicate such information as 2-story, corner lot, and product placement and other lot restrictions. House plans and lot depths should be designed to allow for a variation in front yard setbacks. Parcel Developers are required to follow the minimum lot setbacks as indicated in the approved Development Standards section and the Vistancia PAD. Setbacks are also outlined on the Preliminary and Final Plat for each subdivision.

2.2.3 Setback for Accessory Structures

Accessory structures are allowed within the building envelope. Accessory structures, such as gazebos, are permitted within the rear building setbacks. There shall not be less than ten feet (10') between permitted accessory structure and the main building. Accessory structures must be located at least five feet (5') from any wall unless said structure is one foot (1') or more shorter than the height of the adjacent wall. Accessory structures may not exceed twelve feet (12') in height, as measured to the highest element of the roof. The architecture of accessory structures must be similar, or compatible with, the architectural style of the home.

The Design Review Committee makes no warranty, expressed or implied, that any plan submitted and approved is in accordance with state, county, or local building codes. Each homeowner is required to check and receive, as appropriate, all regulatory approvals for any and all changes made to any home or lot.

To the extent that any local government ordinance, building code or regulation requires a more restrictive standard than the standards set forth in these Design Guidelines, the government standards shall prevail. To the extent that any local government standard is less restrictive than these Design Guidelines, these Design Guidelines shall prevail.

2.2.4 Setback for Ancillary Equipment

1. All ground-mounted pool, spa, and water feature equipment shall be adequately screened from street view and from the view of neighboring property, including lots, common area and any arroyo corridor, by a masonry wall at least one foot (1') higher than the equipment to be screened. Such screening structures shall be considered an integral part of the architecture and shall match the design, color and exterior texture of the home. Screening structures shall be set back from the equipment according to manufacturer's recommendations or, if no recommendations are available, shall be placed a minimum of three feet (3') away from the equipment, to allow for adequate air circulation around the equipment, but may not trespass on a neighboring lot. If the setback requirements for a lot would prohibit the construction of a screening structure as provided herein, the Design Review Committee may approve a landscape buffer as an alternative.

2. All air-conditioning units must be ground mounted. The top of any unit may not exceed thirty-six inches (36") from finished floor grade.

2.2.5 Setback for Balconies

Balconies may extend six feet (6') into the rear building setback but must stay within the front and side building envelope. Covered balconies must remain within the building envelope. Balconies shall be designed to complement the architecture of the home and are subject to review and approval by the Design Review Committee. All balconies shall be free of debris at all times and shall not be used as a storage area at any time. Outdoor furniture or place settings are permitted accessories on balconies.

2.2.6 Setback for Patio Covers

Patio covers, as measured to fascia, may extend half way into the rear building setback provided the maximum roof pitch is 4:12. Patio covers shall meet or exceed original standards as designed and installed by the Builder or Declarant. Colors, material and texture must match the existing body of the home. Patio covers shall be designed to complement the architecture of the home and are subject to review and approval by the Design Review Committee. All patios shall be free of debris at all times and shall not be used as a storage area at any time. Outdoor furniture or place settings are permitted accessories within the patio area.

The Design Review Committee makes no warranty, expressed or implied, that any plan submitted and approved is in accordance with state, county, or local building codes. Each homeowner is required to check and receive, as appropriate, all regulatory approvals for any and all changes made to any home or lot.

To the extent that any local government ordinance, building code or regulation requires a more restrictive standard than the standards set forth in these Design Guidelines, the government standards shall prevail. To the extent that any local government standard is less restrictive than these Design Guidelines, these Design Guidelines shall prevail.

2.2.7 Setback for Trellises

Trellis supports may encroach six feet (6') into the front yard setback and the edge of the trellis may encroach seven feet (7'). Trellises shall not exceed the height of the first story and may cover a maximum of fifty percent (50%) of the front width of the home. Trellises on the rear of the home are considered to be patio covers or accessory structures and must follow setback criteria for accessory structures and patio covers and are subject to review and approval by the Design Review Committee. All trellis areas shall be free of debris at all times and shall not be used as a storage area at any time. Outdoor furniture or

place settings are permitted accessories within the trellis areas located at the rear of the home.

2.3 SINGLE FAMILY ATTACHED DEVELOPMENT

2.3.1 Building Setbacks

Building setbacks for Single Family Detached Developments shall conform to the Vistancia PAD. All site plans prepared by the Parcel Developer for SFA projects must be submitted to the DRC for review prior to submittal to the City of Peoria for approval.

2.3.2 Parcel Open Space

Parcel open space shall be provided by the Parcel Developer at a minimum rate as determined by the Vistancia PAD or City of Peoria. All design layouts must be submitted to the DRC prior to submittal to the City of Peoria for review. See **Section 3 Landscape** for landscape requirements.

2.4 MULTI-FAMILY DEVELOPMENT

2.4.1 Building Setbacks

Building setbacks for Multi-Family Developments shall conform to the Vistancia PAD or City of Peoria minimum setback standards. All site plans prepared by the Parcel Developer for these projects must be submitted to the DRC for review prior to submittal to the City of Peoria for approval.

Architectural projections such as eaves, window and door pop-outs, low patio walls, and low equipment screens may encroach into average setbacks as permitted by the City of Peoria Zoning Ordinances. Balconies, stairs, and storage and utility closets are considered usable interior space. All air-conditioner units must be placed outside the minimum setbacks and/or maintain a minimum of 3 foot clearance between the unit and the nearest obstruction.

Structures requiring compliance with building setback criteria include residential buildings, detached garages, recreation buildings, leasing/sales offices, and other ancillary buildings.

2.4.2 Parcel Open Space

Developers shall submit an amenity package to the DRC for review and final approval. The submittal shall stipulate the quantities and locations of all amenities such as but not limited to recreational buildings, sports courts, gazebos, grills and picnic areas. See **Section 3 Landscape** for landscape requirements.

2.5 Parking and Driveways

2.5.1 Driveways

Driveway extensions are permitted on a very limited basis and must be submitted to the Design Review Committee for review and approval. Parking pads are not permitted in any case.

2.5.2 Parking

Minimum parking requirements are per City of Peoria standards.

2.6 Architecture

2.6.1 Architectural Screening, Shade Devices

Screens and shade devices must appear as an integral part of the building elevation even though they may be installed after the building is completed or occupied. Materials must complement the architecture of the home and the Neighborhood. Awnings, colored window shading, steel or plastic shutters or wall mounted shading devices (inside or out) are not permitted. Window screening is permitted; however, screen fabric must be dark brown or black or a neutral color with the frame painted to match color of the home. Most screening and shading needs can be handled with properly placed landscape materials. Window treatments must be of neutral backing. Sheets, paper, foil or other reflective material are not permitted. Window decals of any sort are not permitted, excluding one small security decal.

2.6.2 Patios and Courtyards

Patios and courtyards should be designed as an integral part of the architecture of the home so they can be shaded and protected from the sun by the walls of the home.

Patio covers shall meet or exceed original standards as designed and installed by the Builder or Declarant. Colors, material and texture must match the existing body of the home.

2.6.3 Ramadas and Gazebos

1. All ramada and gazebos must be detached from the existing home.
2. The height of any ramada or gazebo shall not exceed ten feet (10') above the floor level of the existing home.
3. The size of such structure shall not exceed one hundred fifty (150) square feet of area.
4. To ensure an open, airy appearance, no side of any ramada or gazebo may exceed twenty-five percent (25%) residential construction materials. In other words, at least seventy-five percent (75%) of each side must be open.
5. All ramadas and gazebos shall be constructed of stable, non-deteriorating materials and shall be compatible with the design, color and materials of the home. All plans must be submitted to the Design Review Committee for approval.

Exhibit 2-A
Cul-De-Sac Connection

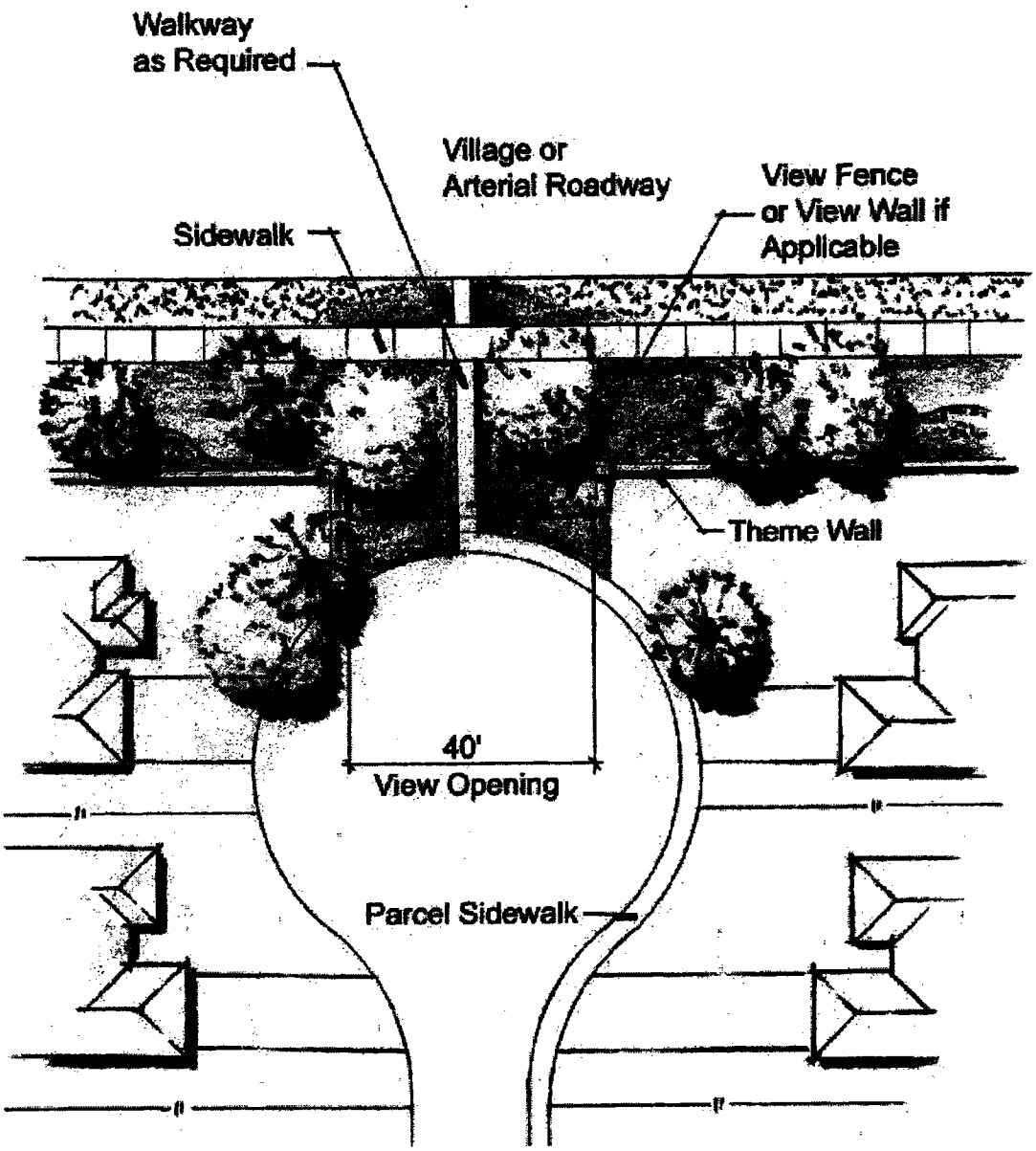


Exhibit 2-B
Village Sidewalk/Trail Plan

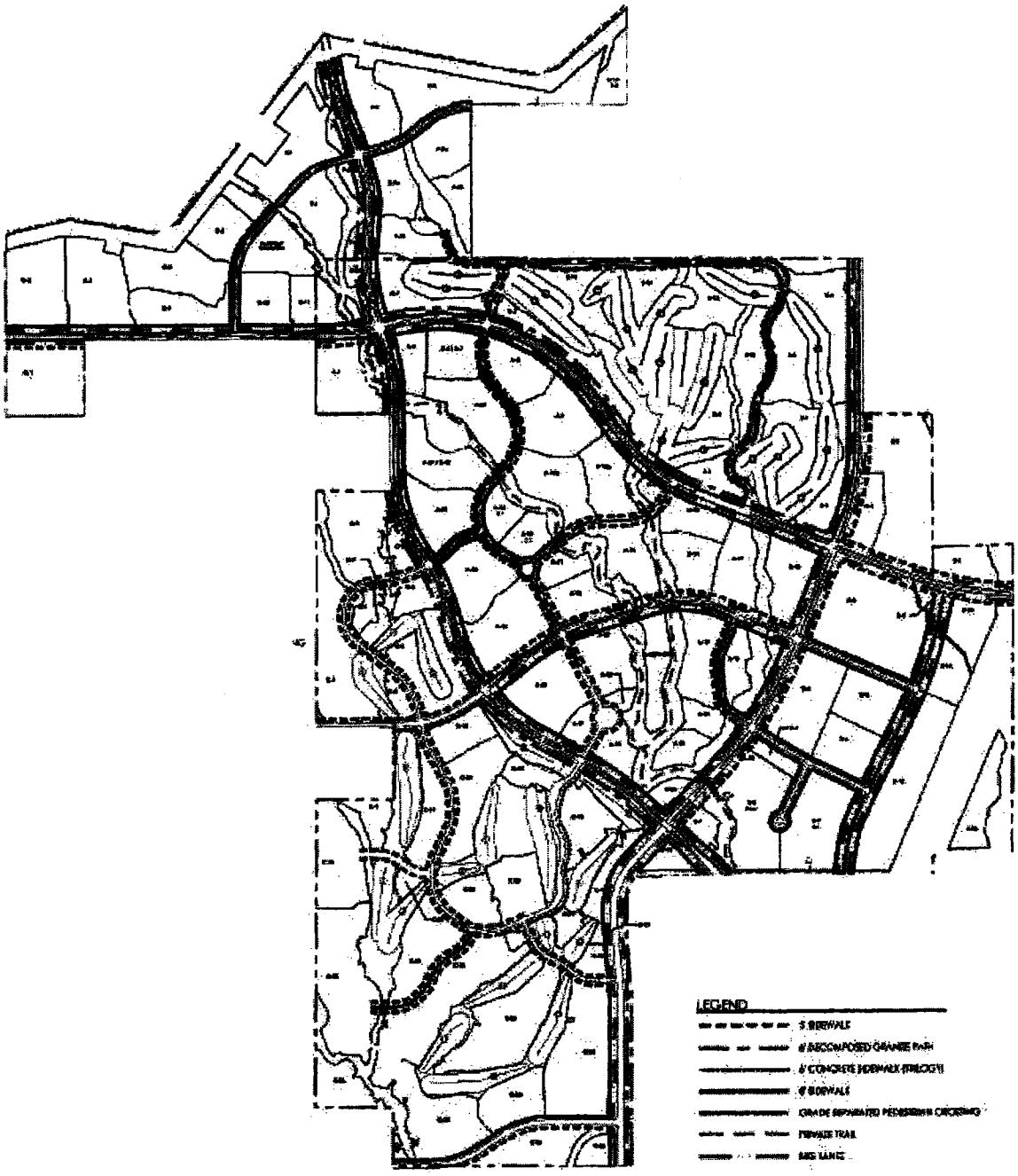


Exhibit 2-C
Village "A" Entry/Symbol Plan

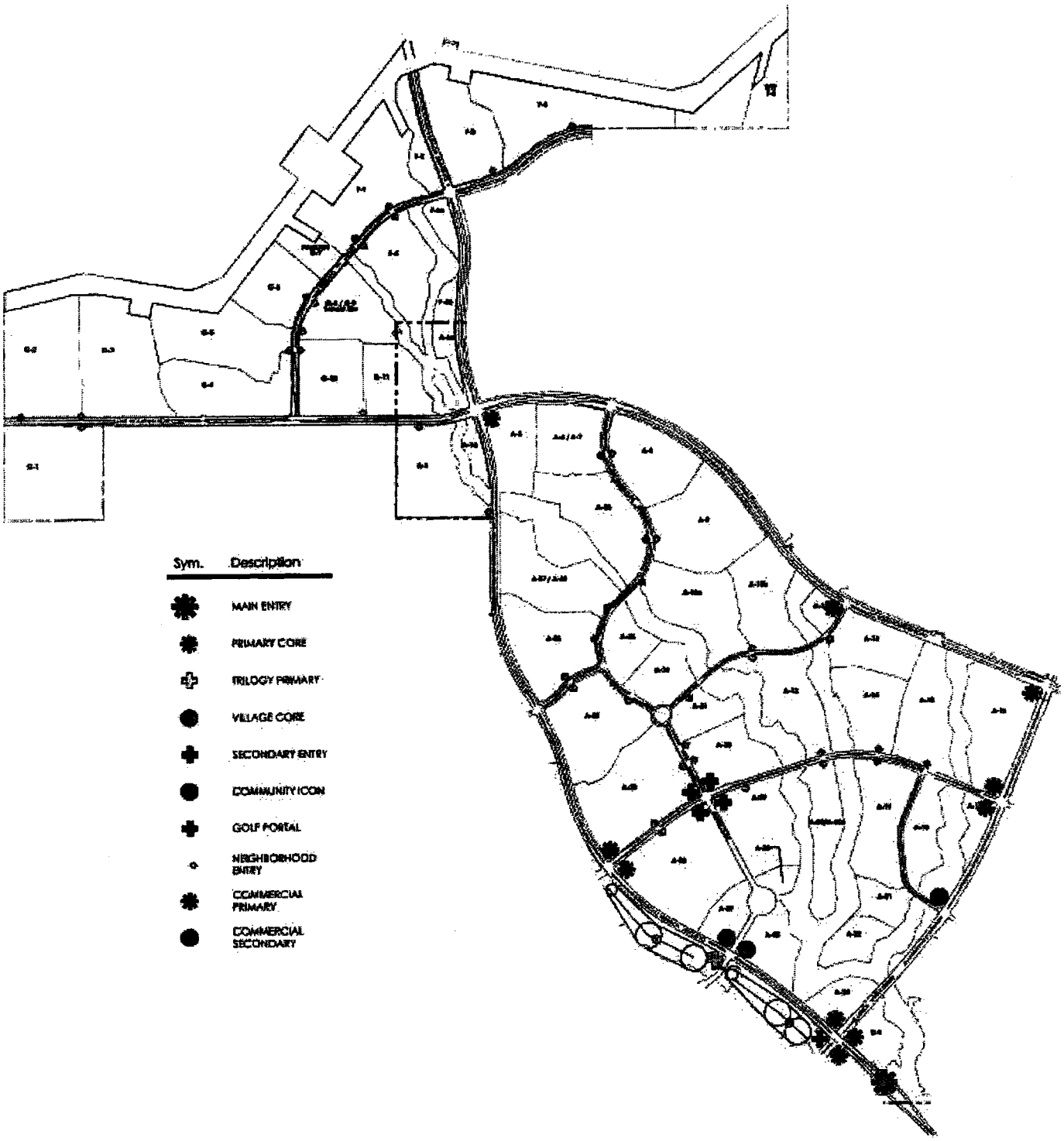


Exhibit 2-D
Standard Parcel Entry

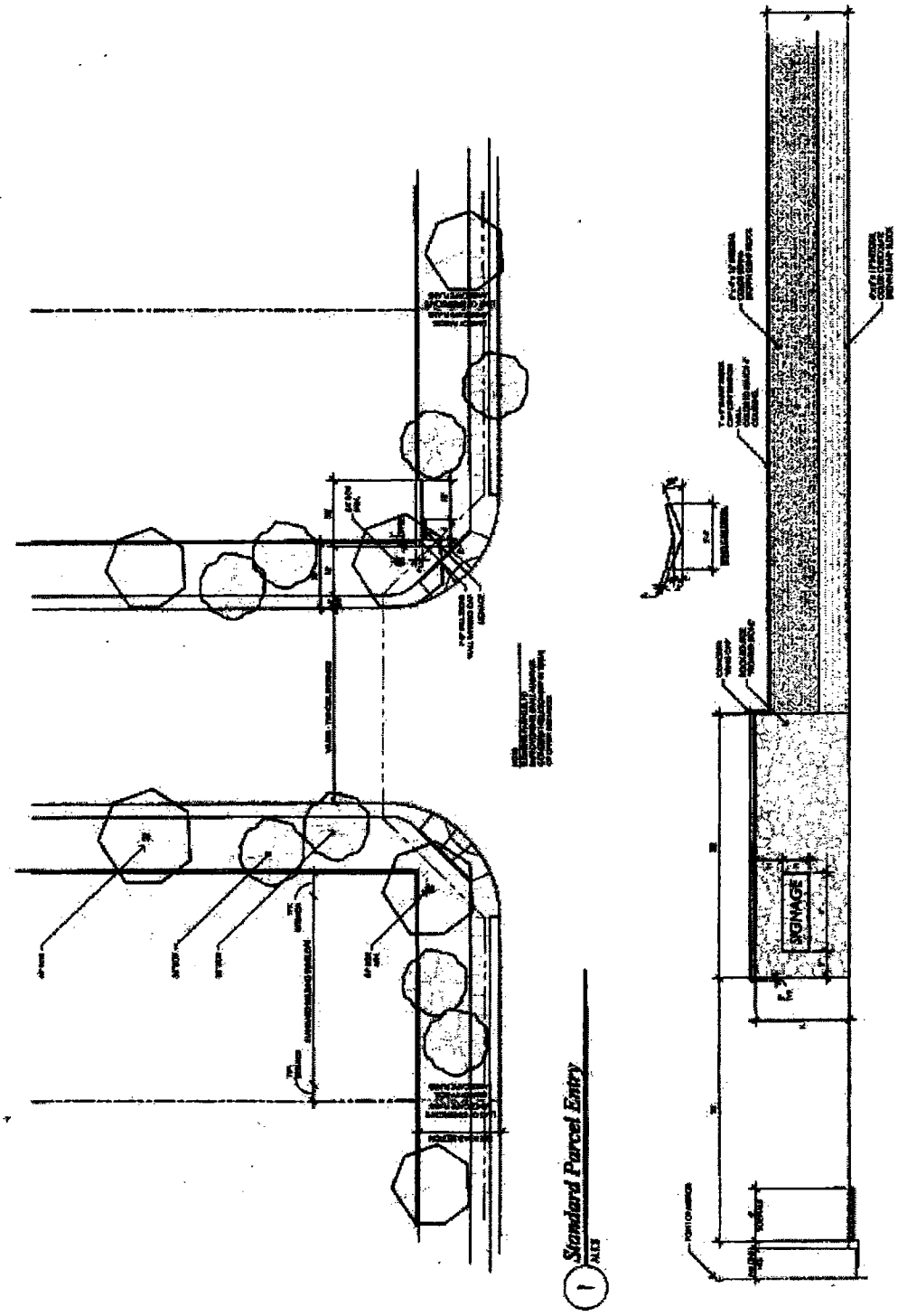
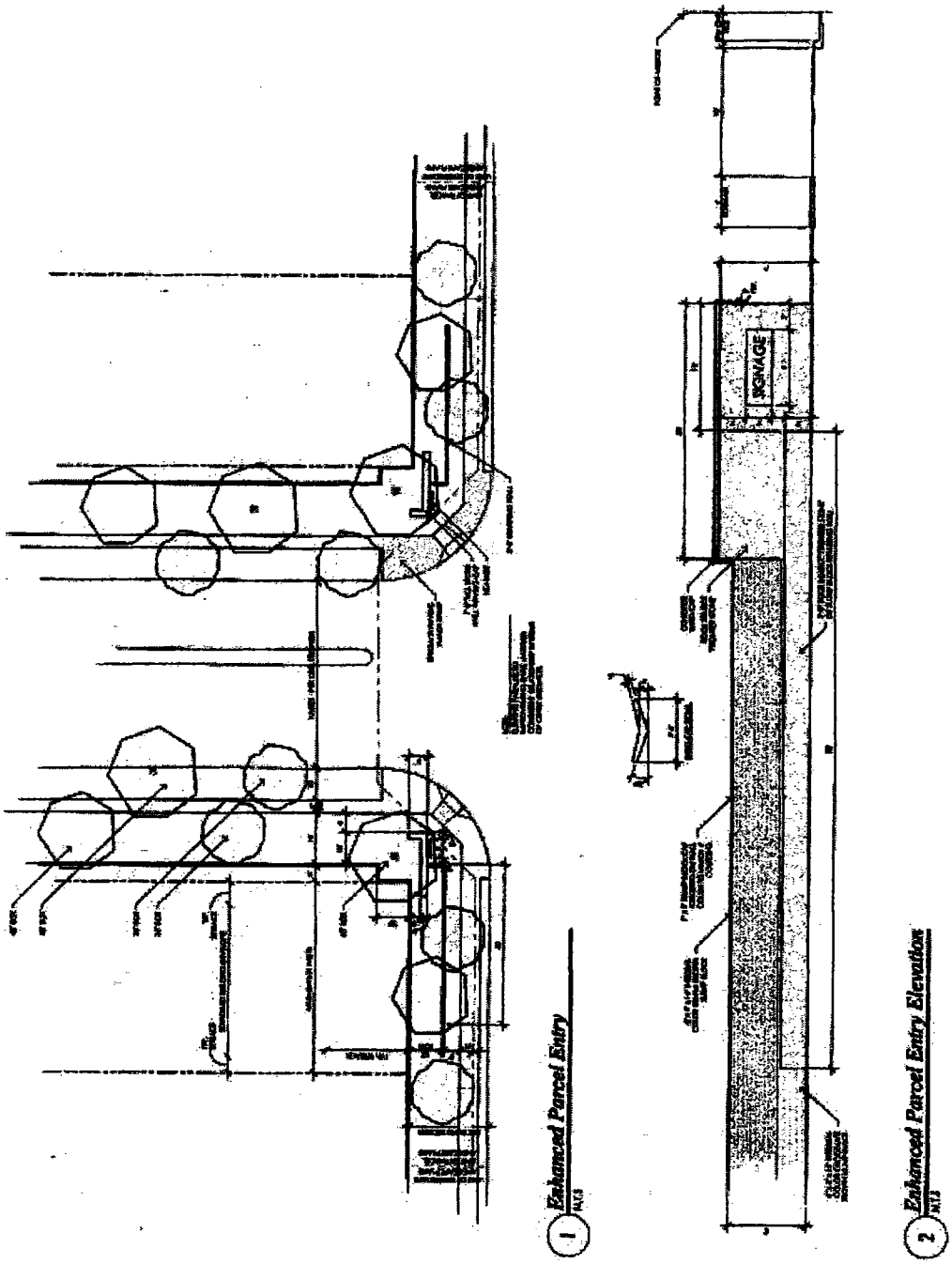


Exhibit 2-E
Enhanced Parcel Entry



SECTION 3 LANDSCAPE

3.1 GENERAL LANDSCAPE

3.1.1 Landscape Concept

The landscape planting design for the Family Village will reflect an enhanced desert transitional planting scheme. Planting should be designed with emphasis on specie variety for a blending of texture, color and flower mix. Plant massing, with drifts of accents, creates continuity from the entries, open space and park zones. Design review will be conducted by the DRC for all front-yard landscape designs, color and material selections and/or any modifications requested by the parcel developer from a pre-approved Design Package.

The entries will be the most heavily planted and should be designed with a plant massing design strategy highlighting evergreen plants with emphasis on texture and color. Groundcover should spill from the entries and engage the streetscape. The "Limit of Work" line for the standard entry occurs in line with the parcel theme wall. The village streetscape landscape plans will include the entry planting projected from that line to back-of-curb.

The streetscape and open space areas within the parcel have the widest range of plant species to select from. Planting should emphasize a recognizable planting design strategy selecting highlighted plants or massing combinations to create continuity throughout the parcel.

The Pocket Park nodes should be the core oasis area of the parcel. Additional ornamental tree species have been included in the overall plant palette for use within the turf areas. Planting in these park areas should highlight shaded groves of trees as well as planting diversity available throughout the Family Village landscape palette.

Parcel landscaping along the wash edges and existing natural open space area should be planted with the same plant specie and density found naturally occurring on the site. Do not introduce non-native species in these transition zones. In areas where the Developer will connect to an open space trail, accent plant material will be permitted. See Exhibit 3-A.

3.1.2 Plant Materials List

The following plants are approved for use in all neighborhoods in Village A and are subject to specific characteristics due to cold tolerance, soil conditions, or other special microclimatic needs. Others may sunburn in certain exposures. Parcel developers should review the use of all plants with a knowledgeable professional or consult appropriate reference material. Plants not on this list must be submitted to the DRC for approval. The Design Review Committee reserves the right to refuse any plant material that, in their discretion, will not be compatible with the Vistancia Community image or is not beneficial to the environment. Some plants are inappropriate to the environment because they are potentially destructive to the native species.

The recommended landscape use is identified in the adjacent columns.

Botanical Name	Common Name	Park	Entry	Streetscape/ Open Space
TREES				
Acacia aneura	Mulga	X	X	X
Acacia salicina	Willow Acacia	X		
Acacia smallii	Sweet Acacia	X	X	X
Acacia stenophylla	Shoestring Acacia	X		
Bauhinia congesta	Orchid Tree	X		X
Bauhinia congesta 'Lunariodes'	Pink Orchid Tree	X		X
Caesalpinia cacalaco	Cascalote	X		X
Cercidium 'Desert Museum'	Hybrid Palo Verde	X	X	X

Cercidium praecox	Palo Brea	X	X	X
Cercidium floridum	Blue Palo Verde	X	X	X
Cercidium microphyllum	Foothills Palo Verde	X	X	X
Chilopsis linearis	Desert Willow	X		X
Chitalpa tashkentensis hybrid	Chitalpa	X		
Jacaranda mimosifolia	Jacaranda	X		
Lysiloma microphylla v. thornberi	Desert Fern	X		X
Olneya tesota	Ironwood	X	X	X
Pithecellobium flexicaule	Texas Ebony	X	X	X
Pithecellobium mexicanum	Mexican Ebony	X		X
Pithecellobium pallens	Tenaza	X		X
Prosopis alba	Argentine Mesquite			X
Prosopis chilensis	Chilean Mesquite	X		X
Prosopis glandulosa	Texas Honey Mesquite	X		X
Prosopis pubescens	Screwbean Mesquite	X		X
Prosopis velutina	Velvet Mesquite	X	X	X
Sophora secundiflora 'Silver Peso'	Texas Mountain Laurel	X		
Tipuana tipu	Tipu Tree	X		
Vitex angus-castus	Chaste Tree	X		X

2 STORY SCREEN TREES

Cercidium 'Desert Museum'	Hybrid Palo Verde
Cercidium praecox	Palo Brea
Cercidium floridum	Blue Palo Verde
Chilopsis linearis	Desert Willow
Jacaranda mimosifolia	Jacaranda
Olneya tesota	Ironwood
Pithecellobium flexicaule	Texas Ebony
Prosopis chilensis	Chilean Mesquite
Prosopis glandulosa	Texas Honey Mesquite

*** Acceptable only in park turf areas:**

*Fraxinus velutina	Arizona Ash	X	X	X
*Platanus wrightii	Sycamore	X	X	X

*Quercus virginiana	Southern Live Oak	X	X	X
CACTI / ACCENTS				
Agave deserti	Desert Agave	X		X
Agave geminiflora	Twin-flowered Agave	X		X
Agave murpheyi	Hohokam Agave			X
Agave parryi v. huachuensis	Parry's Agave	X		X
Agave species	Agave	X		X
Agave toumeyana	Toumey's Agave			X
Asclepias subulata	Desert Milkweed	X		X
Carnegiea gigantea	Saguaro	X		X
Dasylirion acrotriche	Green Desert Spoon	X		X
Dasylirion longissimum	Mexican Grass Tree	X		X
Dasylirion wheeleri	Desert Spoon	X		X
Euphorbia myrsinites	Euphorbia	X		X
Euphorbia rigida	Gopher Plant	X		X
Fouquieria splendens	Ocotillo	X		X
Hesperaloe funifera	Coahuilan Hesperaloe	X		X
Hesperaloe parviflora	Red Hesperaloe	X		X
Hesperaloe parviflora (yellow)	Yellow Hesperaloe	X	X	X
Nolina bigelovii	Beargrass	X		X
Nolina microcarpa	Beargrass	X		X
Pedilanthus macrocarpus	Lady's Slipper	X		
Yucca baccata	Banana Yucca			X
Yucca recurvifolia	Curveleaf Yucca	X		X
SHRUBS				
Abutilon palmeri	Indian Mallow	X		X
Acacia craspedocarpa	Leather Leaf Acacia	X		X
Alyogyne huegelii	Blue Hibiscus	X		X
Ambrosia deltoidea	Bursage	X		X
Anisacanthus quadrifidus v. brevilobus	Mountain Flame	X	X	X
Anisacanthus quadrifidus v. wrightii 'Mexican Flame'	Flame Honeysuckle	X	X	X

Anisacanthus therberi	Desert Honeysuckle	X	X	X
Bougainvillea 'Barbara Karst'	Bougainvillea	X	X	X
Bougainvillea 'La Jolla'	Bush Bougainvillea	X	X	X
Bougainvillea 'San Diego Red'	Bougainvillea	X	X	X
Bougainvillea spectabilis	Bougainvillea	X	X	X
Buddleia marrubifolia	Wooly Butterfly Bush	X	X	X
Caesalpinia gilliesii	Desert Bird of Paradise	X		X
Caesalpinia mexicana	Mexican Bird of Paradise	X		X
Caesalpinia pulcherrima	Red Bird of Paradise	X		X
Calliandra californica	Baja Red Fairy Duster	X	X	X
Calliandra eriophylla	Fairy Duster	X	X	X
Cassia artemisioides	Feathery Cassia	X		X
Cassia nemophila	Desert Cassia	X		X
Cassia oligophylla	Outback Cassia	X		X
Cassia phyllodenia	Silver-leaf Cassia	X		X
Celtis pallida	Desert Hackberry	X		X
Convolvulus cneorum	Bush Morning Glory	X	X	X
Cordia boissieri	Anacahuite	X		X
Cordia parvifolia	Small Leaf Cordia	X	X	X
Dalea frutescens 'Sierra Negra'	Sierra Negra Dalea	X	X	X
Dalea pulchra	Indigo Bush	X		X
Dicliptera suberecta	Velvet Honeysuckle	X	X	X
Dodonea viscosa	Hopbush	X	X	X
Dodonea viscosa 'Purpurea'	Purple Hopbush	X	X	X
Encelia farinosa	Brittlebush	X		X
Ericameria laricifolia	Turpentine Bush	X	X	X
Guara lindheimeri	Guara	X		X
Hymenoxis acaulis	Angelita Daisy	X	X	X
Justicia californica	Chuparosa	X		X
Justicia ovata	Red Justicia	X		X
Justicia spicigera	Mexican Honeysuckle	X	X	X
Lantana camara	Bush Lantana	X	X	X
Larrea tridentata	Creosote Bush	X		X
Leucophyllum candidum 'Thunder Cloud'	Thunder Cloud Sage	X	X	X

Leucophyllum frutescens	Texas Sage	X	X	X
Leucophyllum frutescens 'Compacta'	Compact Texas Sage	X	X	X
Leucophyllum frutescens 'Green Cloud'	Green Cloud Sage	X	X	X
Leucophyllum frutescens 'White Cloud'	White Cloud Sage	X	X	X
Leucophyllum hybrid 'Rain Cloud'	Rain Cloud Sage	X	X	X
Leucophyllum laevigatum	Chihuahuan Sage	X	X	X
Leucophyllum langmaniae 'Lynn's Legacy'	Lynn's Legacy Sage	X	X	X
Leucophyllum langmaniae 'Rio Bravo'	Rio Bravo Sage	X	X	X
Leucophyllum pruinosum 'Sierra Bouquet'	Sierra Bouquet Sage	X	X	X
Leucophyllum revolutum 'Sierra Magic'	Sierra Magic Sage	X	X	X
Leucophyllum zygophyllum	Blue Ranger	X	X	X
Lotus rigidus	Desert Rock Pea	X		X
Mimosa dysocarpa	Mimosa	X		
Plumbago scandens 'Summer Snow'	Summer Snow Plumbago	X	X	X
Rosa banksiae 'Alba Plena'	White Lady Bank's Rose	X	X	X
Ruellia brittoniana	Ruellia	X	X	X
Ruellia peninsularis	Shrub Ruellia	X	X	X
Salvia chamaedryoides	Mexican Blue Sage	X		X
Salvia clevelandii	Chaparral Sage	X		X
Salvia leucantha	Mexican Bush Sage	X		X
Senna wislizenii	Shrubby Senna	X		X
Simmondsia chinensis	Jojoba	X		X
Sophora secundiflora	Texas Mountain Laurel	X		X
Sphaeralcea ambigua	Desert Globemallow	X	X	X
Tagetes lemmoni	Mt. Lemmon Marigold	X		X
Tecoma stans	Yellow Bells	X		X
Vaquelinia californica	Arizona Rosewood	X		
Viguiera deltoidea	Goldeneye	X	X	X
Zauschneria californica	California Fuchsia	X		X
GROUNDCOVERS				
Acacia redolens	Prostrate Acacia	X	X	X
Antigonon leptopus	Queen's Wreath	X		X

Aizoaceae species	Ice Plant	X	X	X
Baccharis 'Centennial'	Centennial Baccharis	X	X	X
Baileya multiradiata	Desert Marigolde	X	X	X
Calylophus hartwegii 'Sierra Sundrop'	Calylophus	X	X	X
Convolvulus mauritanicus	Ground Morning Glory	X	X	X
Dalea capitata 'Sierra Gold'	Sierra Gold Dalea	X	X	X
Dalea greggii	Trailing Indigo Bush	X		X
Drosanthemum speciosum 'Rosa'	Ice Plant	X	X	X
Dyssodia pentachaeta	Dyssodia	X	X	X
Erigeron divergens	Spreading Fleabane	X		X
Erigeron 'Profusion'	Profusion Fleabane Daisy	X		X
Gazania rigens 'Sun Gold'	Gazania	X	X	X
Hardenbergia comptoniana	Lilac Vine	X	X	X
Lantana montevidensis	Trailing Purple/Yellow Lantana	X	X	X
Melampodium leucanthum	Blackfoot Daisy	X	X	X
Muhlenbergia capillaris 'Regal Mist'	Regal Mist Muhley	X	X	X
Muhlenbergia emersleyi 'El Toro'	Bull Grass	X	X	X
Muhlenbergia lindheimeri 'Autumn Glow'	Autumn Glow Muhley	X	X	X
Muhlenbergia rigens	Deer Grass	X	X	X
Muhlenbergia rigida 'Nashville'	Nashville Grass	X	X	X
Oenothera barlandieri	Mexican Evening Primrose	X		X
Oenothera caespitosa	Evening Primrose	X		X
Oenothera stubbii	Saltillo Primrose	X		X
Osteospermum fruticosum	Trailing Aftican Daisy	X	X	X
Penstemon baccharifolius	Rock Penstemon	X	X	X
Penstemon eatonii	Firecracker Penstemon	X	X	X
Penstemon grandiflorus	Penstemon	X	X	X
Penstemon palmeri	Palmer's Penstemon	X	X	X
Penstemon pseudospecitabilis	Parry's Penstemon	X	X	X
Penstemon superbus	Superb Penstemon	X	X	X
Penstemon wrightii	Penstemon	X	X	X
Plumbago auriculata	Cape Plumbago	X	X	X
Podranea ricasoliana	Pink Trumpet Vine	X	X	X
Psilostrophe cooperi	Paperflower	X	X	X

Salvia sp. 'Quicksilver'	Quicksilver Salvia	X	X	X
Santolina chamaecyparissus	Lavender Cotton	X	X	X
Santolina virens	Green Santolina	X	X	X
Verbena gooddingii	Goodding's Verbena	X	X	X
Verbena pulchella	Moss Verbena	X	X	X
Verbena rigida	Sandpaper Verbena	X	X	X
Verbena tenera	Moss Verbena	X	X	X
Verbena tenuisecta 'Edith'	Edith Verbena	X	X	X
Zephyranthes candida	Rain Lily		X	
Zinnia acerosa	Desert Zinnia	X	X	X
Zinnia grandiflora	Little Golden Zinnia	X	X	X
VINES				
Antigonon leptopus	Queen's Wreath	X		X
Bougainvillea 'Barbara Karst'	Bougainvillea	X	X	X
Bougainvillea 'California Gold'	Orange Bougainvillea	X	X	X
Bougainvillea 'Jamaica White'	White Bougainvillea	X	X	X
Bougainvillea 'San Diego Red'	Bougainvillea	X	X	X
Bougainvillea spectabilis	Bougainvillea	X	X	X
Clytostoma callistegioides	Violet Trumpet Vine	X		X
Gelsemium sempervirens	Yellow Flowering Jessamine	X	X	X
Hardenbergia comptoniana	Lilac Vine	X	X	X
Mascagnia lilacina	Lilac Orchid Vine	X		X
Mascagnia macroptera	Yellow Orchid Vine	X		X
Maurandya antirrhiniflora	Snapdragon Vine	X		X
Rosa banksiae	Lady Bank's Rose	X	X	X
Solanum jasminodoides	Potato Vine	X		X
Vigna caracalla	Snail Vine	X		X

Palm Trees

The following palm trees have been added to the plant list for those back yards that are fully fenced with a solid wall:

Chamaerops excelsia	Windmill Palm
Chamaerops humulis	Mediterranean Fan Palm
Chamaedorea sp.	Various low growing Palms
Cycas revoluta	Sago Palm
Phoenix robselenii	Pigmy Date Palm
Syagrus romanzoffianum	Queen Palm

The following palm trees have been added to the plant listfor those back yards with view fence:

Chamaerops humulis	Mediterranean Fan Palm
Chamaedorea sp.	Various low growing Palms
Cycas revoluta	Sago Palm
Phoenix robselenii	Pigmy Date Palm

All references to view fence/view wall herein are defined as a low standing masonry wall with a total height of three feet (3') or less, a combination of a low standing masonry wall (height varies) with over four feet (4') of transparent steel fencing attached or a freestanding transparent steel fence that may vary in height from three feet (3') to six and one half feet (6 ½'). This applies to any and all areas in which view fence/view wall is adjacent to the the Discovery Trail corridor, preserved or natural (native) open space, and parcel internal open space with preserved, natural (native) or revegetated open space. The Design Review Committee reserves the right to interpret this definition and application of this restriction where necessary.

All other palm tree species must be submitted to the Design Review Committee for review and will be considered on a case by case basis. Lots adjacent to project open space with view fence are subject to further material limitations.

3.1.3 Decomposed Granite

The granite color utilized in the Vistancia Village A Community is Apache Brown, minimum one-half inch (½") and maximum three-quarters inch (¾") screened, contact Kalamazoo Materials, Inc. at 520-616-0583 for closest provider or one-half inch (½") and max three-quarter inch (¾") screened table Mesa Brown, contact Rock Source, 623-780-0333, or screened Vistancia Cobble, three inches (3") minus, available from Granite Express at 480-354-6809.

3.1.4 Irrigation

Automatic irrigation systems are required for all planting areas.

Peak flow demands shall be based on applying peak weekly irrigation requirements in 6 hours (12:00am-6:00am). Design shall be based on available static pressure minus 10% for fluctuations.

Areas requiring overhead spray shall be minimized and shall be restricted to turf and flowerbeds. All other areas must use drip irrigation.

Spray heads next to roadways and walkways must have low angle (10%) nozzles. Large radius rotor heads (25-foot radius or greater) are not allowed next to roadway or walkway edges. In all applications, overhead irrigation heads may not throw water directly onto any roadway, walkway, or paved surface.

All spray heads (15-foot radius or less) shall be spaced no further than 45% of the spray diameter to account for area wind conditions. Spacing for large radius rotors (25-foot radius or greater) shall not exceed 50% of the spray diameter.

Spray irrigated areas shall be a minimum of 10 feet wide when adjacent to roadways and a minimum of 6 feet wide in other use areas.

Drip Irrigation

The minimum quantity of emitters per plant should be in accordance with the following table. Some variation may occur due to differences in water demand between plant material.

Plant Size	Emitter Volume	Quantity
1 gallon	1 GPH	1 each
5 gallon	½-1 GPH	2 each
15 gallon	2 GPH	3-4 each
24" box	2 GPH	4-5 each
36" box	2 GPH	6-7 each
48" box	2 GPH	7-8 each
54" box	2 GPH	9-12 each
60" box	2 GPH	12-16 each

Table 1: Drip Irrigation

Zoning

Overhead and drip irrigation systems must be zoned for exposure (south and west exposures together, north and east exposures together), topography, and varying water requirements of plant material.

Water Management

All irrigation systems for project common areas shall use solid state electronic, micro-processor controllers capable of a minimum of three operating programs and four start times per program.

3.2 PARCEL ENTRIES

3.2.1 Entry Design

An entry design has been established for all neighborhoods within the Village to provide thematic continuity with other village elements. All entries shall be constructed as indicated in the Design Packages.

3.2.2 Minimum Entry Landscape Requirements

Neighborhood entries shall be designed and installed for immediate impact. If a pre-determined entry is not provided in the Design Package then Parcel Developers must submit a design for the entry to the DRC prior to installation. Designs of the subdivision entry must use the following minimum standards:

- 50% at 36-inch box trees
- 50% at 24-inch (min.) box trees
- 5 gallon shrubs.
- 75% minimum vegetative cover.
- 3/4 inch (minimum) rock mulch (village color) under all shrub and groundcover areas.
- 5-foot wide sidewalk on both sides.
- Village colored walls.
- Approved rock veneer retaining walls, where necessary.

Turf will only be permitted in median islands or next to curbs for public entries as allowed by the DRC and the City of Peoria. See Exhibit 2-D and Exhibit 2-E.

Landscape and irrigation within public entries must be installed per the City of Peoria Improvement Standards.

3.2.3 Gated Entries

Gates and card key stations must be designed to meet City regulations and be located to allow sufficient stacking distance. A median break is required to allow for vehicle turn-around. Entry gates shall have simple geometric shapes and must be consistent with the

village view fence and wall design and color. Lettering on gates is not allowed. Wrought iron fence designs and parcel logos are subject to DRC approval. See Exhibit 3-B.

3.2.4 Responsibility

The parcel developer shall construct all improvements within the entry area, including the walls, pilasters, signage, walks, lighting, and landscape as indicated in the Design Package. If information is not provided in the Design Package then the Parcel Developer must submit designs to the DRC for review and approval prior to construction and/or submittal to the City of Peoria.

3.3 SINGLE FAMILY DEVELOPMENTS

3.3.1 Residential Street and Front Yard Landscape

General

Parcel developers shall install landscape along neighborhood streets and corner lot side yards per the approved subdivision landscape plans. All landscape must be installed within 90 calendar days after occupancy of a residence.

Front Yard Paving

The minimum width of an entry walk is 4 feet. Entry walks must be separated from a building wall by a minimum 1-foot, 6-inch wide planting strip that is fully planted or covered with rock mulch.

Front Yard Planting

Parcel Developers are responsible for design and installation of all front yard landscape subject to DRC review and approval. Each builder shall submit 3 design alternatives relative to a desert planting scheme and 2 design alternatives in an enhanced/"green" planting scheme for approval.

Front yards shall be landscaped to reinforce the village theme stated in **Section 3.1.1 Landscape Concept**. A minimum of two trees is required in each front yard. One tree must be a 36" box (min.) and the other a 24" box (min.). One of the two trees must be planted between 4 and 8 feet behind the sidewalk, or curb if no sidewalk exists. The family of tree types and characteristics must be consistent along any street in the neighborhood.

Minimum Tree Quantity	2[1]
Minimum Tree Size	1 36" box, and 1 24" box
Primary Tree Type at Street	Desert Shade
Maximum Street Tree Spacing	40 feet
Secondary Tree Type	Shade, Accent
Planting Character	Formal or Informal
Minimum Shrub Size	5 gallon
Minimum Accent Plant Size	1 gallon
Minimum Ground Cover Size	1 gallon
Organic Ground Plane Materials	Turf and Ground Cover
Decomposed Granite Color[2]	"Apache Brown"
Decomposed Granite Size	½" – ¾" screened
Minimum Organic Coverage	50%[3]

[1]One additional 24-inch box tree for every 30 linear feet shall be planted along landscape strips between product walls and curbs along corner side and rear property lines or at the ends of cul-de-sacs where planting area is a minimum of 5 feet wide.

[2]Decomposed granite is required under all shrub and ground cover plantings.

[3]The percentage shown for organic coverage is at two year's growth and applies to plants (shrubs, turf and ground covers) at the ground plane only, not tree canopies.

Table 2: Front Yard Landscape Requirements

Trees should be spaced at least 15 feet apart. If trees need to be spaced more closely, they should be of the same species.

Foundation planting shall completely cover the visible portion of a house's base, including all backflow preventer units, within one year of installation.

Each front yard must contain at least four different species of shrubs and/or ground covers. Plants should be used in groupings of similar species to provide mass and structure to the yard.

Parcel developers are encouraged to offer homebuyers upgrade options for front yard landscaping. Upgrades can include denser planting, larger plant sizes, special paving, boulder clumps, contouring, landscape lighting, etc. See Exhibit 3-C.

Site Contouring and Drainage

Contour front yards to create visual interest in the landscape and produce soft, gentle transitions between the existing grade of the home and the adjacent street. Utilize contours to create microclimates for planting. Use depressed areas to collect natural run-off for plants that benefit from additional water and mounded areas for drought tolerant plants. Contouring should transition into grades on both sides of the lot to create a flowing, continuous streetscape. All front yard landscape improvements must include contouring plans.

1. Contouring yards may not result in major changes to drainage patterns on the lot.
2. Water may not be directed toward the building foundation or toward any neighboring property.
3. Drainage may not be altered to create any condition that could lead to offsite soil erosion on open spaces. The drainage area must be appropriately covered

with riprap. Approved riprap is Apache Brown, one inch (1") to three inch (3") angular riprap or screened Vistancia Cobble, three inches (3") minus.

Lawn Restrictions

Turf is limited to twenty percent (20%) of the total front yard area. The recommended minimum width of a lawn is six feet (6'). To avoid "turf islands" all lawn areas must be connected to the front yard composition by having at least one edge adjacent to a sidewalk or patio surface. Turf shall be kept at least three feet from a building face or wall, including side yard retaining and site walls. The specified turf is Midiron sod or "Bob Sod". Artificial turf is not permitted in front yards and is subject to Design Review Committee approval for back yards. A hardscape border of neutral colored concrete curbing or brick must separate turf and granite areas.

Decomposed Granite

Only decomposed granite or native granite rock are acceptable as landscape material. River rock, crushed rock, artificially colored or naturally mined rock that is uncommon to the site shall not be permitted. Decomposed granite for front yards shall be specified as Apache Brown, minimum half inch (½") and maximum three-quarters inch (¾") screened, contact Kalamazoo Materials, Inc. at 520-616-0583, one-half inch (½") and max three-quarter inch (¾") screened table Mesa Brown, contact Rock Source, 623-780-0333, for closest provider, or screened Vistancia Cobble, three inches (3") minus, which is available from Granite Express at 480-354-6809. Rear yard decomposed granite is not limited to Apache Brown or Vistancia Coble but should blend with the surrounding environment.

Transition Areas Between Lots

Treatment of the area where the landscape of two lots abut should be similar to create a unified and more expansive landscape look. A 4" (max.) hard edge between lots may be utilized for separation subject to DRC approval. See Exhibit 3-D and Exhibit 3-E.

Corner Lot Side Yards, Rear Yards, and End of Cul-de-Sac Planting

All areas between a product or retaining wall and the back-of-curb or sidewalk, as well as those rear yards which are visible from common areas, shall be planted with a landscape palette consistent with the parcel theme. Minimum requirements are:

- 50% organic coverage at two year's growth.
- Full coverage of the ground plane with ground cover and/or gravel mulch.
- One 24-inch box tree for every 30 linear feet along the wall facing the street where planting area is more than 5 feet in width.

Corner and Visible Lots with 2-Story Residences

For approved 2-story residences located on corner lots or lots that are visible from common areas or along the village streets, tree species that promote vertical screening must be incorporated. See PLANT MATERIALS LIST Section 3.1.2 for 2-story screening material. A minimum of 60% of the 2-story elevation must be screened by vegetation at full growth. See Exhibit 3-F.

Landscape areas between walls and curbs must be maintained by the lot owner, if part of the adjacent lot. Only tracts identified on the plat will be maintained by the Association.

3.3.2 Amenity/Open Space Landscape

Pocket Parks

Parcel developers shall construct pocket parks within Subdivisions as identified on the Design Packages. If no pocket park is included, the Parcel Builder may submit a design for review under the criteria set forth in these design guidelines (Retention areas may be used for pocket parks). Minimum improvements are:

- Turf in 60% of the landscaped area.
- One 24-inch box tree for every 1000 s.f. of landscaped area.
- 60% vegetative cover in non-turf landscape areas after one year's growth.
- Decomposed Granite (village color) under all shrub and ground cover areas.
- A walkway, trash receptacle, pet refuse bag dispenser, and ADA accessible

seating area.
- A focus area.
- A 1-inch irrigation meter and power source.
- An automatic irrigation system with controller to match the Irrigation Master Spec available from the DRC.
- No turf within 3 feet of a building face or wall.
- No turf within 18 inches of back of curb.

See Exhibit 3-G.

Open Space and Pedestrian Connections

Parcel developer shall landscape neighborhood open space and pedestrian connections. Minimum improvements are:

- One 24-inch box tree for every 1000 s.f. of total landscape area.
- 60% vegetative cover for non-paved areas.

See Exhibit 2-A and Exhibit 3-A.

Planting and irrigation within landscape areas to be owned and maintained by the ASSOCIATION must be installed per the City of Peoria Improvement Standards.

3.4 MULTI-FAMILY DEVELOPMENTS

3.4.1 Parking Lot Landscape

Parking lots shall be landscaped to reduce their visual impact. Landscape in and around parking lots shall consist of two categories:

a. Perimeter landscape that surrounds the interior parking lots to a depth of 10 feet, including walks. A minimum of one 24-inch box tree shall be planted for every 600 s.f. of landscape area.

b. Interior landscape within parking lots that reduces the paving mass of a parking lot and provides shade. A minimum of one 24-inch box tree shall be planted for every 8 parking spaces. Landscape islands shall contain a minimum of one tree per parking stall depth.

All non-paved areas within the perimeter and interior of parking lots shall be landscaped with a combination of plant materials. See Exhibit 3-H.

Parking visible from village roadways and community open space shall be screened with a combination of berms, low walls or landscape. Low walls and berms shall be a maximum height of 3 feet from the top of curb of the parking area. See Exhibit 3-I.

3.4.2 Amenity/Open Space Landscape

Recreation Areas

Recreation areas shall be landscaped per the following minimum requirements:

- One 24-inch box tree for every 600 s.f. of total landscape area. Additional trees may be 15 gallon in size.
- 50% minimum vegetative cover for all non-paved areas.

Open Space Landscape

General landscape areas within projects, exclusive of parking lot areas, street frontage areas, and amenity areas, shall be landscaped per the following minimum requirements:

- One 24-inch box tree for every 750 s.f. of total landscape area. Additional trees may be 15 gallon in size.
- 60% minimum vegetative cover for non-paved areas.

3.4.3 Model Complexes

Model Homes

The following criteria apply to both single family and multi-family developments.

Model home landscape shall be consistent with the parcel theme and subject to the criteria outlined in these guidelines. All model home landscape and signage programs shall be submitted to the DRC for review and approval prior to installation.

Temporary Sales Trailers

Temporary sales trailers shall be landscaped immediately upon delivery. All landscape and signage programs shall be submitted to the DRC for review and approval prior to installation. Minimum improvements are:

- Two (2) 36" box and two (2) 24-inch box trees and at least twenty (20) 5-gallon shrubs. Turf may also be used.
- An evergreen foundation planting using 5-gallon shrubs if the trailer is not skirted.
- Mulches and/or aggregate materials to match the village mulch color.

The builder is responsible for the complete removal of the sales trailer and all of its improvements. The builder will then immediately develop the site for its approved permanent intent.

Exhibit 3-A
Between Lots

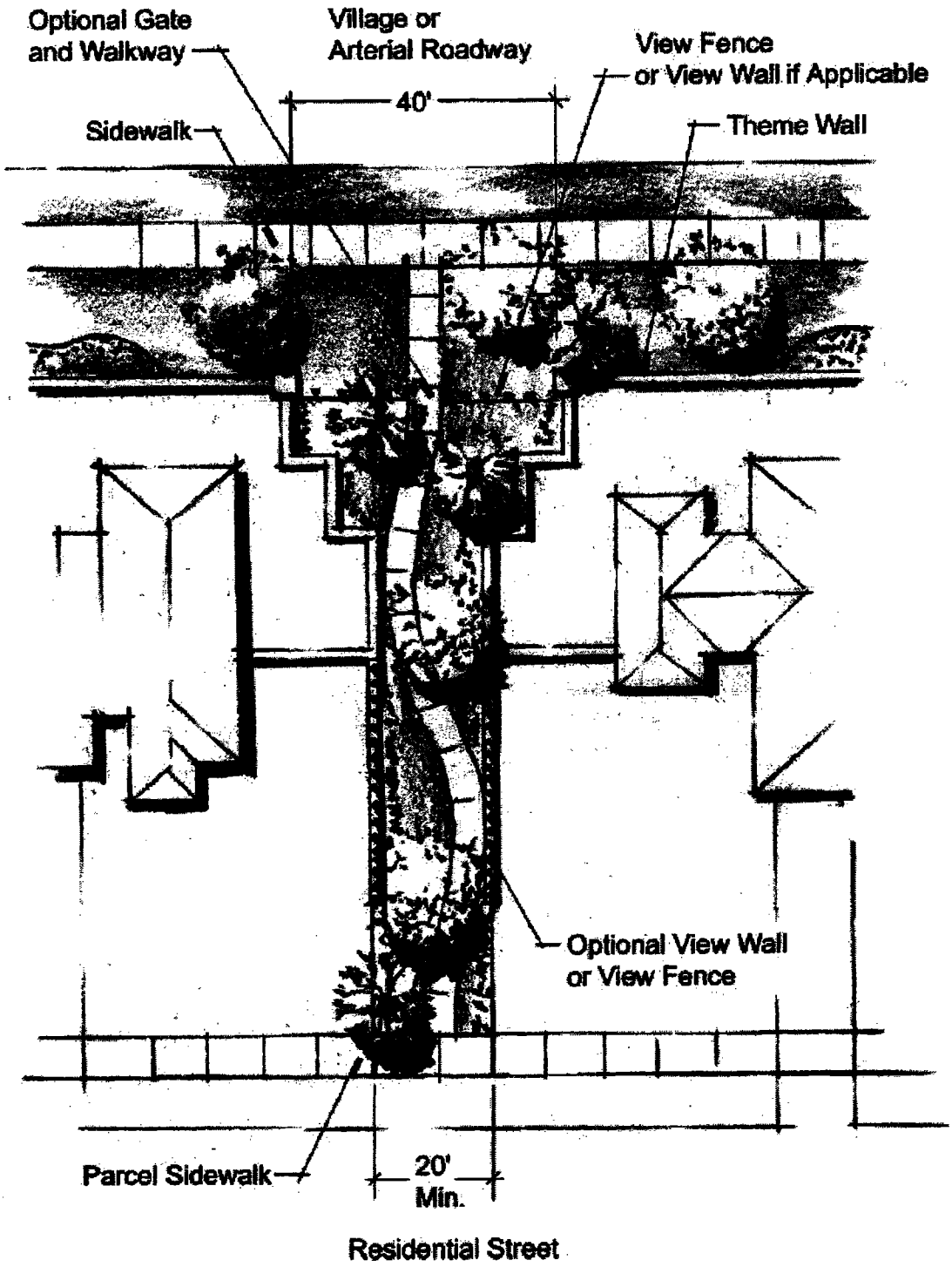
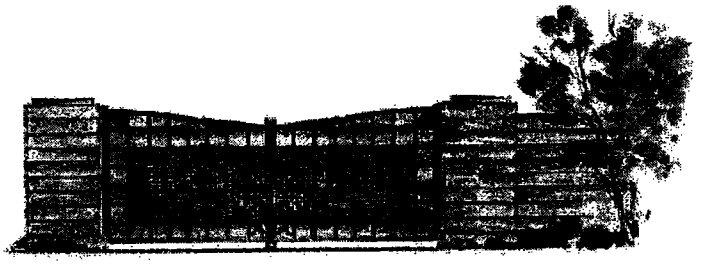
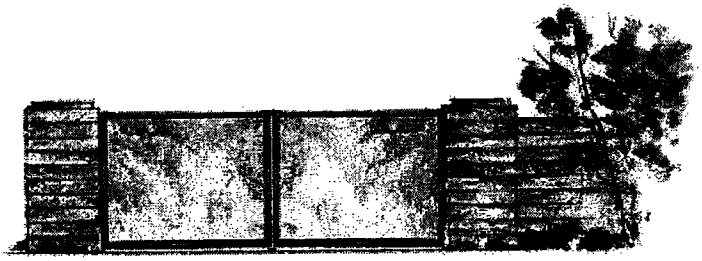
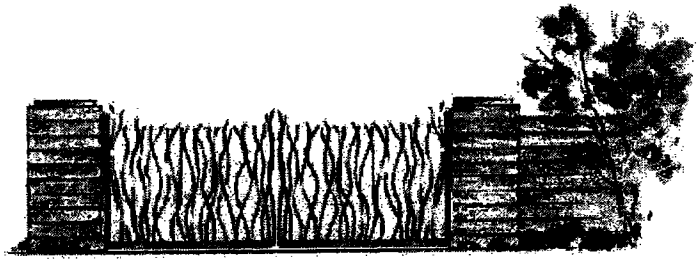
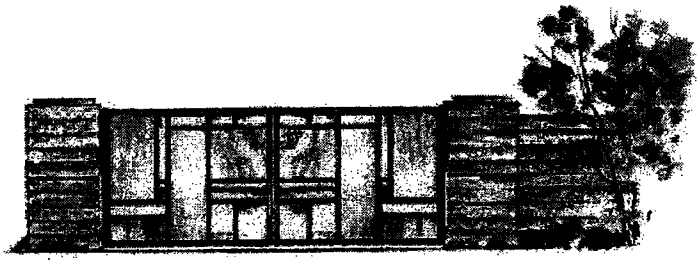


Exhibit 3-B
Sample Gate Designs









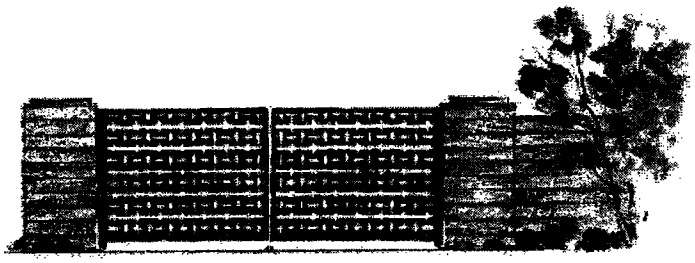


Exhibit 3-C
Front Yard Landscape

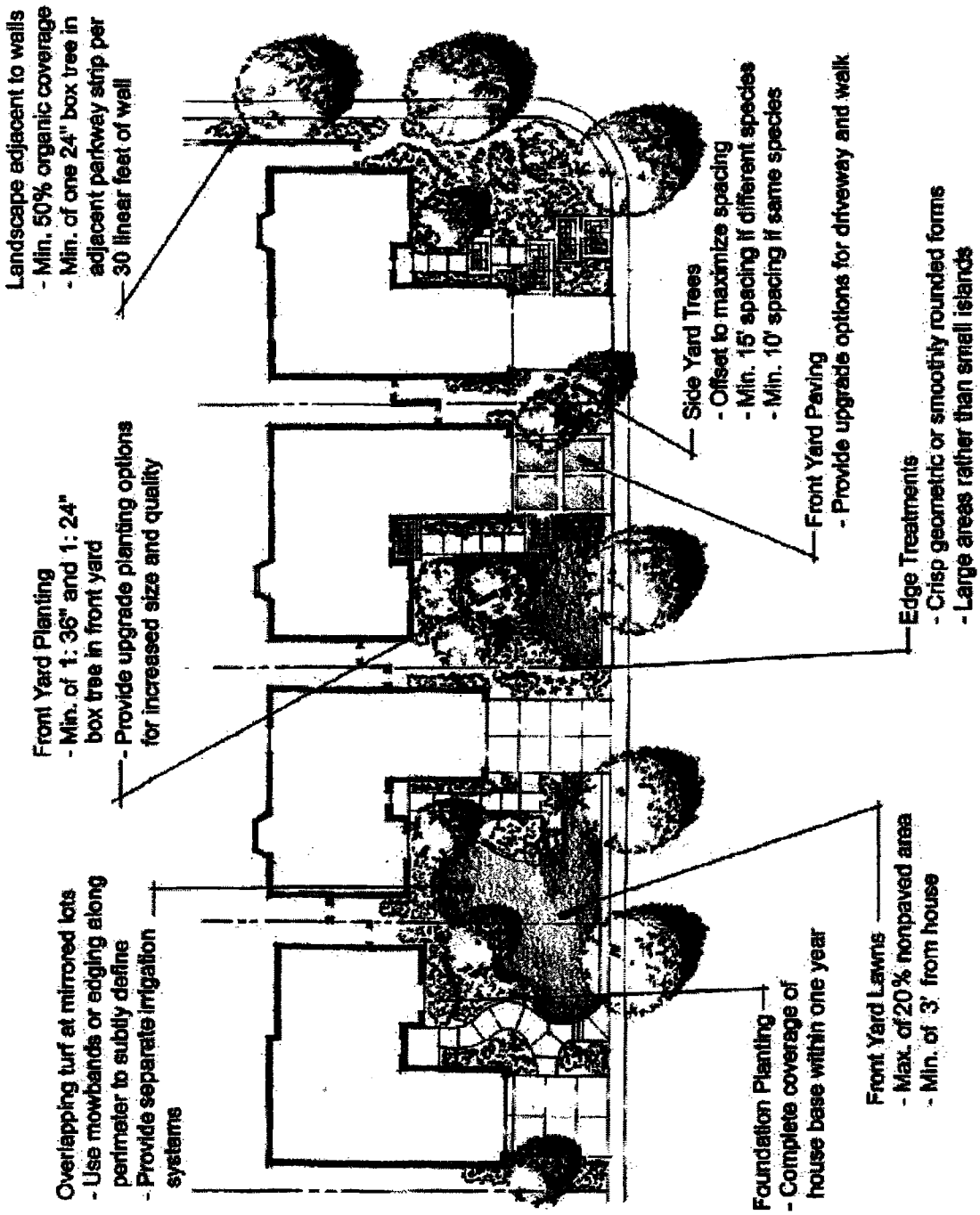


Exhibit 3-D
Adjoining Front Yard Detail

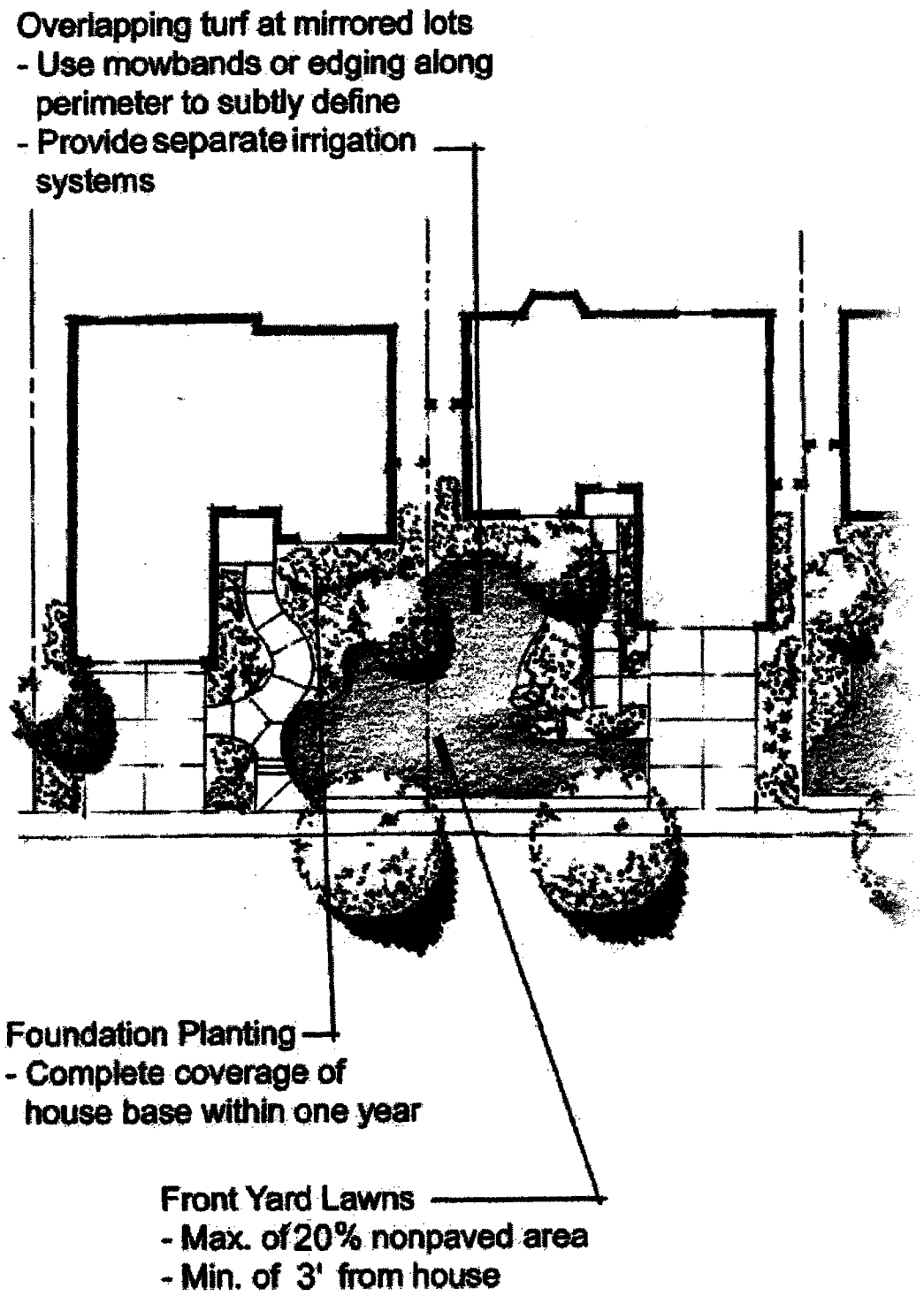


Exhibit 3-E
Disconnected Front Yard Detail

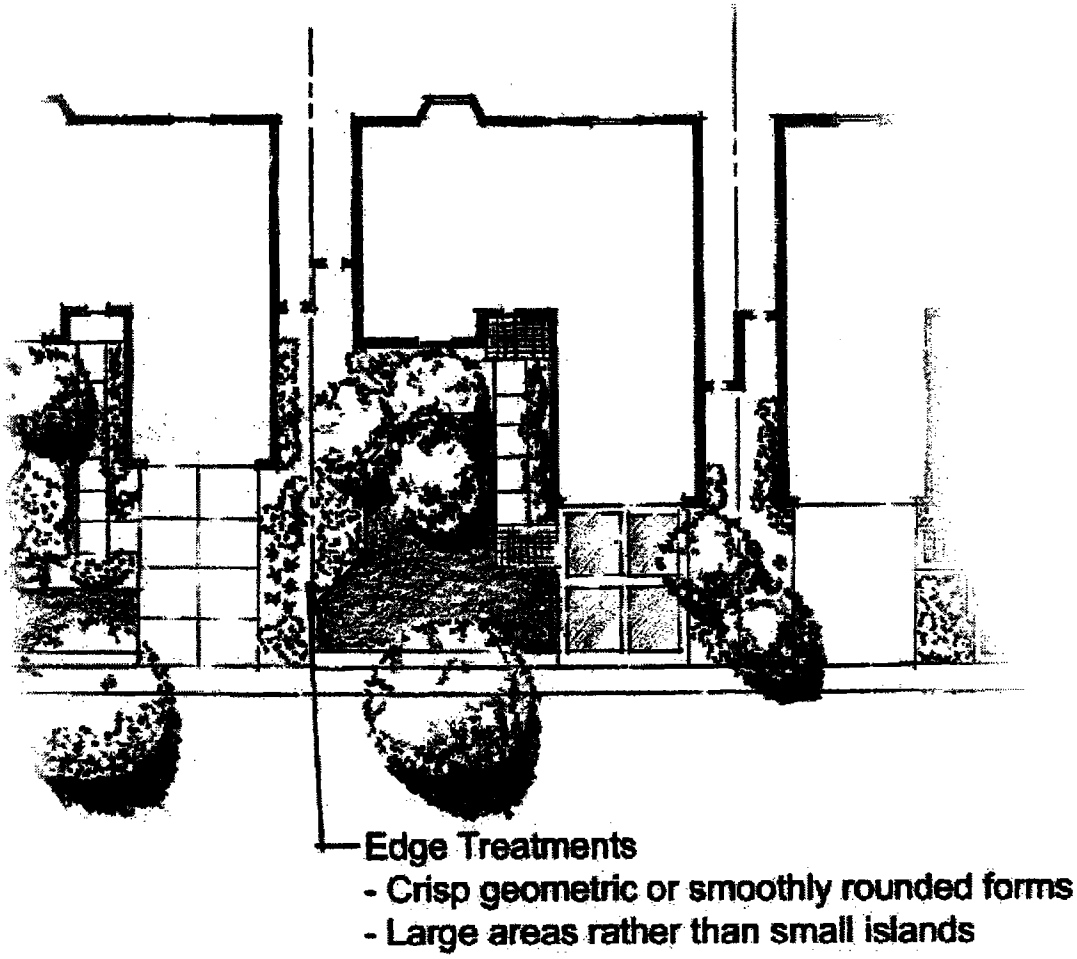
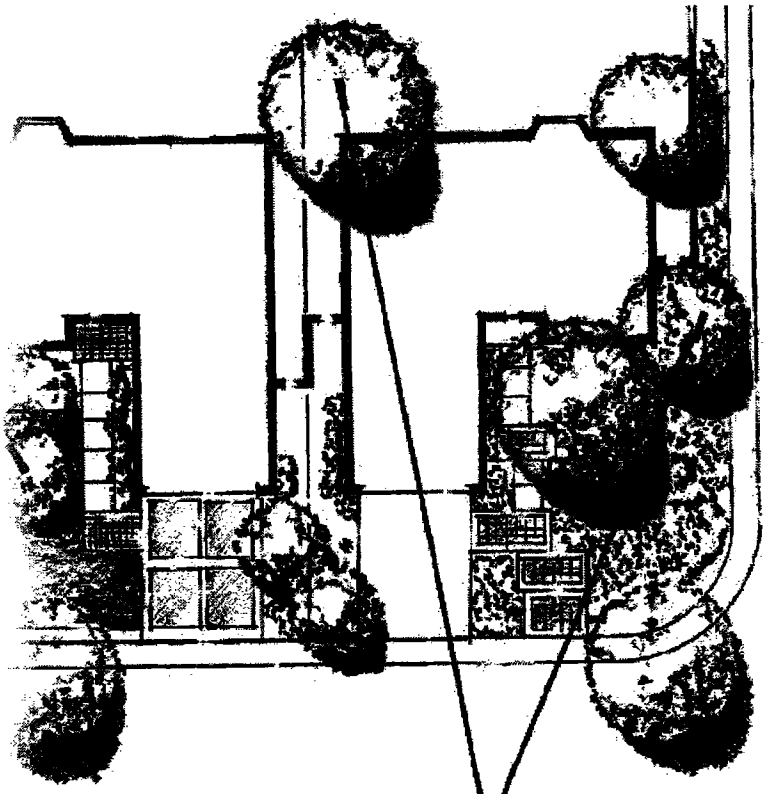


Exhibit 3-F
2-Story Screening



Corner & Perimeter Lot 2 Story screening must be achieved by obtaining a minimum of 60% visible elevation coverage with trees.

Exhibit 3-G
Sample Pocket Park

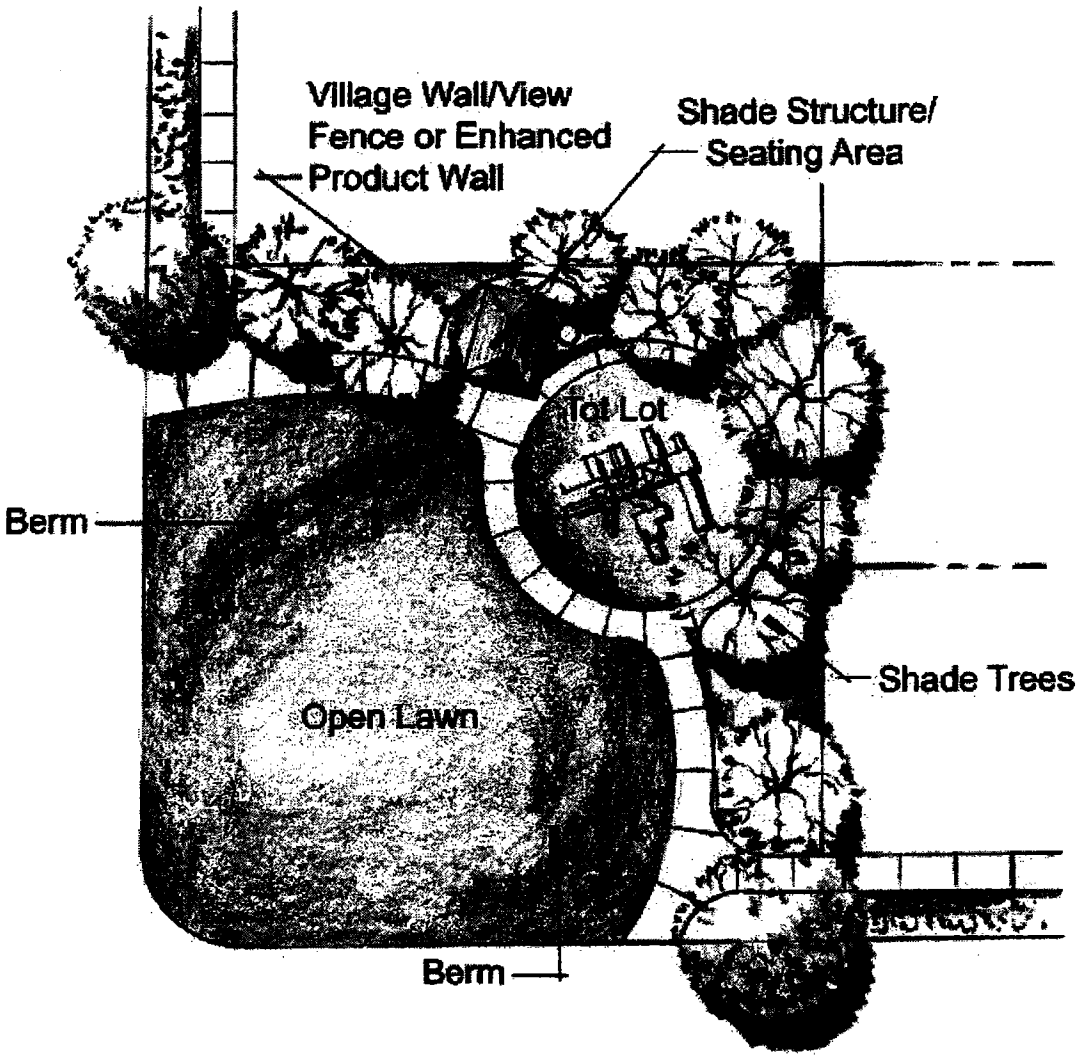
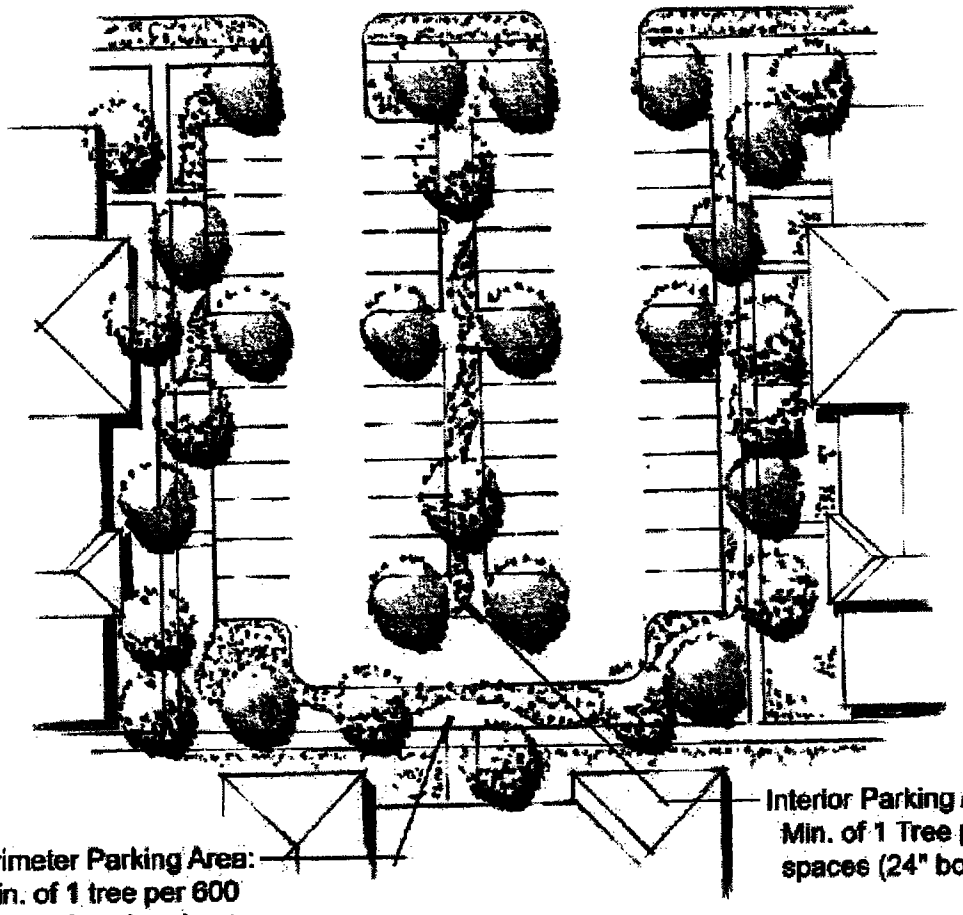


Exhibit 3-H
Parking Landscape

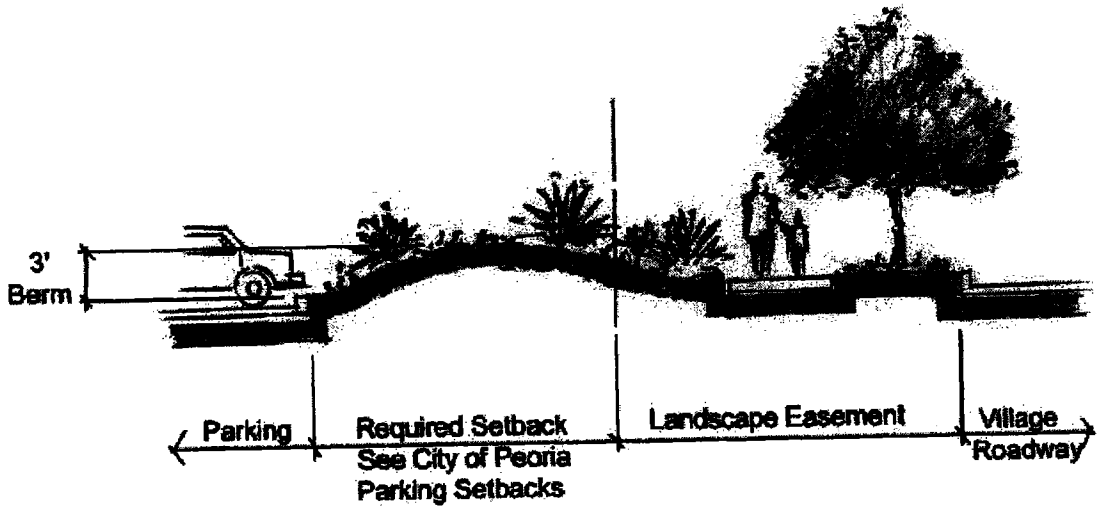


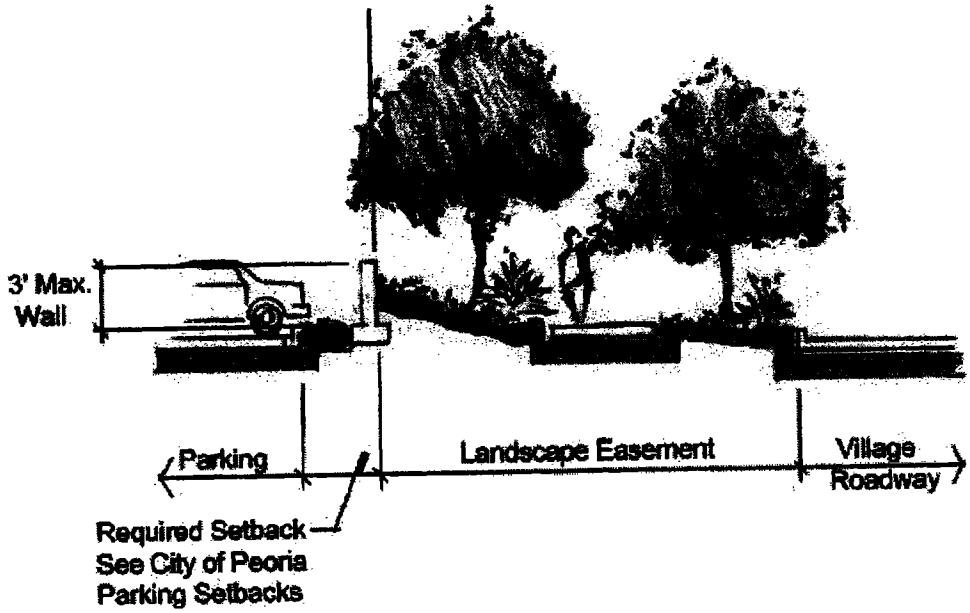
Perimeter Parking Area: min. of 1 tree per 600 sq. ft. of total perimeter parking area (24" box min. size)

Interior Parking Area: Min. of 1 Tree per 8 spaces (24" box min.)

Min. 1 tree per stall depth within islands (24" box min.)

Exhibit 3-I
Parking Screening





SECTION 4 WALLS

4.1 WALL PROGRAM

All walls are pre-determined by the Master Developer and included in the Design Packages. Cut sheets of the pre-determined wall concepts are available through the Master Developer. The Parcel Developer is responsible for the construction of all walls within the subdivision as indicated on the approved plan. The wall plan includes the village theme, neighborhood and view wall locations. Any modifications to the pre-approved plans will require a design submittal to the DRC and the City of Peoria before construction.

Design

All Parcel Developers must refer to the subdivision wall plan for locations and design of village solid walls, view fences, and view walls. In general, walls and fences must step. **All walls and fences shall meet the City of Peoria pool requirements.** See Exhibit 4-A and Exhibit 4-B.

4.1.1 Theme Walls

Secondary Theme Walls are product walls next to streets, the golf course, community open space, or non-residential Subdivisions. Side yard wall returns, side yard privacy walls along corner lots, and rear yard privacy walls along neighborhood streets are all considered Secondary Theme Walls. The exterior face of product walls shall be the village slump block. See **Section 7 Color** for acceptable wall and fence colors.

4.1.2 Neighborhood Theme Walls

Neighborhood Theme Walls are all walls interior to a neighborhood that are not Theme Walls. These walls include walls delineating the property lines of the interior lots. Parcel developers shall develop a unified wall program, including color, that reflects the architecture and landscape theme of the neighborhood and submit to the DRC for review and approval. The Theme Wall or a derivation thereof may be used for Product Walls.

Where two product sidewalls meet at adjoining Subdivisions, exteriors of connecting walls shall match in color, finish, materials, location and elevation.

4.1.3 View Walls

A security or privacy screen that is part solid wall and part steel picket fence. This wall type is defined as a low standing masonry wall with a total height of three feet (3') or less, a combination of a low standing masonry wall (height varies) with over four feet (4') of transparent steel fencing attached or a freestanding transparent steel fence that may vary in height from three feet (3') to six and one half feet (6 ½'). See Exhibit 4-B.

4.1.4 Product Walls (Dooley)

Dooley wall shall be integral colored concrete, colored concrete block, or slump block in approved village colors. All Privacy Walls visible from the street or common area must be of the same material and color regardless of house color. See Exhibit 4-C. All interior Product walls shall be constructed of a minimum 4" wide block. All walls that return to the residence shall be constructed of a minimum 6" wide block.

4.1.5 Gates

No gates to access the common areas shall be permitted. Side yard access gates must be designed, constructed and finished to match gates on homes within the Neighborhood. Consideration should be given to heavy-duty steel jambs and gate frames

4.1.6 Pools/Water Features

Consideration should be given in designing pool and spa areas to provide privacy for the owner and neighbors. Pools and spas must be sunken below grade using retaining garden walls provided appropriate drainage provisions are made. Pools and spas should be located within the rear yard only.

1. All product walls and fences shall meet the City of Peoria pool requirements for security and safety.
2. All swimming pools and pool/spas shall be of the in-ground type, except that above ground spas may be permitted if the spa will be adequately screened from street view and the view of neighboring property, including lots and common areas.
3. All swimming pools and pool/spas shall be enclosed as required by applicable law.
4. Pool and spa drains must connect to the public sewer system if permitted by applicable ordinance. No pools may be drained or backwashed onto open space or onto any other property.
5. Pool construction equipment may not be placed on the common area or be brought to the site across the common area. No access site will be granted through common area tracts.
6. Any water features must not exceed the height of the property wall.

All ground-mounted pool, spa, and water feature equipment shall be adequately screened from street view and from the view of neighboring property, including lots, common areas and any arroyo corridor, by a masonry wall at least one foot (1') higher than the equipment to be screened. Such screening structures shall be considered an integral part of the architecture and shall match the design, color and exterior texture of the home. Screening structures shall be set back from the equipment according to manufacturer's recommendations or, if no recommendations are available, shall be placed a minimum of three feet away from the equipment, to allow for adequate air circulation around the equipment, but may not trespass on a neighboring lot. If the setback requirements for a lot would prohibit the construction of a screening structure as provided herein, the Design Review Committee may approve a landscape buffer as an alternative.

4.1.7 Prohibited Materials

Painted wood, unfinished gray concrete block, and chain link fencing are not permitted for any walls. The Builder or Declarant may utilize any temporary fencing materials it deems necessary to protect its construction sites and maintenance yards.

4.1.8 Setbacks

Product side yard or rear yard walls adjacent to interior streets shall be located per the City of Peoria minimum requirements. All ancillary structure shall be set back from the fenceline or property line as specified in Section 2 Setbacks.

4.1.9 Height

Product wall heights shall not exceed seven (7) feet from finished grade. Where required by grade conditions, any additional height or retaining walls must be terraced. All walls or combinations thereof over seven (7) feet in height are subject to review and approval by the DRC prior to construction.

4.1.10 Product Wall (Dooley) To Village Wall Connections

A product wall shall meet a village wall at the same elevation as the village wall at the point of connection or be lower. Such elevation shall be held for at least 8 feet back from the village wall before stepping. **No exposed product wall ends will be permitted.** See Exhibit 4-D.

4.2 Wall Standards

Walls and fences are subject to the approval by the Design Review Committee. The following provides parameters on what may be permitted:

1. Walls shall not be constructed within arroyo (wash) corridors or arroyo corridor easements.

2. Solid, opaque walls adjacent to common area fences shall be set back five feet (5') from the wall and shall not exceed the maximum height of six feet (6').
3. Unless installed by Builder, no courtyard wall (wall attached to home) shall be greater than forty-two inches (42") above finished grade elevation nor be constructed in the front yard of any lot closer than twenty feet (20') to the front yard property line. Colors, material and texture must match the existing body of the home or the current theme or product walls. Stucco shall be applied to exterior wall surfaces to completely cover all masonry joints and concrete block. A minimum of a two-coat application is required.
4. Decorative walls (free-standing walls) shall not exceed two feet, six inches (2'6") in height and must be setback a minimum of ten feet (10') from the edge of the sidewalk or, if no sidewalk is located on the lot, a minimum of fifteen feet (15') from the back of the curb. Height is measured from the finish grade along the exterior side (street side) of the enclosure. Colors, material and texture must match the existing body of the home. Stucco shall be applied to exterior wall surfaces to completely cover all masonry joints and concrete block. A minimum of a two-coat application is required.
5. Rear yard, side yard and patio wall surfaces shall be masonry, stucco or wrought iron. Wall materials shall be selected to reflect the character of the home and Neighborhood in which the lot is located. No extension of side yard walls/fences is allowed.
6. Property line walls or product common walls (between lots) constructed of integral color slump block shall remain natural in finish. The application of paint, stucco or any other material over the integral color slump block is strictly prohibited.
7. Wrought iron must match existing wrought iron both in style and color used by the Builder or Declarant in the Neighborhood in which such lot is located.
8. If a wall is to be built on a common property line, letters from neighboring homeowners must be obtained stating their agreement to the construction or

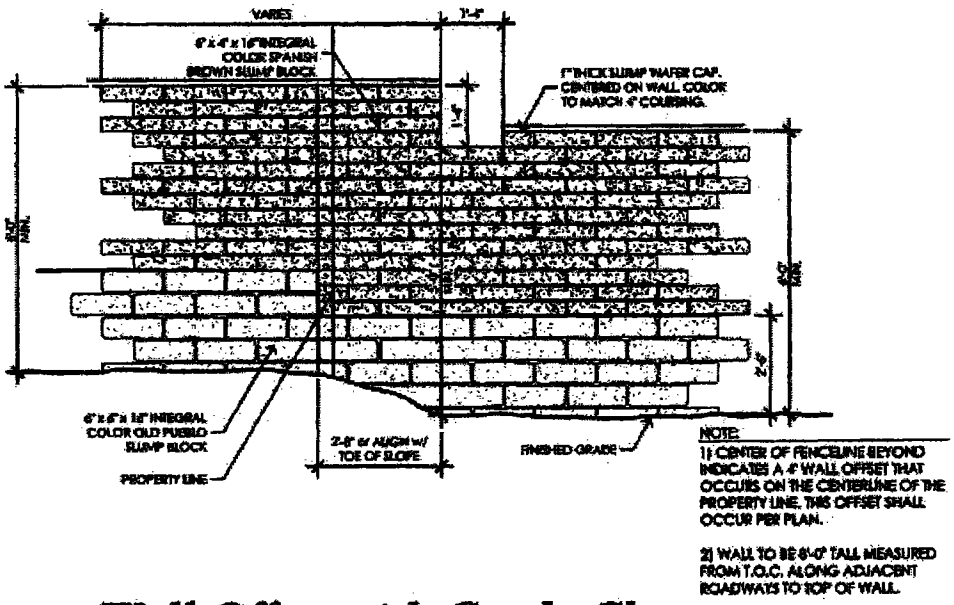
modification of the wall. Such letters shall be obtained prior to and enclosed with the submittal of a Modification Application to the Design Review Committee for an owner-constructed wall or any addition or alteration to Builder or Declarant constructed wall located on common property lines.

9. Unless otherwise specified, maximum height of walls shall be measured from the finished ground elevation on the highest side of the submitted wall. Product wall height shall not exceed seven feet (7'). If additional height or retaining is necessary, walls must be terraced.
10. Cut or fill slopes along the exterior of the wall shall be smooth and taper gradually to match existing grades.
11. Retaining walls, which are partially below the finished grade or walls used as planters, shall be properly moisture-proofed to avoid unsightly water staining.
12. Retaining walls, which are partially below the finished grade or walls used as planters, shall be properly moisture-proofed to avoid unsightly water staining.
13. Walls used to retain floodwaters shall be constructed to a minimum of one foot (1') above the water level of a 100-year storm.

The Design Review Committee makes no warranty, expressed or implied, that any plan submitted and approved is in accordance with state, county, or local building codes. Each homeowner is required to check and receive, as appropriate, all regulatory approvals for any and all changes made to any home or lot.

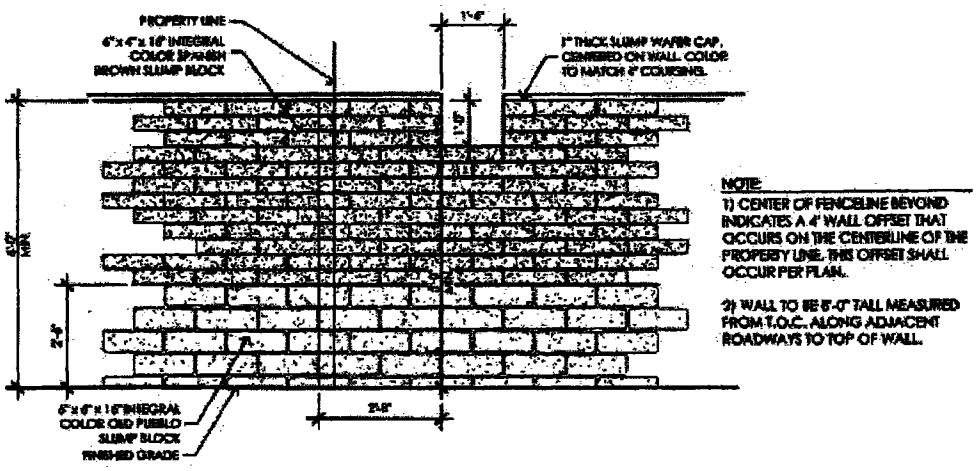
To the extent that any local government ordinance, building code or regulation requires a more restrictive standard than the standards set forth in these Design Guidelines, the government standards shall prevail. To the extent that any local government standard is less restrictive than these Design Guidelines, these Design Guidelines shall prevail.

Exhibit 4-A
Wall Elevations



Wall Offset with Grade Change

N.T.S



Wall Offset without Grade Change

N.T.S

Exhibit 4-B
View Wall Elevations

Exhibit 4-C
Interior Walls

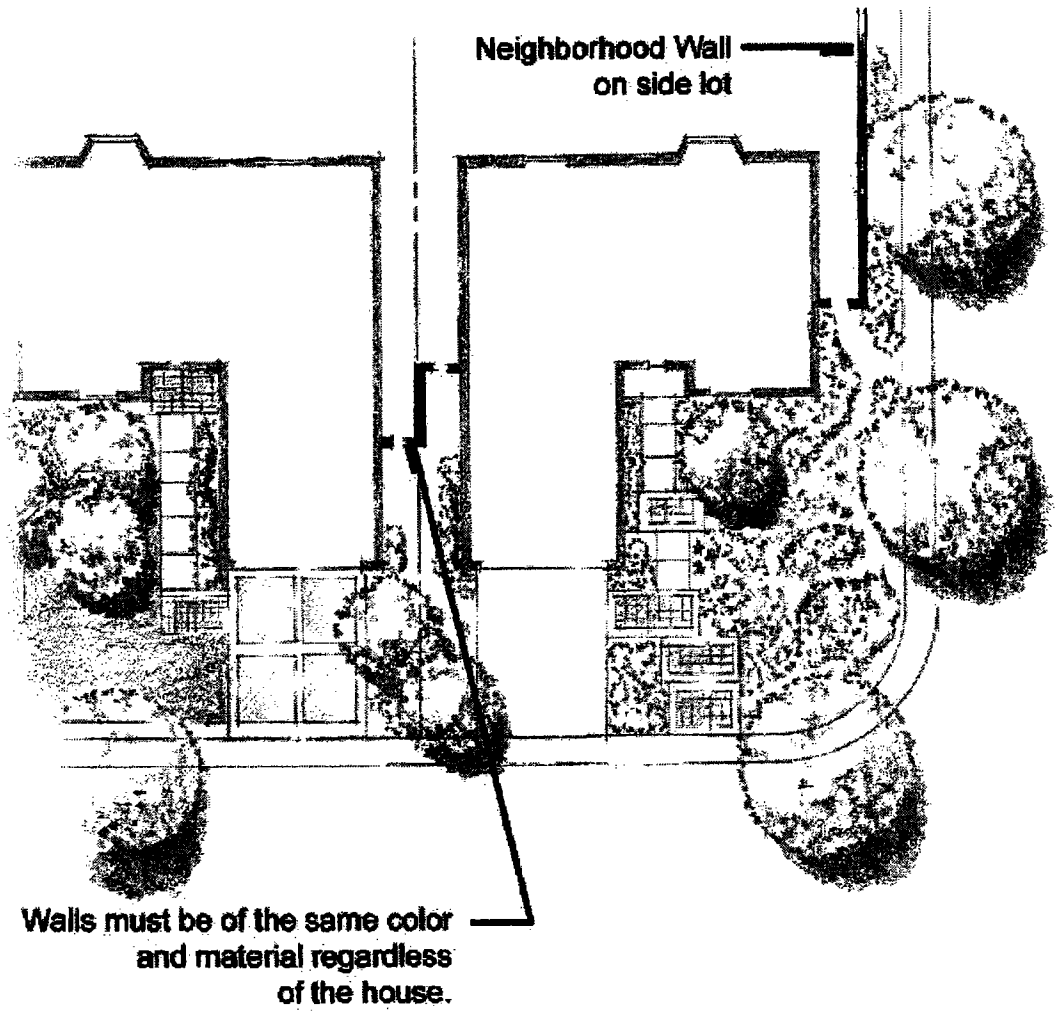
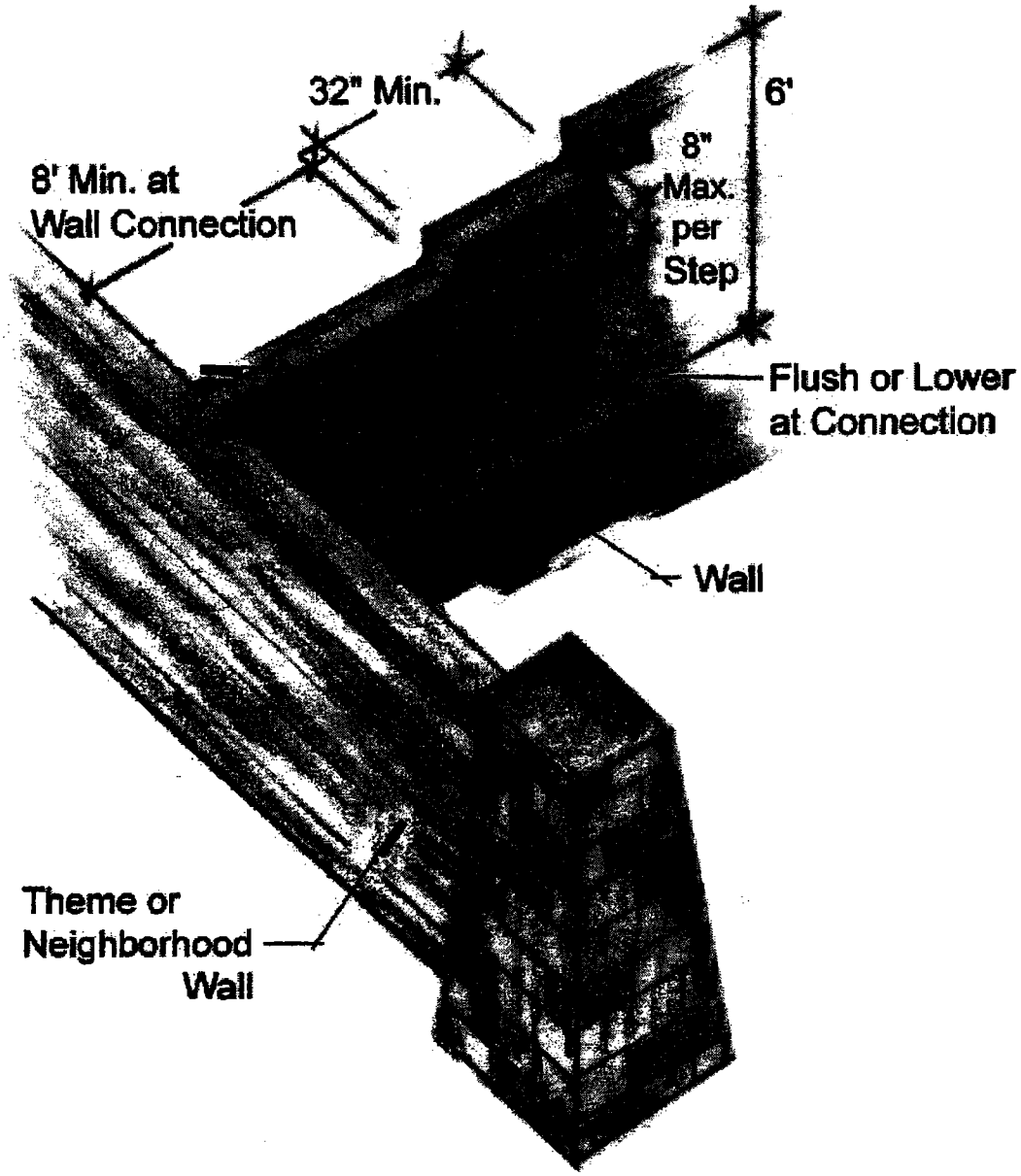


Exhibit 4-D
Wall Connections



SECTION 5 SIGNAGE

5.1 SIGNAGE PROGRAM

5.1.1 Project Signage

The Vistancia logo and name are trademarked and reserved. Use of the logo on project entry signs, or for any other purpose, must be approved by the Master Developer.

All signage must be submitted to the DRC for approval. Refer to the Vistancia Master Signage Criteria for all signage design requirements.

5.2 NEIGHBORHOOD ENTRY SIGNAGE

5.2.1 Location and Design

Neighborhood identity sign walls shall be located and constructed per the provided Design Package.

Sign walls shall always consist of a rough material component and a contrasting smooth material component. Graphics and text shall always occur on the smooth component.

5.2.2 Graphics/Text Materials

The following materials may be used for letters and graphics:

- Painted metal
- Natural finish metal (rusted steel, antique bronze, tarnished or patina copper, bead blast steel or aluminum, blackened steel)
- Sandblast
- Cast-in-place concrete
- Cast metal
- Ceramic

The following materials are prohibited:

- Wood, MDF, plexiglass, or sintra forms

? Highly reflective, bright, or polished metals

5.2.3 Neighborhood Street Signage

A Signage Master Plan and Prototype Package will be available from the DRC. It is expected that **ALL** signage within the neighborhood will conform to the community and village theme in terms of the use of materials and color.

SECTION 6 LIGHTING

6.1 SINGLE FAMILY EXTERIOR BUILDING LIGHTING

Concealed light sources are required for single family and single family attached projects. Lighting shall illuminate the entry and a pedestrian path from the street. Soffit lighting above garage doors or those portions of the building near the street are appropriate.

6.2 MULTI-FAMILY EXTERIOR BUILDING LIGHTING

Concealed light sources and low level lighting are required. Lighting shall illuminate entries, stairways and private outdoor spaces. Soffit lighting at garages is appropriate for lighting vehicular circulation. Low bollards and step lights are appropriate to provide point to point illumination of pedestrian paths.

Light must be contained within a neighborhood. Lighting for larger recreation areas and parking areas must include fixtures with appropriate shrouds to hide the light sources and prevent light trespass into adjacent neighborhoods.

Unit addresses shall be illuminated.

All exterior lighting shall be controlled by photocells and/or timers.

6.3 LANDSCAPE LIGHTING

The use of landscape up-lighting and down-lighting is encouraged. Lighting that will cause glare or discomfort, or disrupts the visual environment of neighboring homes or adjacent Neighborhoods or Communities, is not permitted.

Fixtures shall be constructed and mounted to withstand and discourage abuse. Above-ground plastic housings and connections are prohibited. Fixtures shall not be placed in turf areas or areas irrigated by spray heads due to potential water damage.
If street lighting levels are low, landscape lighting may augment illumination at the street. Any landscape light fixture shall be controlled by photocells and/or timers.

1. All lighting should be low level and recessed to shield the source of the light.
2. The maximum height of any outdoor lighting source shall be twelve feet (12') above finished grade at the base of the light standard.
3. Spotlights and floodlights are prohibited in front yards. If spotlights and floodlights are installed in the back yard, it may not be directed at or shine on a neighbor's yard or on the common area and should be integrated into the architecture of the home.
4. Integrate exterior wall, fence or building mounted light fixtures into the architecture of the house. Design light fixture enclosures to conceal the fixture and direct the light downward.
5. No post lights will be permitted in front or back yards.
6. Shrubs shall be used to conceal landscape lighting fixtures. Junction boxes must be placed below grade to minimize daytime visibility of the hardware.

All fixtures must be incandescent or halogen lamps less than fifty (50) watts. Colored lamps are not allowed. Excessive lighting is discouraged. However, where accent or access lighting is desired, low voltage lighting is preferred because of its ability to produce dramatic lighting effects using extremely low wattage lamps. Lighting design should consider the use of down lights over up lights to lessen the impact to the nighttime sky. Use lighting in moderation as needed to produce reasonable and safe visibility for access or accent.

6.4 SECURITY LIGHTING

Lighting systems shall be designed and installed in a manner that promotes the safety of pedestrian and vehicular movement. Area illumination must be provided for parking areas, entry areas, walkways, and other people gathering areas.

SECTION 7 COLOR

7.1 COLOR PROGRAM

Because of the uniqueness of the site and sensitivity to the surroundings, the Master Developer has chosen to implement color restrictions for the community. A Master color palette has been established and available to the Parcel Developers with the Design Package. Each Parcel Developer will be required to work within the community color palette. All proposed product colors shall be submitted to the DRC for review and approval. See Master Color Selection Package available through the DRC.

SECTION 8 CONSTRUCTION

8.1 CONSTRUCTION CRITERIA

8.1.1 General

Parcel developers and their subcontractors shall exercise extreme care to protect the public health, safety, and welfare during all phases of construction. Proper warning signage, fencing of dangerous conditions, and security services shall be provided when deemed necessary by DRC.

8.1.2 Nuisance Control

Construction operations or activities shall adhere to the City of Peoria/Maricopa County requirements as not to create any of the following nuisances (to the extent they are permanent or are detectable without the use of instruments) at any location outside of the neighborhood:

- Change of air temperature or humidity.
- Dust or other airborne particulate matter.
- Noxious odor.
- Glare from lighting or reflective materials.
- Disruption of television or radio reception.
- Excessively loud noise for long periods of time.

The DRC may enact strict procedures at any time to ensure that noise and dust abatement measures are taken by Parcel Developers and their contractors.

8.1.3 Erosion Control

Parcel developers shall provide erosion control devices per the City of Peoria/Maricopa County requirements as necessary to prevent silt and other debris from blowing onto village streets, adjacent Subdivisions, or community open space.

8.1.4 Cleanliness

All areas shall be kept free of trash, materials and waste. Parcel Developers shall be responsible for the debris adjacent to their site that has been carried by wind and water. The site shall be left in a neat and orderly condition at the close of each workday. Scrap material and debris shall be disposed of in covered receptacles, and such receptacles collected and emptied at least once per week. Hazardous debris and material shall be removed from the site each day.

8.1.5 Temporary Trash Enclosures

All trash within the project shall be placed in temporary, fenced enclosures located away from public viewing. Opaque screening material shall be 6 feet in height.

8.1.6 Trailers

No trailers for temporary living quarters are allowed on-site. Construction trailers and their location are subject to approval by the DRC.

8.1.7 Construction Access

The parcel developer shall designate a construction entry to the project, subject to the DRC's approval, and all contractors must use this entry. The main entry to the project may be used for construction access.

If the construction entry crosses an existing curb and gutter, the following minimum requirements must be provided prior to the start of any construction activity:

- An asphalt ramp with a 4-inch metal sleeve for drainage. The ramp shall not extend more than 2 feet from the curb face into the roadway.
- A gravel apron that extends at least 50 feet deep by 30 feet wide beyond the asphalt ramp. The aggregate shall be washed, well graded gravel or crushed rock, 1 to 3 inches in size and 6 inches deep.

The Parcel Developer shall repair all damage as a result of access or other activity. See Exhibit 8-A.

8.1.8 Temporary Utilities

The parcel developer shall ensure that all temporary utilities (power, phone, water, etc.) are located a minimum of 5 feet within the parcel boundary. This will allow installation of village walls and streetscapes adjacent to Subdivisions. No overhead utility lines are permitted.

8.1.9 Contractors

All contractors shall be properly licensed and bonded with Maricopa County and the State of Arizona and shall meet all appropriate legal requirements.

8.1.10 Damage Repair

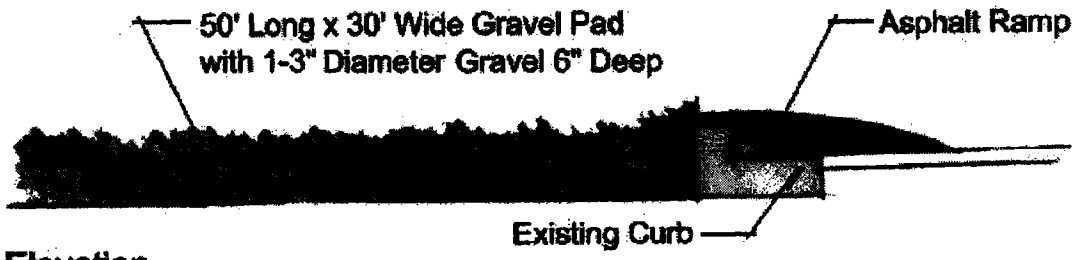
Each parcel developer shall control his or her contractors and the actions of said contractors. All liability for violations of the Declaration or Design Guidelines caused by subcontractors shall rest with the parcel developer.

8.1.11 Inspection

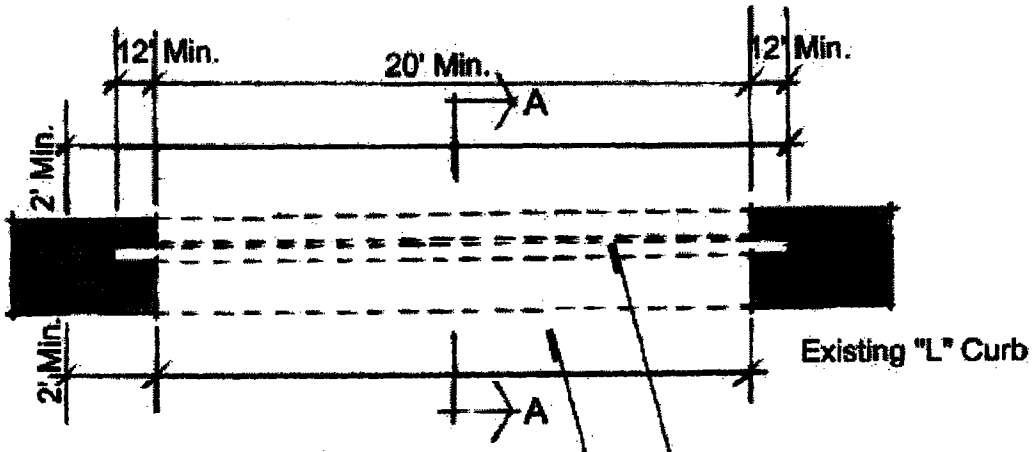
The parcel developer shall inspect all conditions around the parcel perimeter with a DRC representative prior to start of construction.

At close-out of the project, the parcel developer shall schedule a final walk-through of all roadways, properties, and common areas to identify any final concerns the DRC may have with the project. All concerns must be addressed prior to the parcel developer vacating the project.

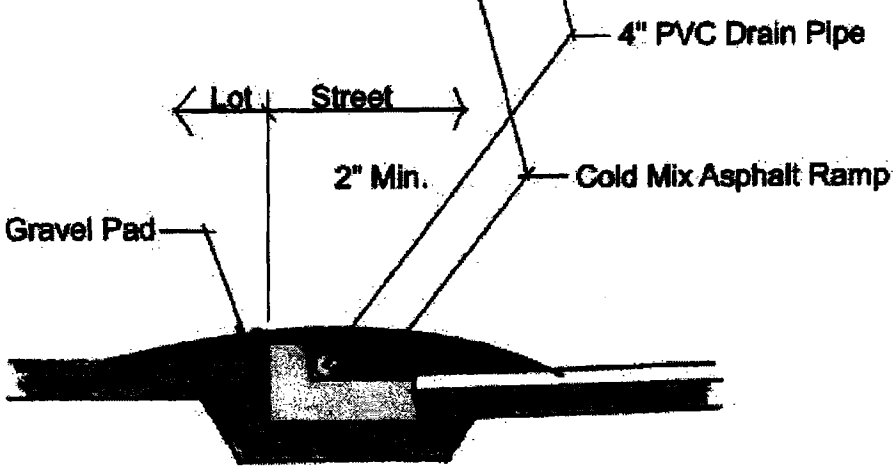
Exhibit 8-A
Construction Access



Elevation



Plan



Section A-A

SECTION 9 DESIGN REVIEW

9.1 GENERAL REQUIREMENTS

All parcel improvements plans shall be reviewed and approved by the DRC prior to start of construction. Improvements include, but are not limited to, grading, drainage, streets, utilities, architecture (under separate criteria), lotting, landscape, walls, entries, signage, lighting, and amenities.

9.1.1 Submittal Requirements

The attached form outlines all required submittals and the pertinent information required with each submittal. Plans and material boards will not be returned after final approval. Applications for multiple Subdivisions shall be submitted separately for each parcel. Alternative design solutions will only be evaluated as a courtesy review.

Each submittal must include:

- parcel identification number or letter.
- project location map.
- index of drawings.
- legend of symbols (if any).
- name of project.
- name of applicant / address / phone number.
- name of consultant / address / phone number / license number.

Submittals that are deemed incomplete will be returned un-reviewed.

9.1.2 Plan Preparation

All plans shall be prepared by Arizona-licensed professionals or designers.

9.1.3 Applicable Standards

The DRC shall review each submittal for its commitment to overall community development and adherence to the Design Guidelines and other applicable DRC documents. The DRC is not responsible for reviewing submittals for conformance to applicable codes and standards established by local agencies.

9.1.4 Submittal Response Time

After a submittal is accepted as complete and meets all requirements, the DRC's approval or disapproval shall be given within a reasonable time, not to exceed 30 business days after submittal acceptance.

9.1.5 Approvals and Re-submittals

All submittals reviewed by the DRC will be stamped as follows:

- Approved: Plans meet all DRC requirements.
- Approved as Noted: Plans meet all or most DRC requirements but may contain some minor items in need of clarification or correction. Plans will also be stamped "Approved as Noted" if the DRC wants to inform the applicant of certain conditions that may affect other plan submittals or construction improvements. If minor corrections are required, revised plans must be resubmitted for DRC files.
- Address Comments and Resubmit: Plans contain significant deviations or deficiencies from DRC requirements and must be corrected or clarified before the DRC will grant approval. **All resubmittals to the DRC must address each comment and any change to the plans in writing.**
- Denied: Plans contain items that are not allowable under DRC standards.

Construction may not begin on any improvements until all submittals for that type of improvement have been approved. Any change to the plans after DRC approval, including those not specifically requested by the DRC, must be re-submitted for approval with the changes noted.

Upon receipt of submittal comments, the applicant may contact the DRC to schedule a meeting to review and address such comments in further detail.

All documents and plans requiring DRC review and approval must be submitted to the DRC and reviewed at least once prior to agency submittal. All comments from this first review must be addressed before submittals to the city or other applicable public agencies are permitted.

VISTANCIA
Residential Design Review Submittal Requirements

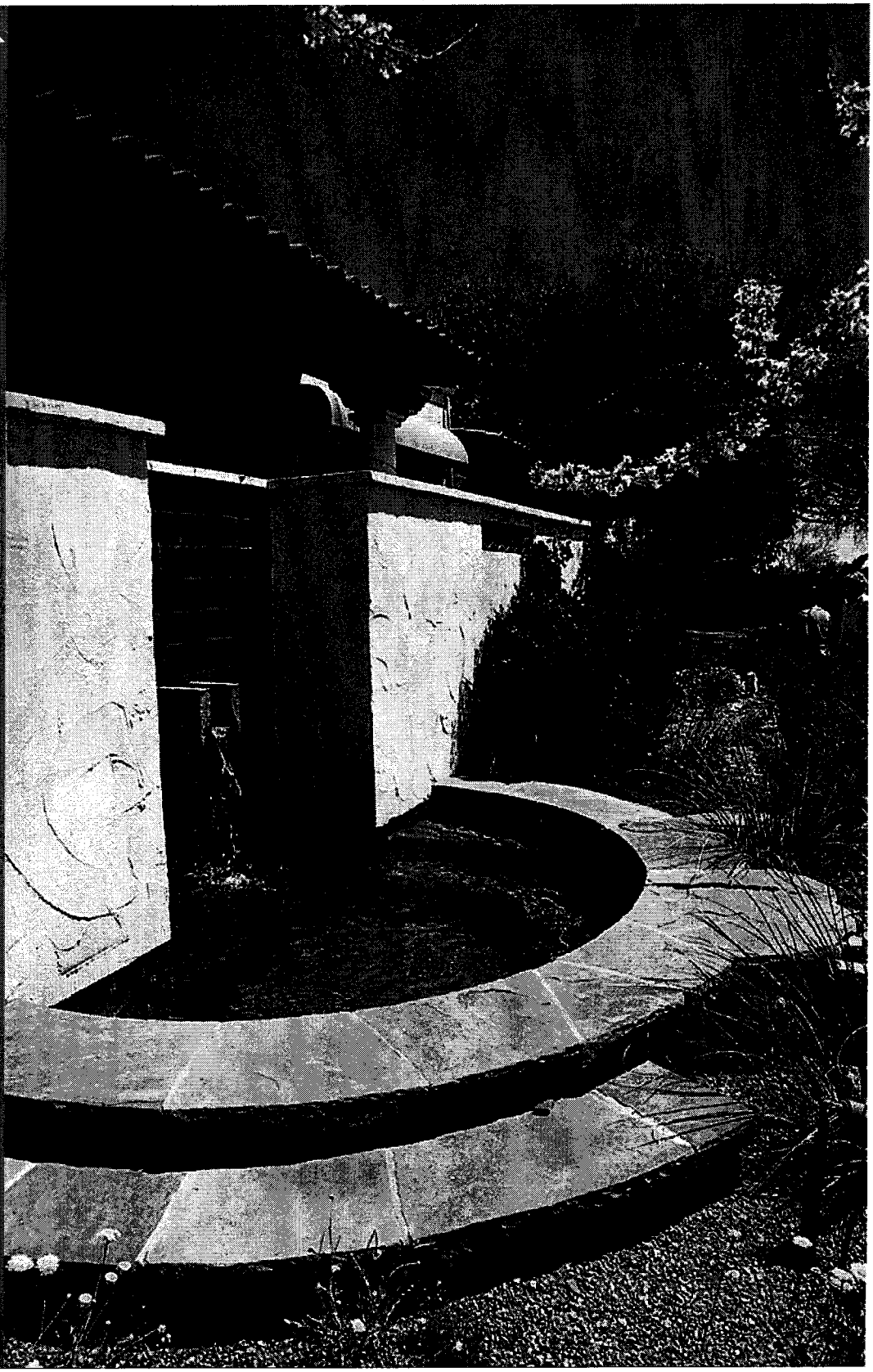
Please Submit to:
Tim Keenan
Vistancia, LLC
9051 West Kelton Lane
Suite 4
Peoria, AZ 85382

The Vistancia Design Review Committee meets on the 1st Thursday of every month. Complete submittal packages are required to be delivered a minimum of two weeks prior to the schedule Design Review Committee meeting.

Please submit three(3) sets of the following for **Model Home Landscape Review and Approval**:

- Model Home Park Site Plan
- Model Home Park Landscape Plan
- Model Home Signage Package
- Typical Front Yard Landscape Plans/Details
- Typical Rear Yard Landscape Plans/Details
- Faux Stone/Stone and Rock material (as required) (digital photos may be submitted- Indicate manufacturer/model)

VISTANCIA



Residential Architectural Design Guidelines

A Shea / Sunbelt Joint Venture Community

November 2005

Table of Contents

Introduction
- Document Purpose 1
- Guiding Principles 2

Regulatory Requirements
- Introduction 3

Section 1 - Style
- Introduction 5
- Accepted Styles
  - Spanish Mission 6
  - Bungalow 7
  - Territorial Ranch 8
  - Monterey 9
  - Hacienda 10

Section 2 - Massing
- Introduction
- General Elements 11
  - Front Massing and Articulation Scale 12
  - Roof Form 15
  - Garage Placement 16
  - Balconies and Projections 20
  - Rear Massing and Articulation 21
  - Variable Setbacks 23
  - Corner Lots/Critical Edge Conditions 24

Section 3 - Details
- Introduction/General Elements 26
- Wall Finishes 27
- Accent Materials 28
- Doors 29
- Windows 30
- Exterior Lighting 31
- Roofing Materials 32
- Eaves and Rakes 33
- Color 34
- Other Elements 35

Section 4 - Implementation
- Home Placement Guidelines 36
- Exterior Color Guidelines 38
- Simple Home Design 39
- Design Review Submittal Requirements 42

Document Purpose

It is with great pleasure that the Vistancia Community Design Team presents the Residential Architectural Design Guidelines. As described in the Vistancia Community Information Booklet, great care and thought have gone into creating a unique community within the setting of the Sonoran Foothills.

A strong "*vision*" of placemaking has been developed that includes comprehensive programming and design of land uses, open space, circulation, and building systems within Vistancia, ensures a community (and that "creation of community") that will endure the test of time.

One of the most important elements in that community system is the design of the residential neighborhood. Again, great care has gone into the layout and organization of these neighborhoods, emphasizing connectivity with the community, village, open space, and future neighbors. The design of homes is expected to receive that same level of care.

Residential architecture is key to creating sustainable, vital neighborhoods. It is for this reason the community design team established these guidelines. The principles outlined in the following sections are our means of realizing the "*vision*".

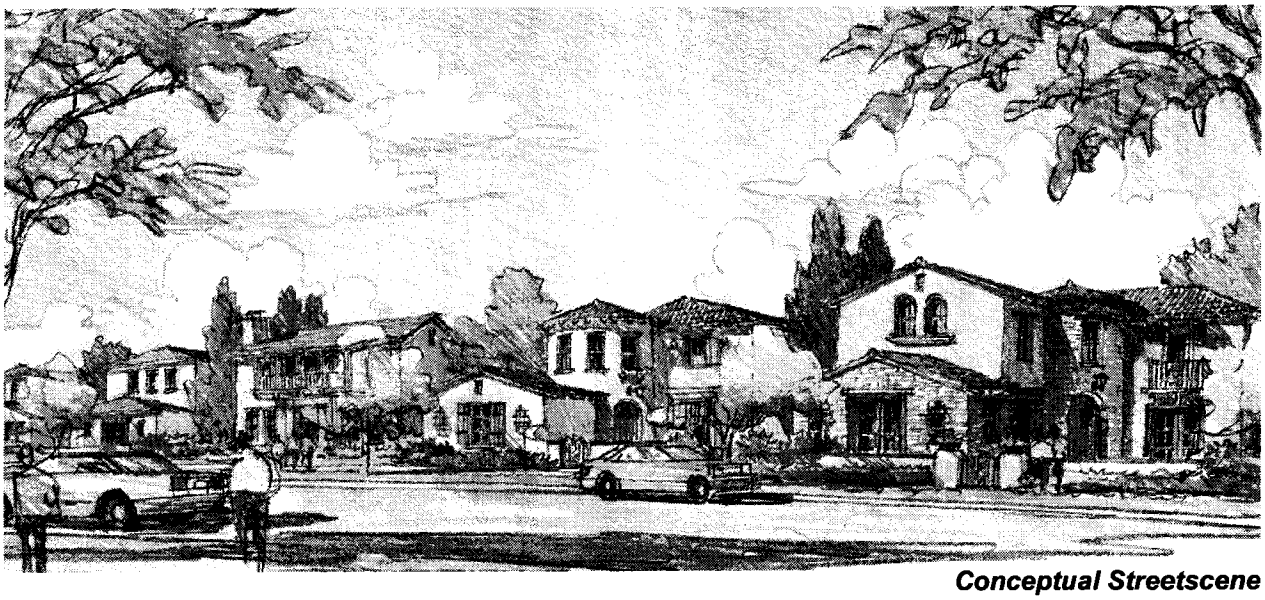
These guidelines are general in nature, meant to inspire rather than dictate. The intent is to guide our creative builder partners in ways that will ensure that both quality and unity is achieved in our neighborhoods. The emphasis is placed on diversity; home type, lot size, building orientation, setbacks, massing, and most importantly architectural style. This ultimately will create greater value for all.

We look to the builder's team in helping us achieve this vision, welcoming creativity and ingenuity, diversity and uniqueness.

This document is organized into four sections:

- Style
- Massing
- Details
- Implementation

Each of these sections describes the general intent and specific criteria for the residential design for each of the home types included in the development.



Conceptual Streetscene

Guiding Principles

Guiding Principles for residential design at Vistancia:

Buildings should be appropriate to a desert climate and context.

- Shading and shaded areas should be provided to protect from intense sun.
- Protection from adverse weather should be considered using a variety of techniques in designs.
- Buildings should compliment and reflect the surrounding environment.

Buildings should have an enduring quality.

- Design should draw inspiration from the rich and diverse southwest architectural heritage.
- Native materials and colors should be used.
- Authentic details and ornamentation should be emphasized.

Buildings should contribute to a qualitative nature of neighborhood.

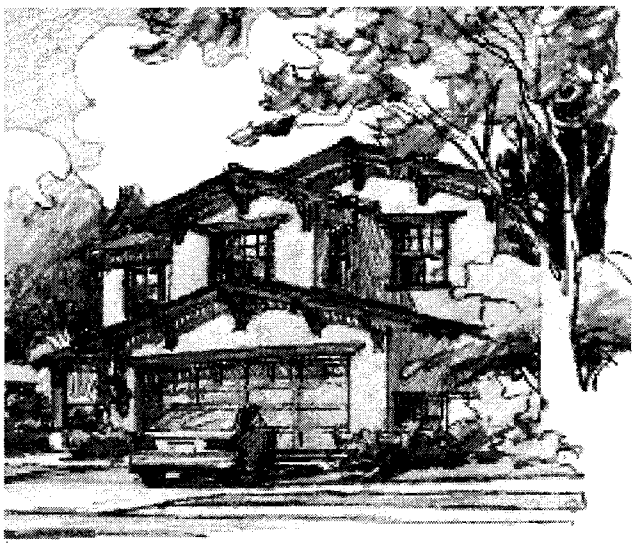
- Proper scale and proportions in massing and details should be used.
- Transitional spaces between public and private spaces (courtyards, porches, low walls, etc.) should be implemented.
- Building setbacks at front and rear should be varied.
- Massing and articulation should be varied.
- Garage placement should vary from lot to lot.

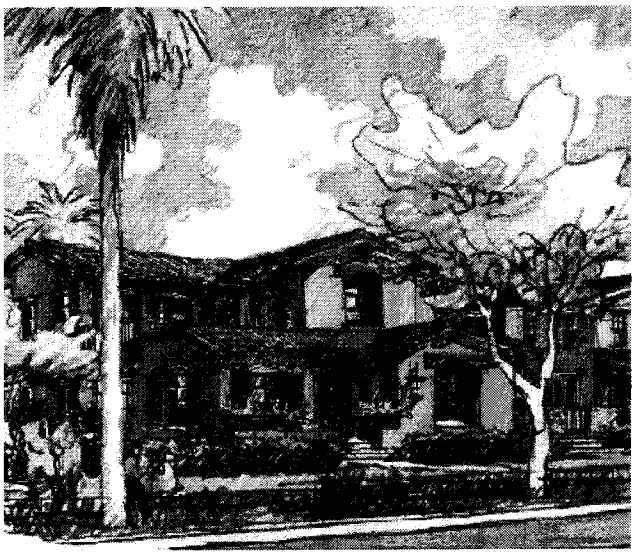
Buildings should be designed of materials and techniques appropriate to achieving realistic hard cost objectives (see simple home design).

- Efficient structural systems should be considered.
- Consistent window and door sizes are encouraged.
- Use of standard modules and sizes are encouraged.

Buildings should be designed with architectural sensitivity to human scale.

- Doors, windows, indoor, and outdoor spaces should be intimate and secure.
- Designs should not overpower the overall streetscape.





Introduction

The Vistancia Design Review Board has mandated the following regulatory requirements for all builder products:

Elevation & Color Packages

- No Elevation &/or Color Packages shall be replicated in either a side-by-side configuration or duplicated across the street from each other.

Setbacks

- All builders are required to review and follow the setback requirements indicated on the preliminary and final plats for their subdivision.

- Please note that the City of Peoria requires a staggered front yard setback. Please review the City of Peoria's Design Review Manual Section 20-70-12 for further information.

Fire Protection/Suppression

- As the City of Peoria Fire Department standard for Vistancia, and due to the unique site planning and development standards proposed, each home (unit, dwelling, building, etc.) shall have installed by the builder, an approved fire sprinkler system prior to issuance of certificate of occupancy.

Gas Service

- Builders shall provide stub outs for gas service to each home (unit, dwelling, building, etc.) for use in space heating, water heating, appliances, etc.

Introduction

Intent

The residential architectural intent for Vistancia is to emphasize diversity of styles, floor plans, garage placement, materials, and color. In keeping with the overall community theme, the homes will be of high quality and contribute positively to the character of the immediate and surrounding community. Overall, the design concept is to blend the traditional architectural styles found in the southwest with contemporary lifestyles and building methods and technologies. Additionally, these styles incorporate detailing appropriate to the setting.

Architectural styles including Spanish Mission, Bungalow, Territorial Ranch, Monterey, and Hacienda will be acceptable. These styles are appropriate to the region, addressing the needs and lifestyles of the residents, and support the community theme as a town developed over a long period of time. The property's development team seeks to embrace that diversity in architectural style and design, while responding to market desires.

All architectural styles and themes outlined in these guidelines should be interpreted with authenticity. Simple forms and well-detailed elements are crucial to the success of the community. All architectural elements consist of details that represent the best interpretations of that style. Homes should be designed with a few particular styles in mind prior to the design process beginning. A home designed to a particular set of compatible styles is always stronger than a home that has a style applied after the floor plan has been designed.

Builders may submit home designs using alternative architectural styles to those listed provided they are appropriate to the region, environment, and setting

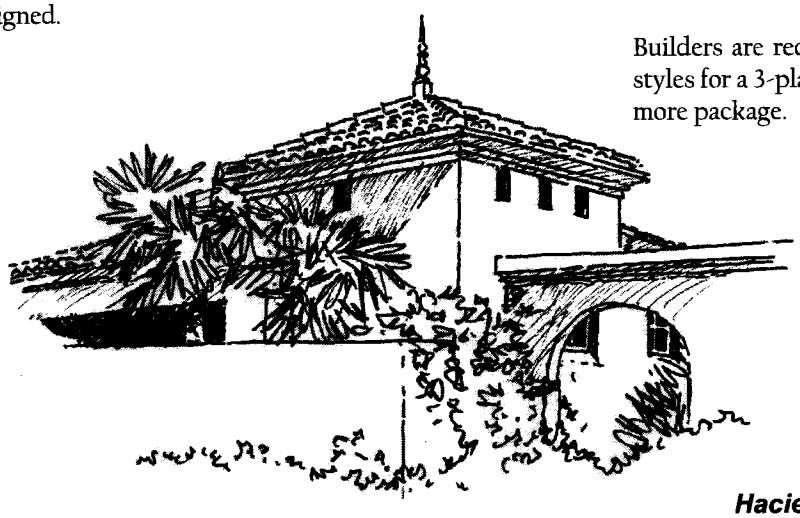
Diversity is a fundamental guiding principle at Vistancia. This ensures that neighborhoods are varied and that blanket uniformity is avoided.

Style:
Architectural Styles
The styles selected for Vistancia share similar design attributes. Specifically, these styles:

- Are compatible and complimentary
- Are generally accepted by market (actually desired)
- Can be implemented using current building methoologies and techniques
- Can be interpreted in a number of ways (creativity, diversity)
- Have a historic relevance to the region (timeless in nature)
- Can be interpreted in contemporary and/or regional adaptations

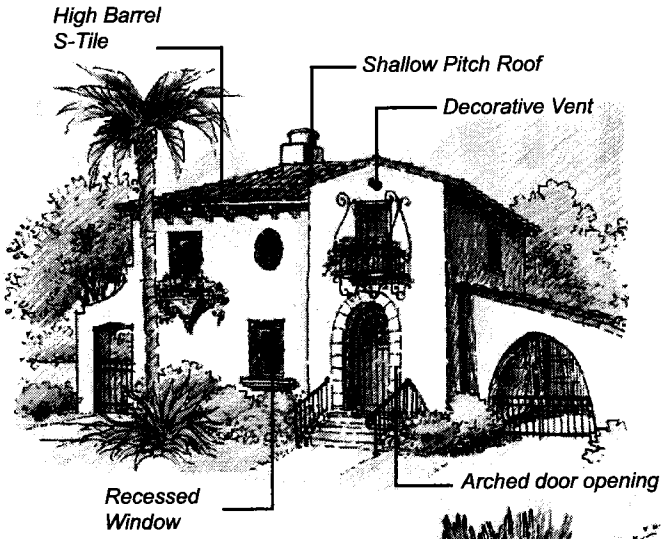
Criteria:

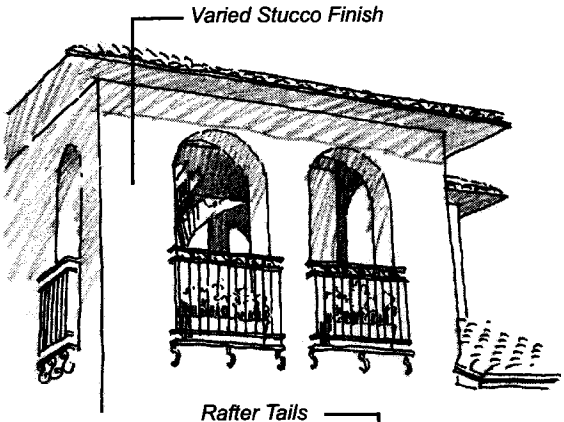
Builders are required to produce a minimum of two styles for a 3-plan package, three styles for a 4-plan or more package.

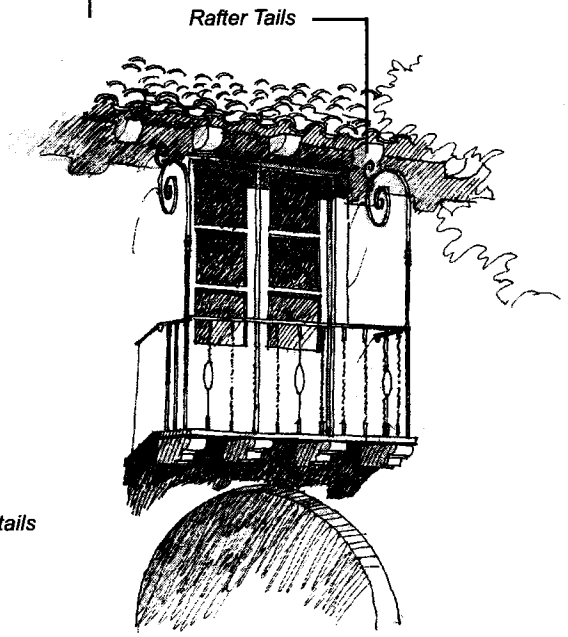


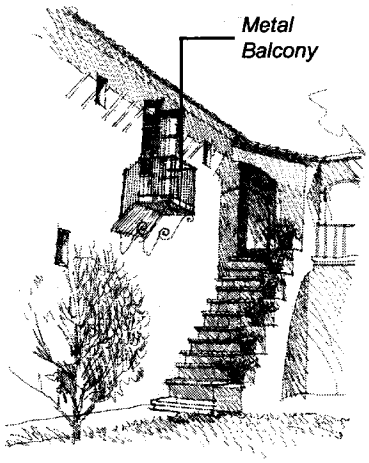
Hacienda style

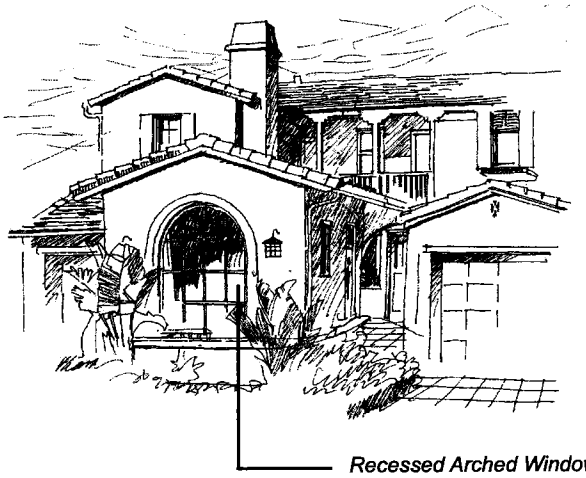
Spanish Mission

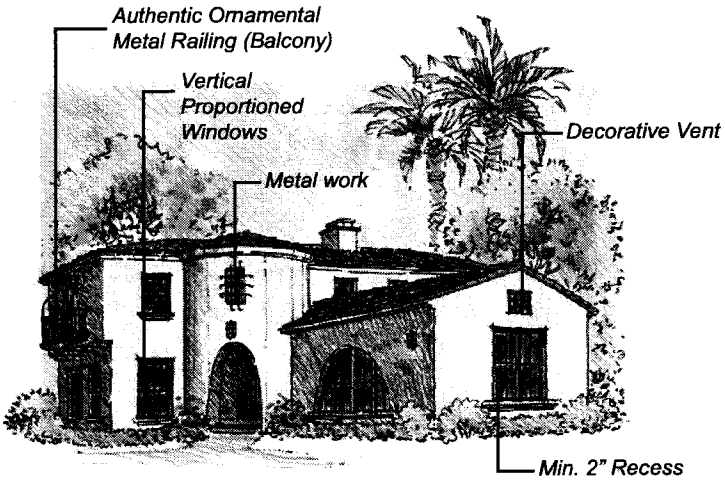






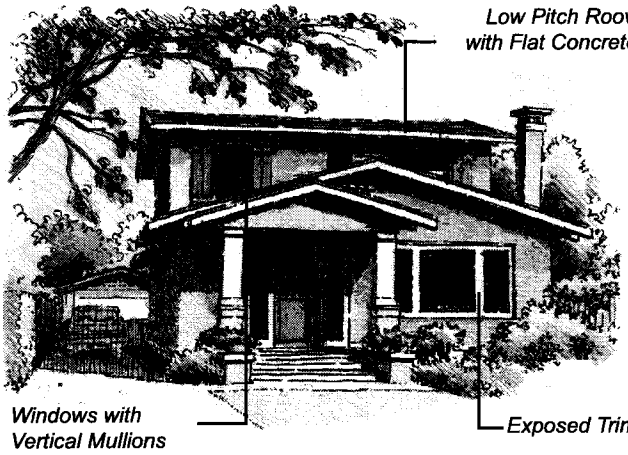


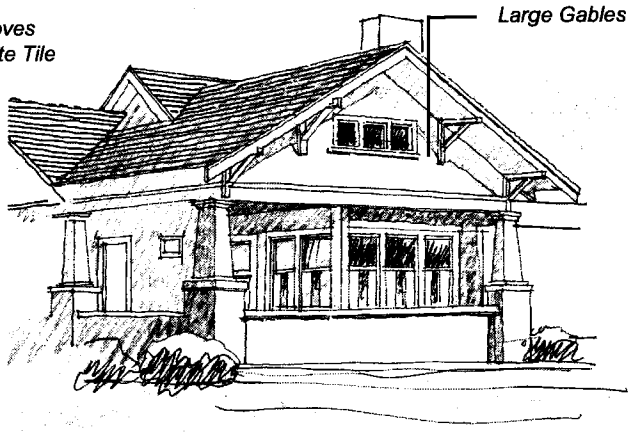


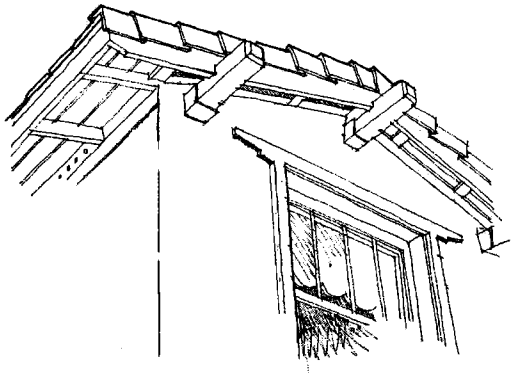


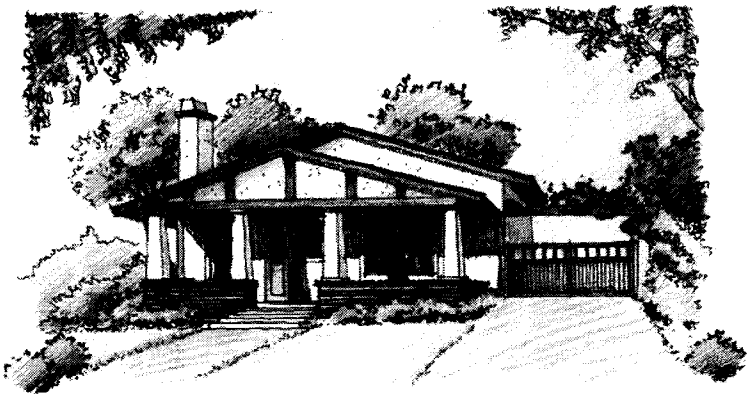
Representative Images

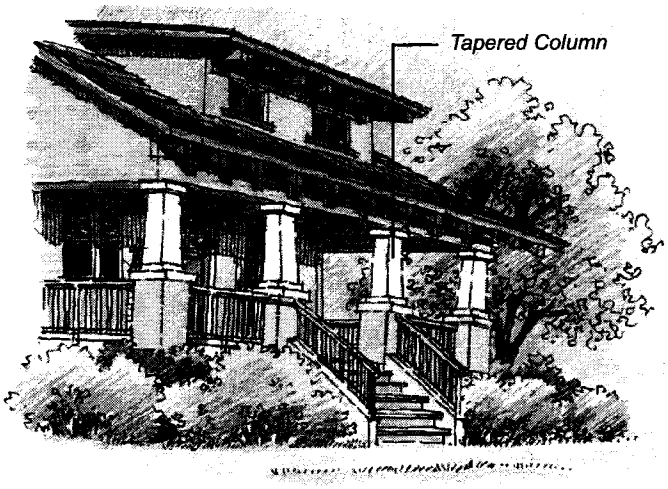
Bungalow

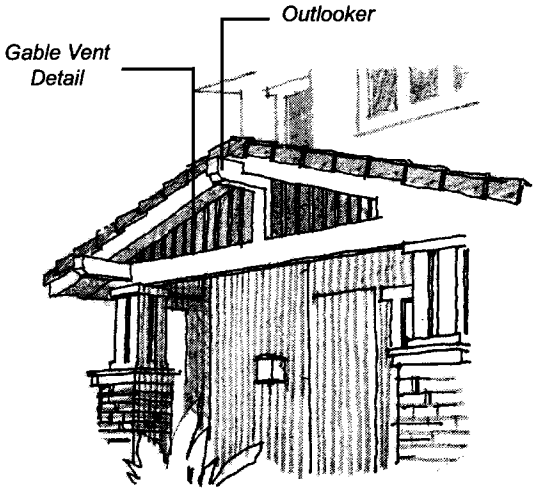












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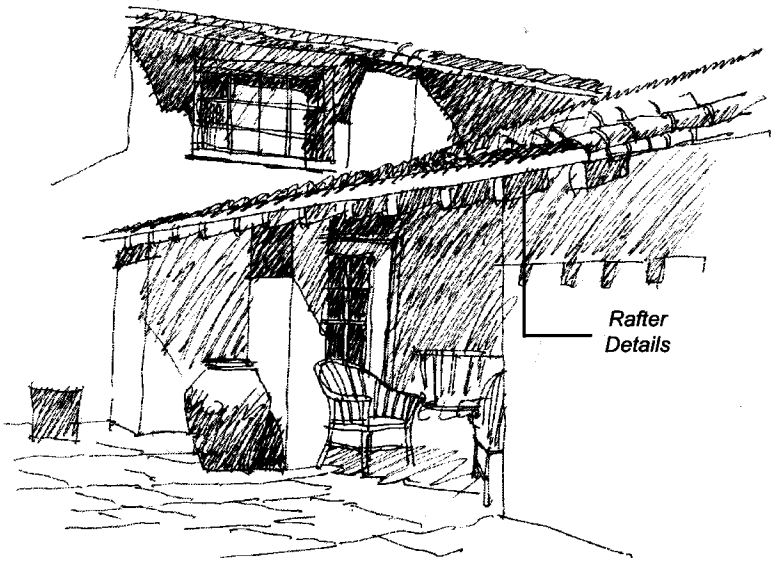
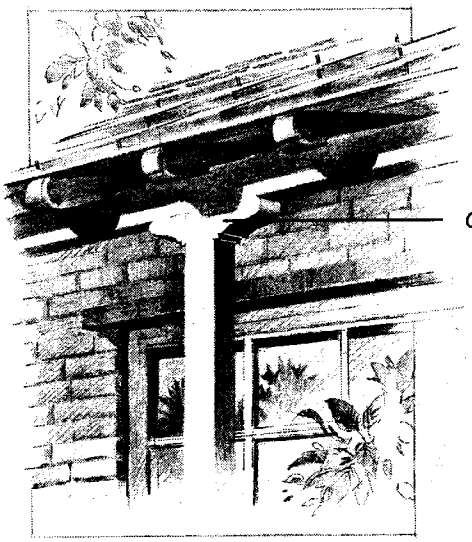
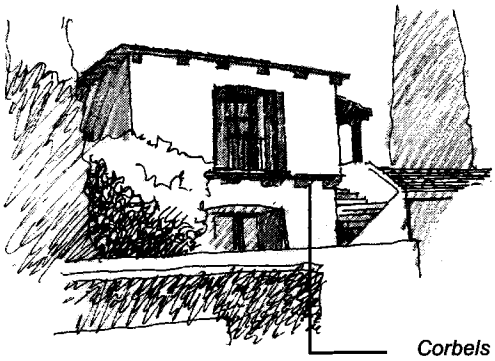
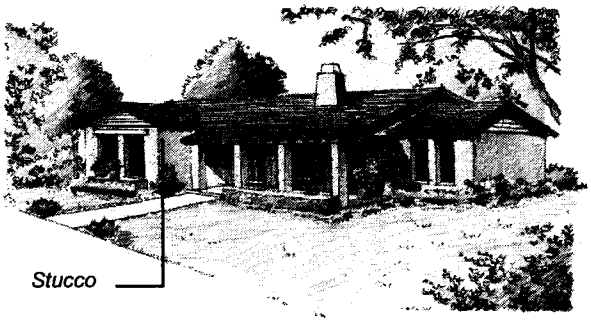
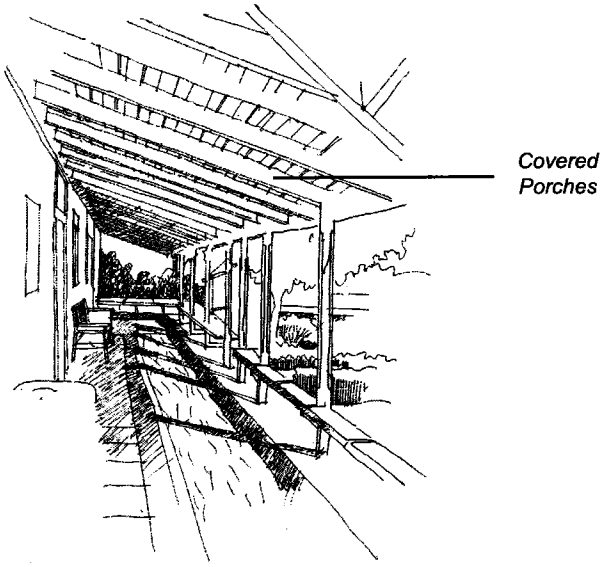
Territorial Ranch

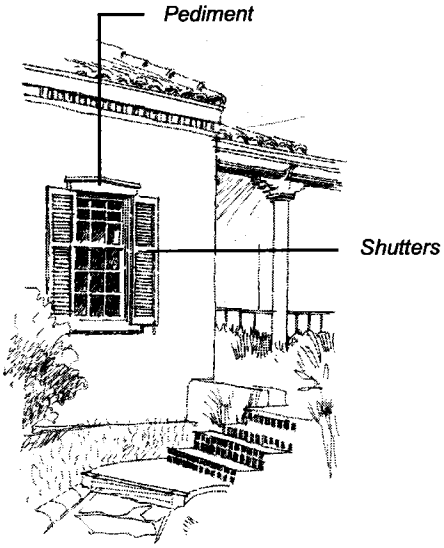












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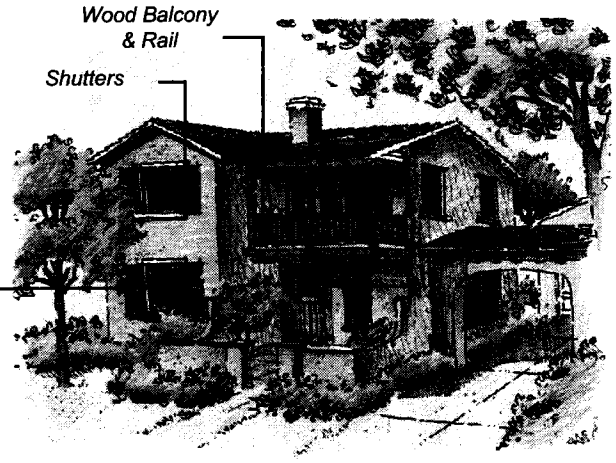
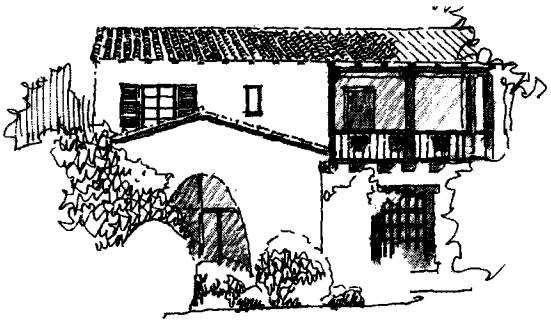
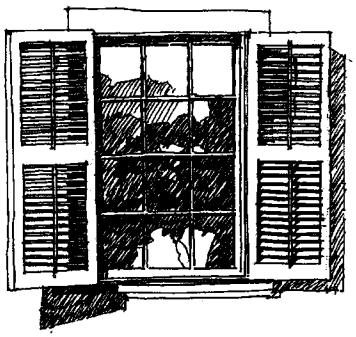
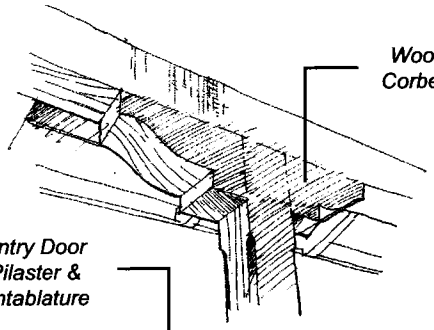
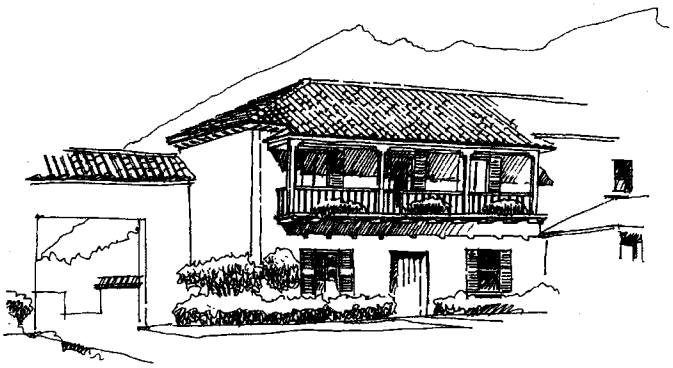
Monterey

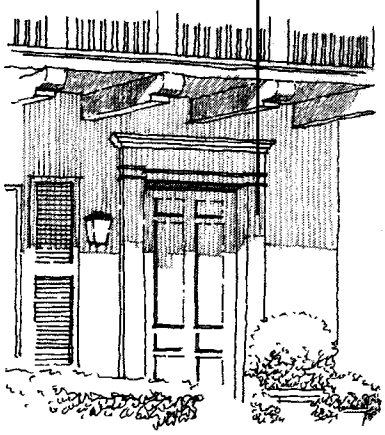












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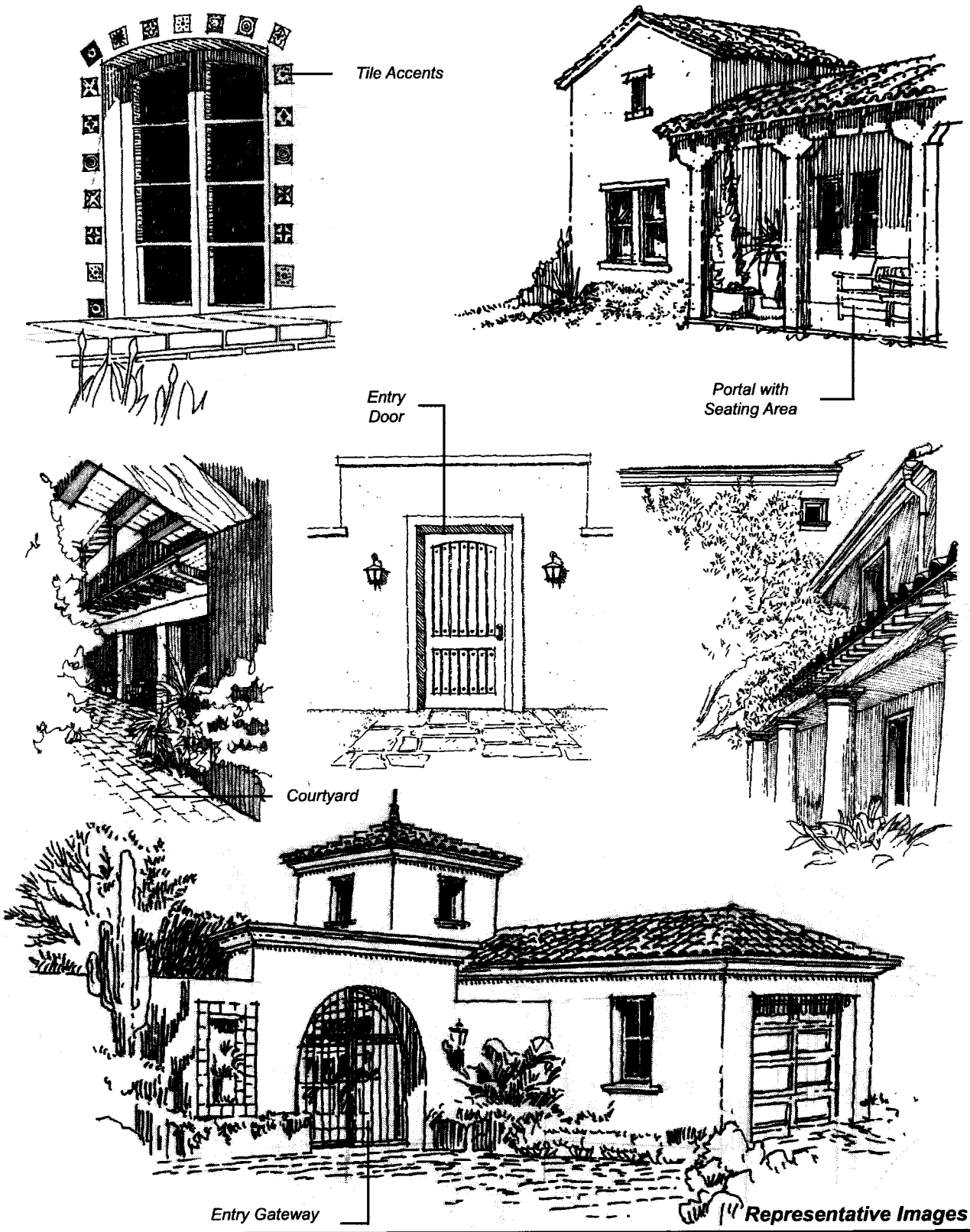
Hacienda



Representative Images

Introduction

Intent

The 'massing' section of the guidelines is intended to provide suggestions for creating neighborhoods and streetscenes that have a variety of building forms.

Exterior massing of the home should reflect the general uses inside and organized to create a positive street environment.

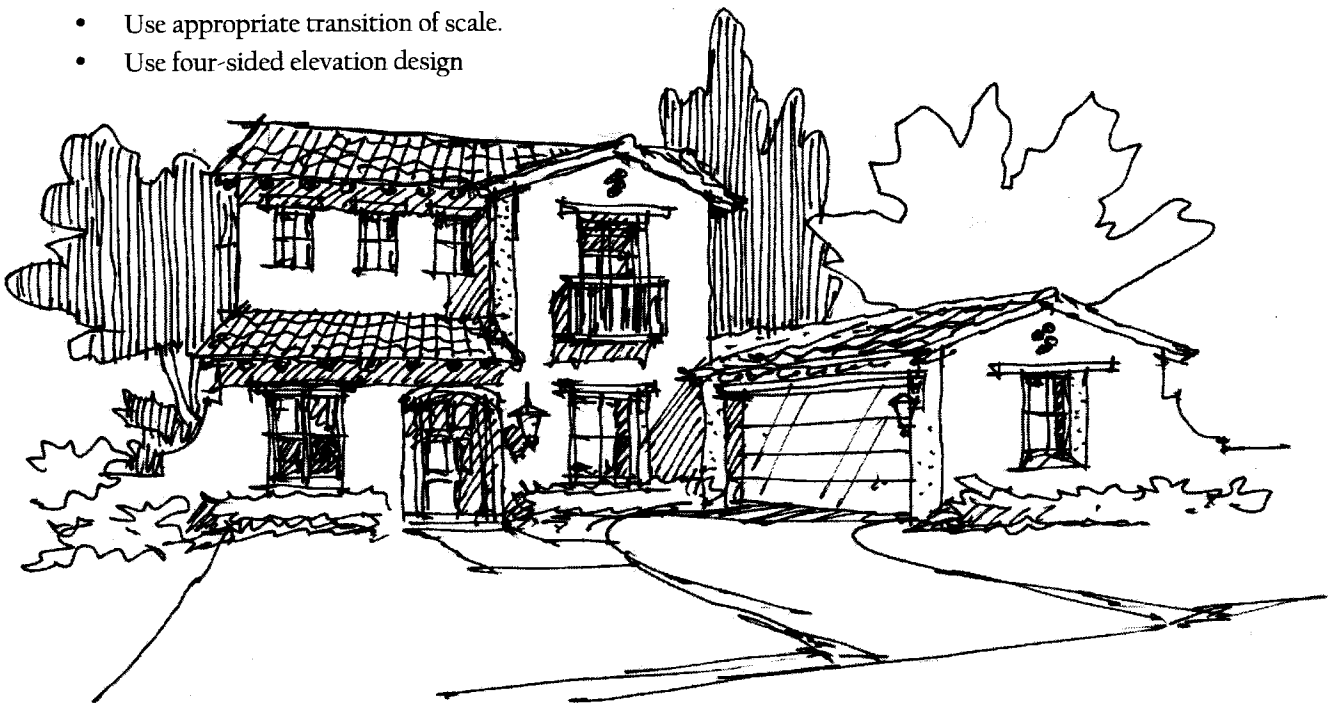
Objectives:

- Minimize visual impact of garages.
- Give attention to composition of building mass.
- Incorporate single story elements in two-story buildings.
- Vary setbacks at porches, living, and garage areas.
- Avoid two story dominance on streetscene and sidewalks and open spaces.
- Design with sensitivity to corner lot conditions.
- Use appropriate transition of scale.
- Use four-sided elevation design

General Elements

The general elements of building massing include:

- Front Articulation
- Roof Form
- Garage Placement
- Balconies and Projections
- Rear Articulation
- Setbacks
- Corner Lot Criteria



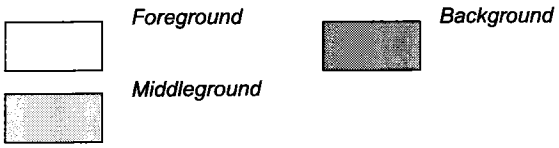
One and Two-Story Home Massing

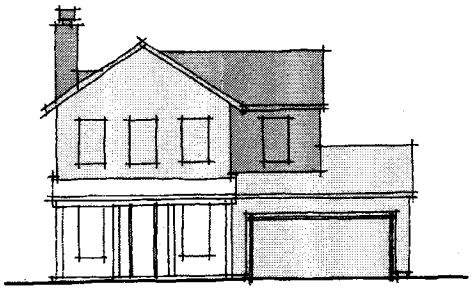
Front Massing and Articulation

Intent:

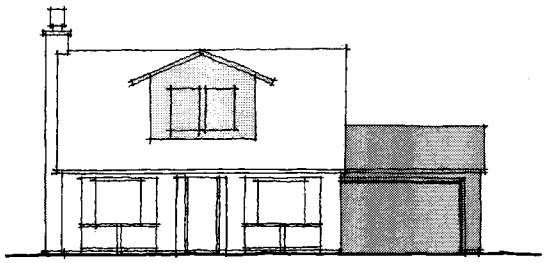
The front elevation of the home is an important element in creating quality neighborhoods at Vistancia. Special attention will be placed on these elevations and how they address the public realm. Emphasis on location and design of entries, living areas, and garages will be to provide a special element or "gift" to the street. Placing an emphasis on variety of building massing creates a diverse streetscene.

Front Massing Legend

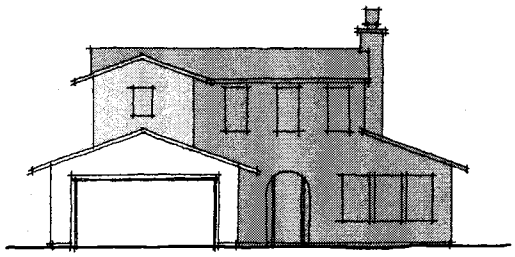




Covered entry door with porch



Covered entry door with porch

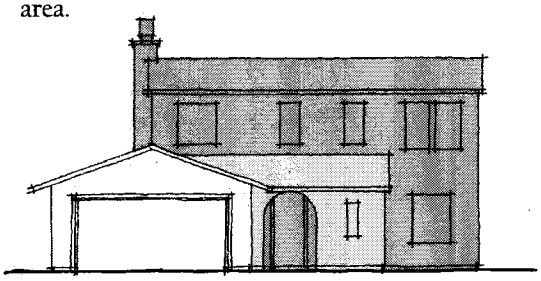


Recessed entry door

Criteria:

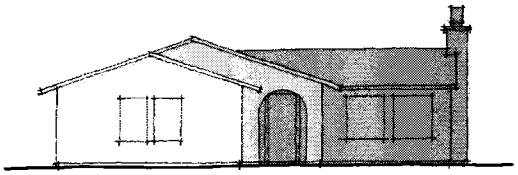
- Building massing should be appropriate to architectural style.
- Building details such as doors and windows shouldbe in proportion to the overall building massing.
- All homes should have at least two planes (not counting the garage) of variation in front elevation massing.
- 2/3 of elevations should have single story elements at front door, if using a two story massing, recess the front door.
- 1/3 of lots greater than 50' wide shall have living area forward to street instead of garage area (homes with swing-in garage may count as credit towards 1).
- Corner homes shall have single story elements at corner edge.

- Massing elements projecting a minimum of 4' are encouraged to avoid elevations that appear to have "pasted on" elements.
- Porches and loggias are encouraged to be 6' minimum in depth and have an 8' plate height.
- Building form is encouraged to reflect the interior uses of the home.
- "Recessed" two story elements are encouraged to create human scale buildings.
- Front elevations with a single story element for two story homes are encouraged.
- Front elevations are encouraged to emphasize the placement of living areas, porches, covered terraces, entries, and windows to address the neighborhood street.
- 2/3 of lots less than 50' wide are encouraged to have living area forward to street instead of garage area.

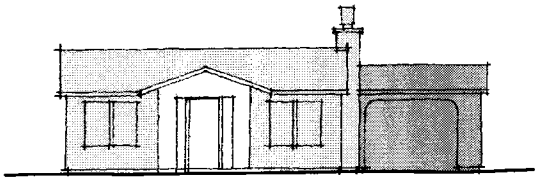


Covered entry door with porch

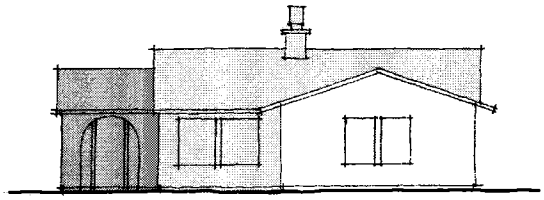
Front Articulation and Entry Scale



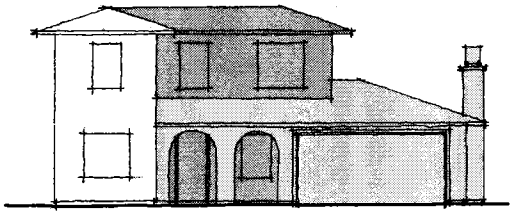
Covered entry door



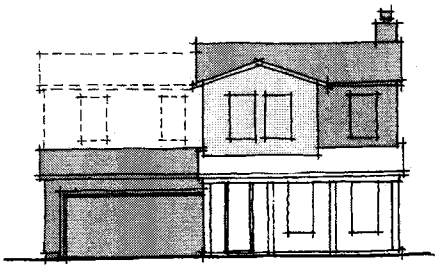
Covered entry door with porch and porte cochere



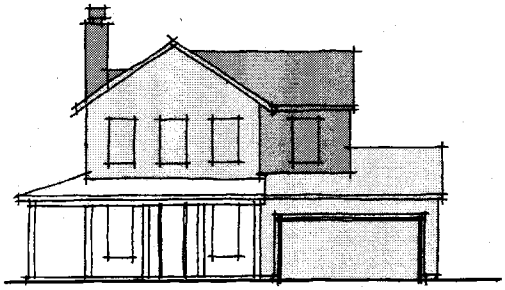
Recessed entry door



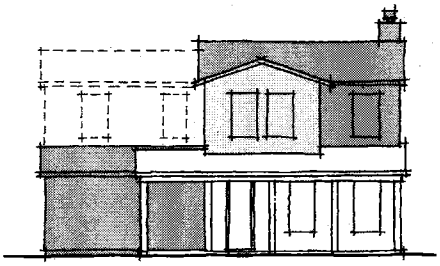
Covered entry with porch



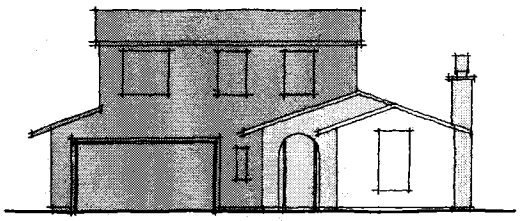
Covered entry door with porch



Corner lot entry door with porch



Corner lot entry door with porch



Covered entry door with one story massing

Front Massing and Articulation

Front Articulation and Entry Scale

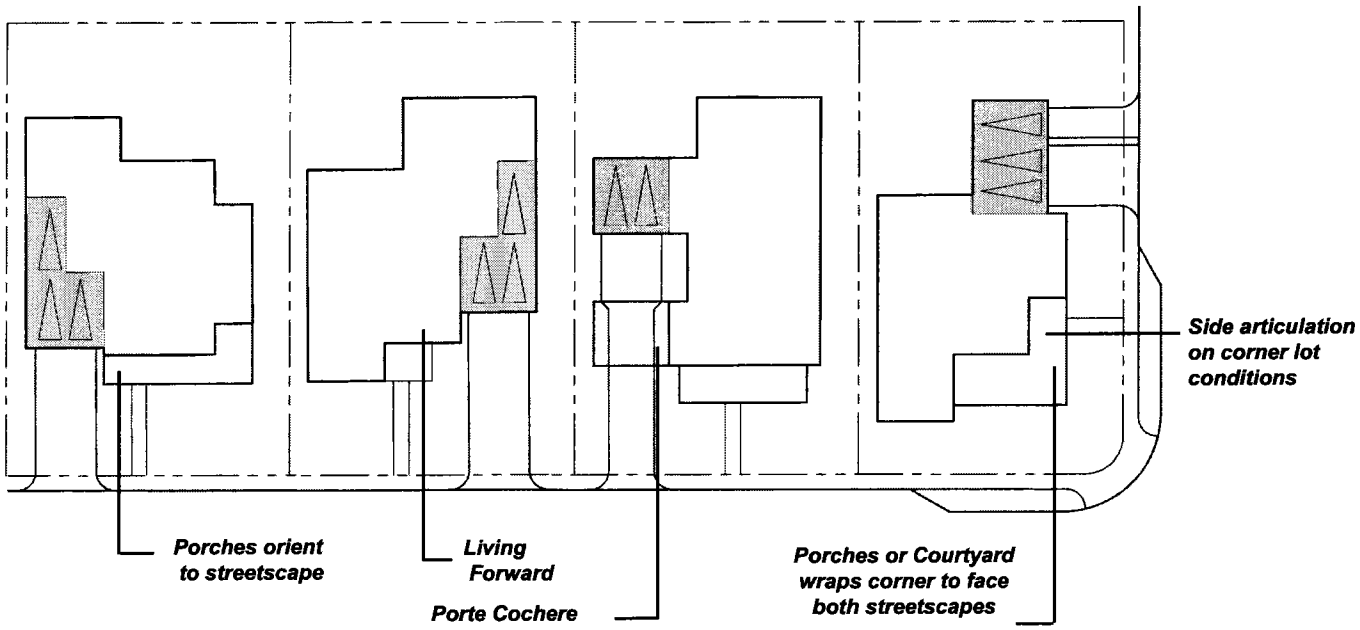


Diagram of Living Area Forward

Roof Form

Intent:

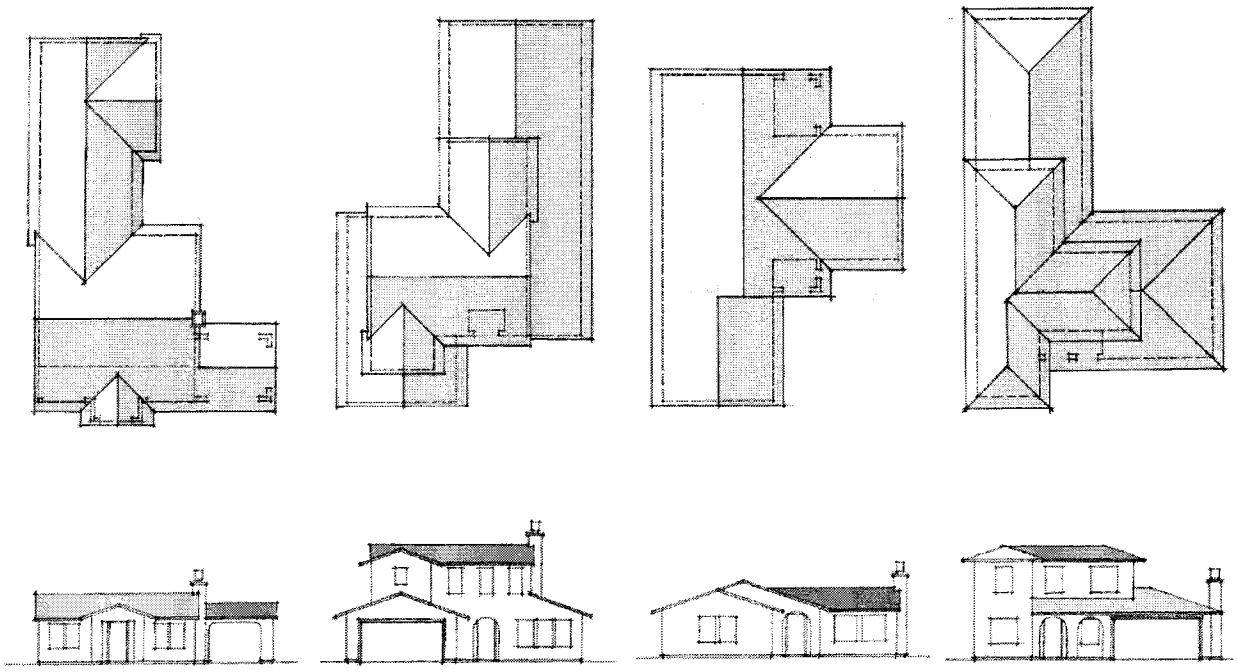
Roof form is an important design element as it relates to the character of the community, observed from both the external edges and inside the neighborhood.

Variety of roof form along arterial and community collector streets creates a positive visual edge to these public ways.

Criteria:

- Roofs shall appear to be composed of a series of simple roof forms. Gable ends shall be a minimum of 12' wide for lot sizes 50' and wider.
- Roofs shall vary in massing along streetscene and open spaces.
- No more than three of the same main span roof configurations (front to back or side to side framing) shall be adjacent to one another for variation in massing along the streetscene.

- Roof forms are encouraged to reinforce the architectural style of the home.
- Flat roof elements are encouraged only if appropriate to style.
- Mainspan roof directional changes at narrower lots are encouraged.
- Roof pitches are encouraged to range from not less than 3:12 to a maximum of 5:12.



Roof Variation Along Streetscene

Garage Placement

Intent:

The location, configuration and orientation of the garage on its lot are important design elements, both for the composition of the dwelling and its contribution to the streetscape.

De-emphasizing the garage is an important community design element. The goal is to emphasize the living areas of the home as they address the street.

Placing living areas forward encourages 'eyes on the street' for neighborhood safety and security while establishing neighborhood orientation to the pedestrian as opposed to the automobile.

The following alternative garage configurations are encouraged:

- Deep-Recessed Garage
- Mid-Recessed Garage
- Offset (three car garage, 55' lot and larger)
- Split Garage
- Split Garage with Casita
- Motor Court
- Swing-in
- Tandem

Criteria:

- At least 2/3 of the plans shall implement the identified garage plan concepts.

- Garage door patterns are encouraged to vary from elevation type to elevation type and reinforce the architectural theme of the dwelling.
- A minimum of 2' offset is encouraged where garages are adjacent on common property lines.
- Offset street-facing garage or swing-in garage configuration is encouraged for 55' or greater lots with 3-car garages.
- Garage door recess is encouraged to be a minimum of 12".

Swing-in Garage

Garage Placement

Three car Garage Treatment

In order to reduce the impact of the three car garage on the street character, a variety of design options are encouraged. In-line three car garages facing the street are discouraged. Offset garage solutions should be incorporated into the design of the house.

The following design options are encouraged:

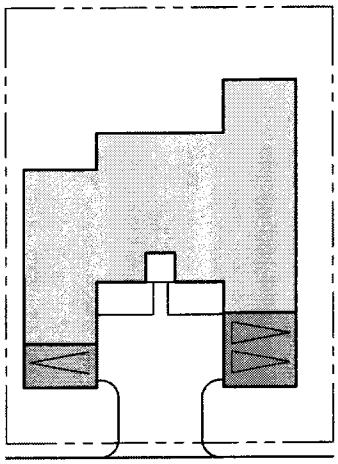
- Swing-in
- Split
- Tandem
- Motor Court

General Criteria:

- Homes are encouraged to be oriented so that entryways and/or garages are adjacent.
- Diversity in setbacks from the street is encouraged.
- Maximize impact of "living forward."
- As with all guidelines, this pattern should be broken occasionally to reduce repetition.

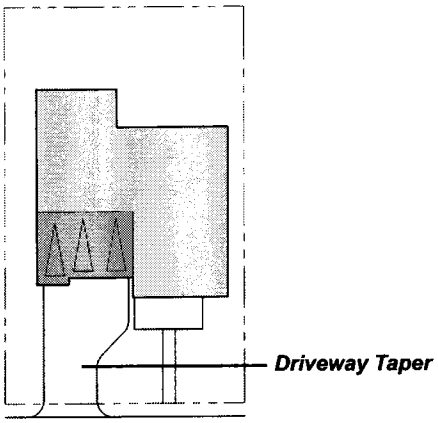
Motor Court Garage

This garage creates a motor court with garages to either side. For a minimum 70' wide lot, garage face to garage face dimension is recommended to be 30' for maneuvering in and out.



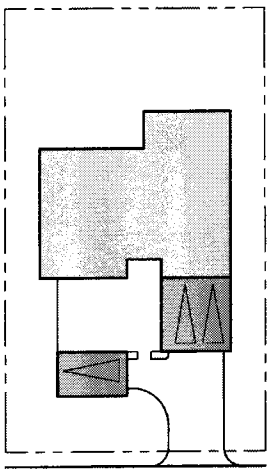
Offset Garage

This garage layout breaks up the massing of the three car garage by offsetting a one car garage from an adjacent two car garage. A two foot minimum offset is encouraged.



Split Garage

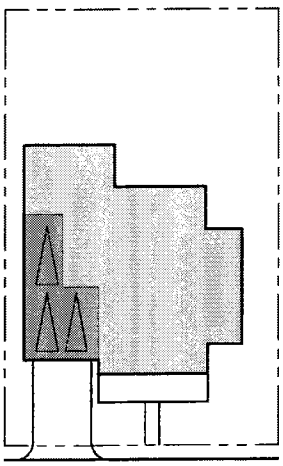
This treatment de-emphasises the garage by reducing the width of the garage face elevation when a three car garage is desirable. Typically, a one and a two car garage are split to provide a variation in the appearance, articulation and flexibility of the home.



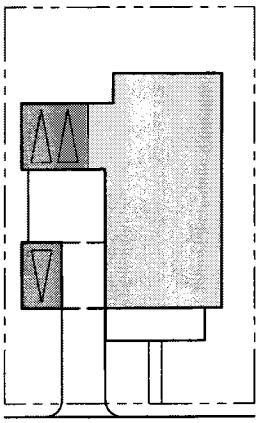
Garage Placement Alternatives

Garage Placement

Tandem Garage
This garage layout de-emphasizes the third garage by concealing it behind a standard two car garage condition. This garage configuration can be integrated into the design of a shallow, mid-recessed or deep-recessed garage.

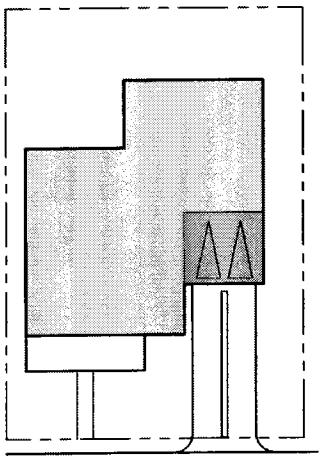


Rear Facing Garage
The rear facing garage screens a two car garage to the rear from view and creates a courtyard to the side of the home.

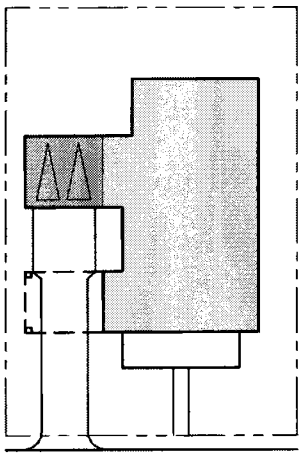


Suggested Double Garage configurations:

Mid-Recessed Garage
Utilize low walls or other design detail to de-emphasize the recessed garage.



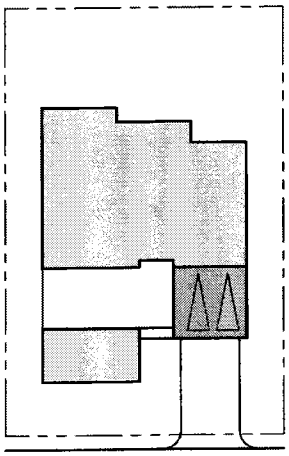
Deep-Recessed Garage
This treatment de-emphasizes the garage by pulling it back to the rear of the lot. This achieves more living space at the street and creates a larger useable side yard. Porte cochere helps define the courtyard.

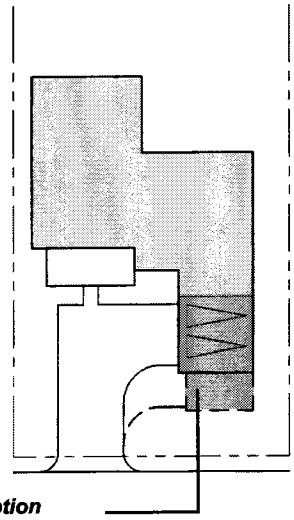


Garage Placement

Split Garage with Casita
This garage configuration is similar to the split garage, however the third car garage area becomes a room of the home oriented to the courtyard.

Swing–in Garage
The swing-in garage may be used on a lot with a minimum width of 55'. A minimum of 26' back up space is required.
The elevation facing the street shall have an architectural detail such as a window, reveal or pop-out.





Third car garage option

Mid-Recessed garage

Balconies and Projections

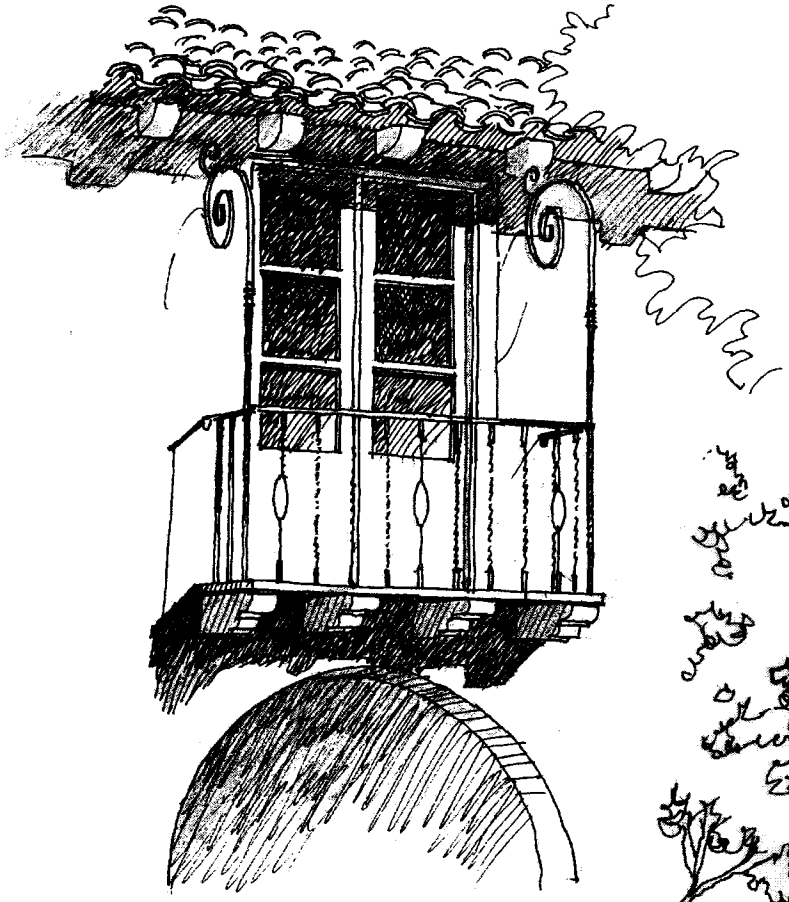
Intent:

As part of the overall composition of a two story dwelling, balconies or projections provide relief and interest at the second story. Additionally, these elements create necessary outdoor rooms, critical to this environment.

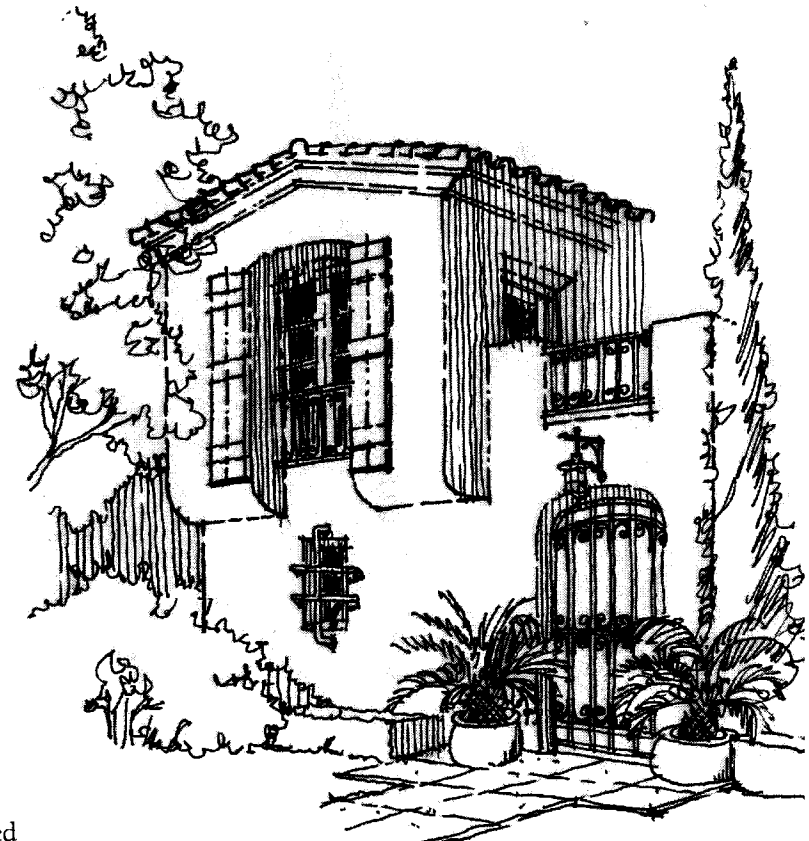
Criteria:

- Balconies shall be roofed when they exceed 4' in depth.
- Balconies and projections shall proportionally complement and be integrated into the overall massing of the home.
- Balconies shall not be located at outside edges of homes where they can overlook private spaces of adjacent homes.

- Balcony railings are encouraged to be consistent with the architectural style.
- Architectural projections such as media niches and chimneys are encouraged to be a maximum of 3'
- Covered balconies and living area cantilevers are encouraged to be appropriate to the architectural style.
- Opportunities for creating shaded areas and usable outdoor spaces are encouraged.



Balcony Detail



Second Story Projection

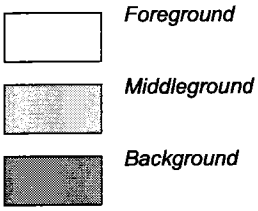
Note: Multiple options should be considered based on effective solar orientation.

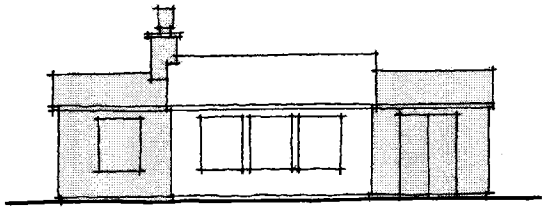
Rear Massing and Articulation

Intent:

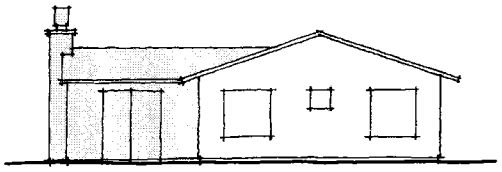
Particular attention will be placed on the design of those dwellings adjacent to or in close proximity to major community roadways, open spaces, or entry features. Whether viewed from distant or close range, massing requirements will be implemented to ensure positive community character in these conditions. Generally, repetitious elements such as continuous gables ends and similar building silhouettes shall be avoided.

Rear Massing Legend

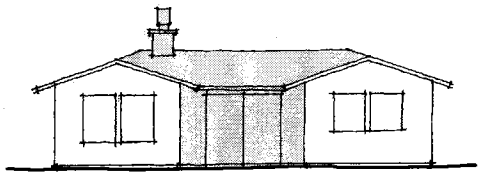




Single Story Massing



Single-Story Massing With Gable Roof



Single-Story Massing With Gables

Criteria:

- 1/3 of the plans shall utilize projections and/ or offsets that extend 4' from the main wall plane.
- 2/3 of the plans shall have single story living spaces that cover at least 30% of the rear façade. The stepping or use of projections shall be encouraged to create the articulated massing important to the character of the community

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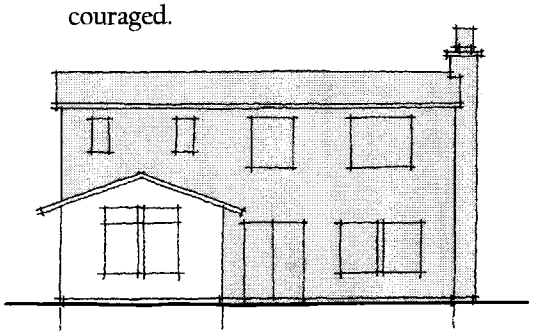
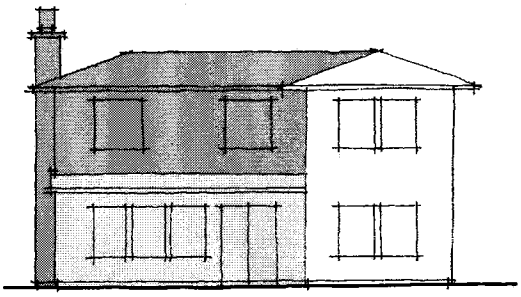
- Homes directly adjacent to arterial roadways, collector roads, entry drives, open spaces, and golf
  courses are encouraged to be given particular attention in their rear articulation, contributing positively to these edges.
- Building forms that are assemblies of interlocking masses are encouraged.
- Architectural massing and articulation appropriate to style is encouraged.
- Vertical and horizontal plane breaks are encouraged.



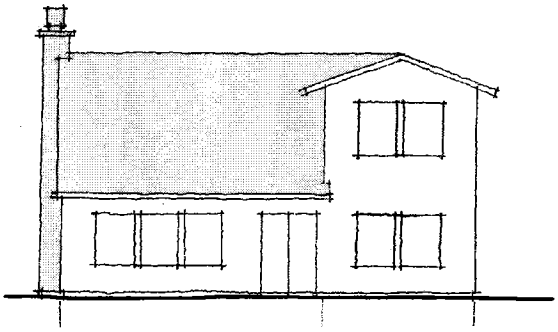
Two Story Massing With Single-Story Projection



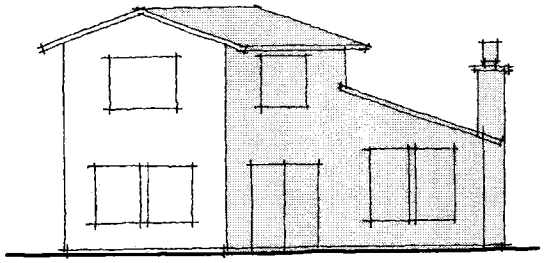
Two Story Massing With Two Story And Single-Story Projection

Rear Massing And Articulation

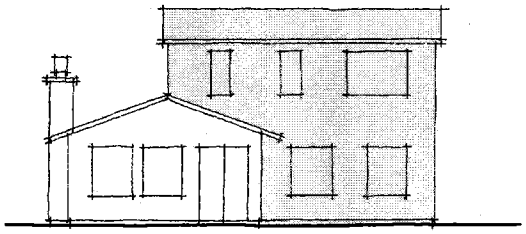
Rear Massing and Articulation



Single-Story Roof Shed With Two Story Element

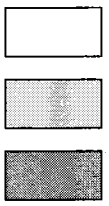


Two-Story Massing Single-Story Shed



One And Two-Story Massing

Rear Massing Legend



Foreground

Middleground

Background

Variable Setbacks

Intent:

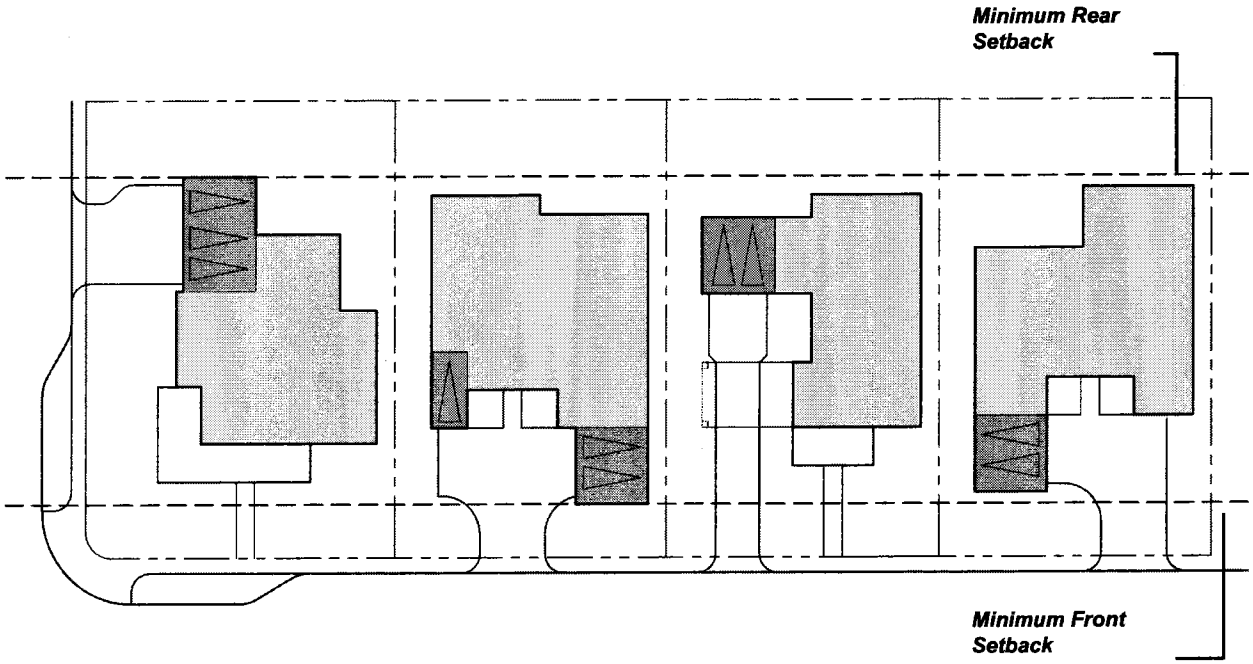
Key to quality neighborhood design is the emphasis on the 'living' areas of the home orienting towards the street. To encourage this, reduced setbacks are allowed for living areas as measured from the back of walk.

Additionally, variable setbacks for both living and garages are encouraged (and mandated through entitlement) to created diversity in streetscenes.

Criteria:

- Setbacks shall be appropriate and proportionate to the housing type and lot size.
- Variable rear setbacks are encouraged to create variety for edge conditions such as homes backing to collector roads and back to back homes.

Note:
Refer to the preliminary and/or final plot for final setback requirements. Any questions relating to setbacks should be directed to the Master Developer.



Variable Setbacks

Corner Lots/Critical Edge Conditions

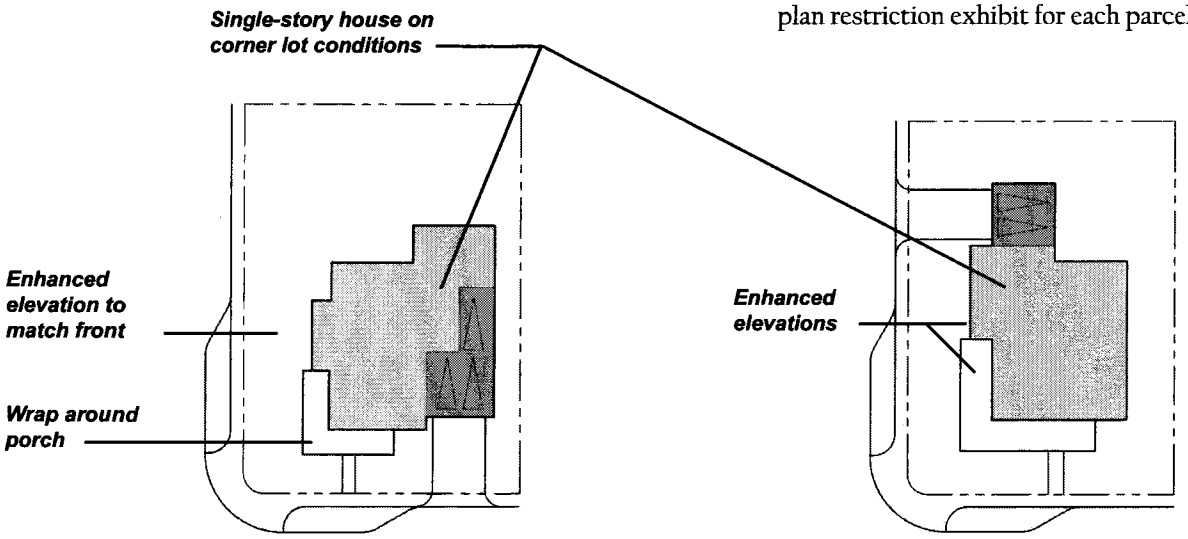
Intent:

Plotting single story elements at corner conditions is an important design consideration in Vistancia. Creating a "human" scale edge utilizing single-story homes and other architectural details provides optimal massing forms oriented to pedestrians. Porches which wrap around two sides of the house provide a transition from the public realm of the street to the private home.

Additionally, homes along arterial roadways or other critical image defining edges shall be predominantly one-story.

Criteria:

- At least one plan type should be designed for corner lot plotting in order to be flexible.
- Similar massing and detailing utilized on the front elevation shall be incorporated on the side elevation facing the street.
- Homes on the corner lots are encouraged to be designed for two-sided corner exposure.
- Homes on corner lots shall be limited to one-story
- At least 2/3 of all homes directly adjacent to arterial roadways shall be one-story.
- Refer to Master Developer for two-story plot plan restriction exhibit for each parcel.



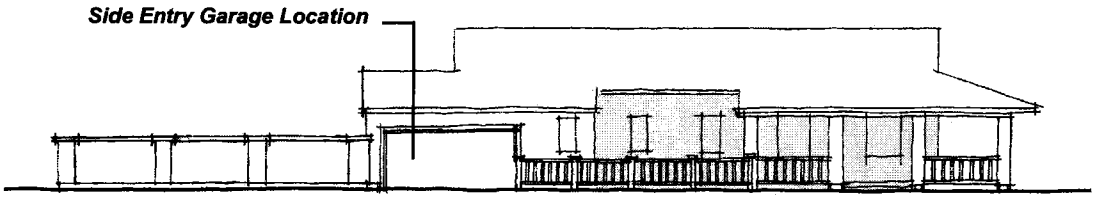
Corner Lot Garage Alternatives

Side Massing Legend

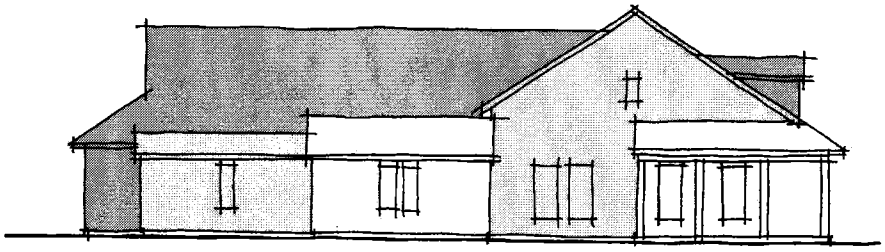
Foreground

Middleground

Background



Single Story Porch Wraps at Corner Condition



Single Story Porch Wraps at Corner Condition

Introduction

Introduction

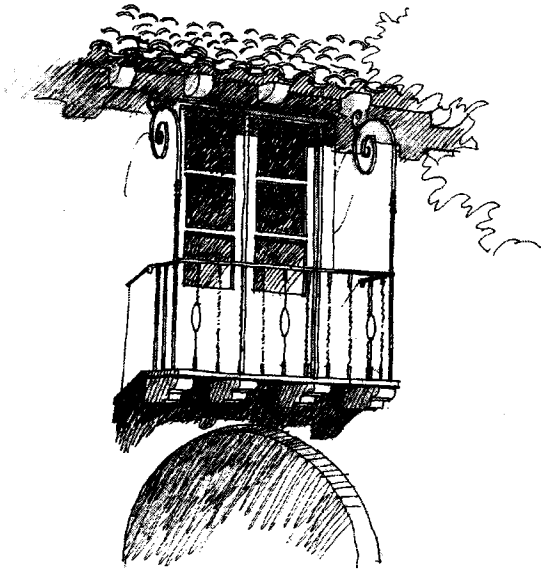
Well-executed neighborhoods rely on strong architectural detailing. During the design of the community, great care has been given to the design of the details. Appropriate focus should also be given to the design of the secondary elements of the architecture.

General Elements

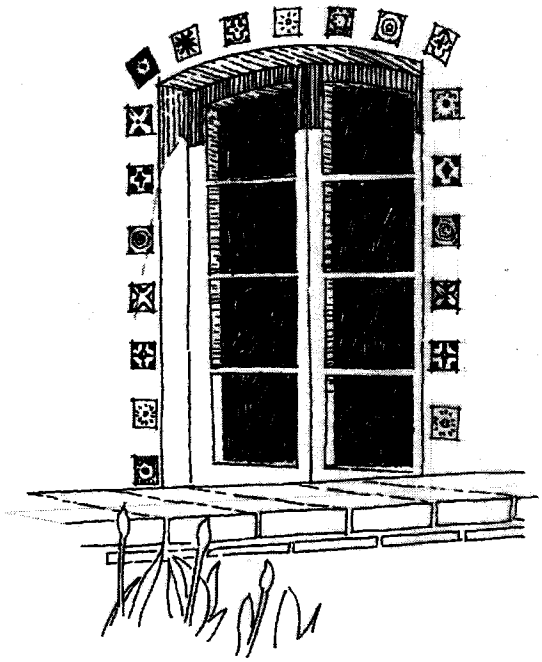
Elements

The following elements are primary:

- Wall Finish
- Accent Materials
- Doors
- Windows
- Exterior Lighting
- Roofing Materials
- Eaves & Rakes
- Color



Wrought Iron Balcony Railing



Tile Window Accent

Wall Finishes

Allowed Finishes:

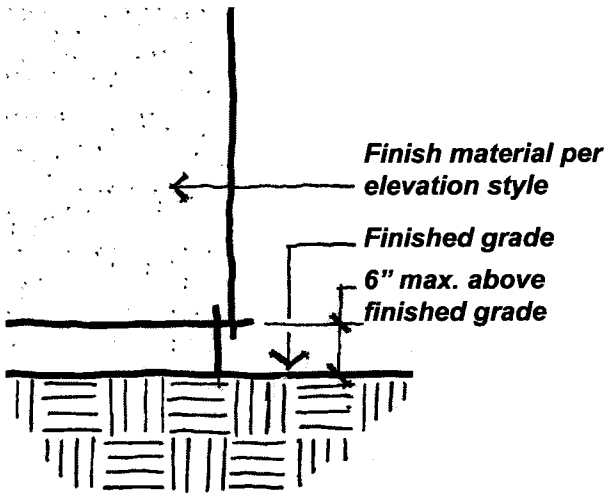
- Stucco
- Exposed masonry walls (brick, slump block, etc.)
- Stone, brick, adobe, brick veneers (accent materials)
- Cement plank siding
- Board and batten siding

Criteria:

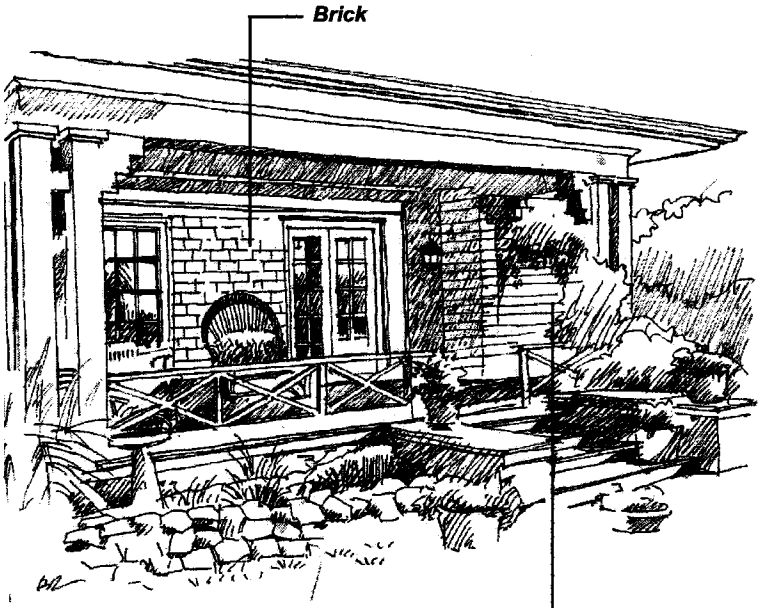
- Stucco shall be the primary wall finish
- Exposed footing shall be exposed no higher than 6" above finished grade

---

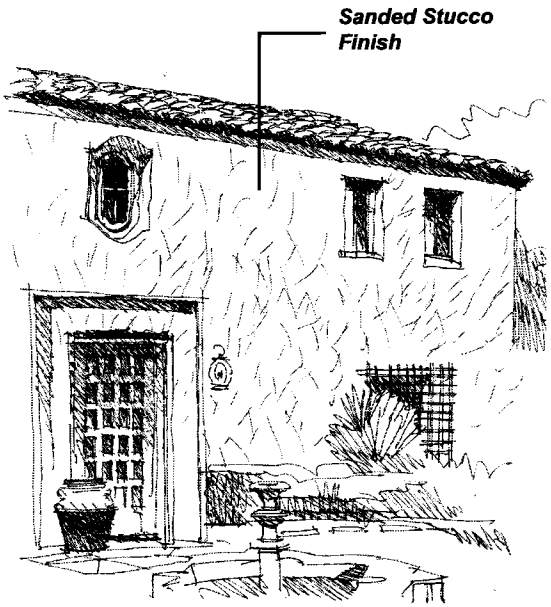
- A medium sand finish (30/30) for stucco is encouraged.
- "Spanish Lace" stucco finish is discouraged.
- The proposed stucco finishes must be approved by the Design Review Committee.



Exposed Footing Detail



Brick and Plank Siding



Stucco Finish

Accent Materials

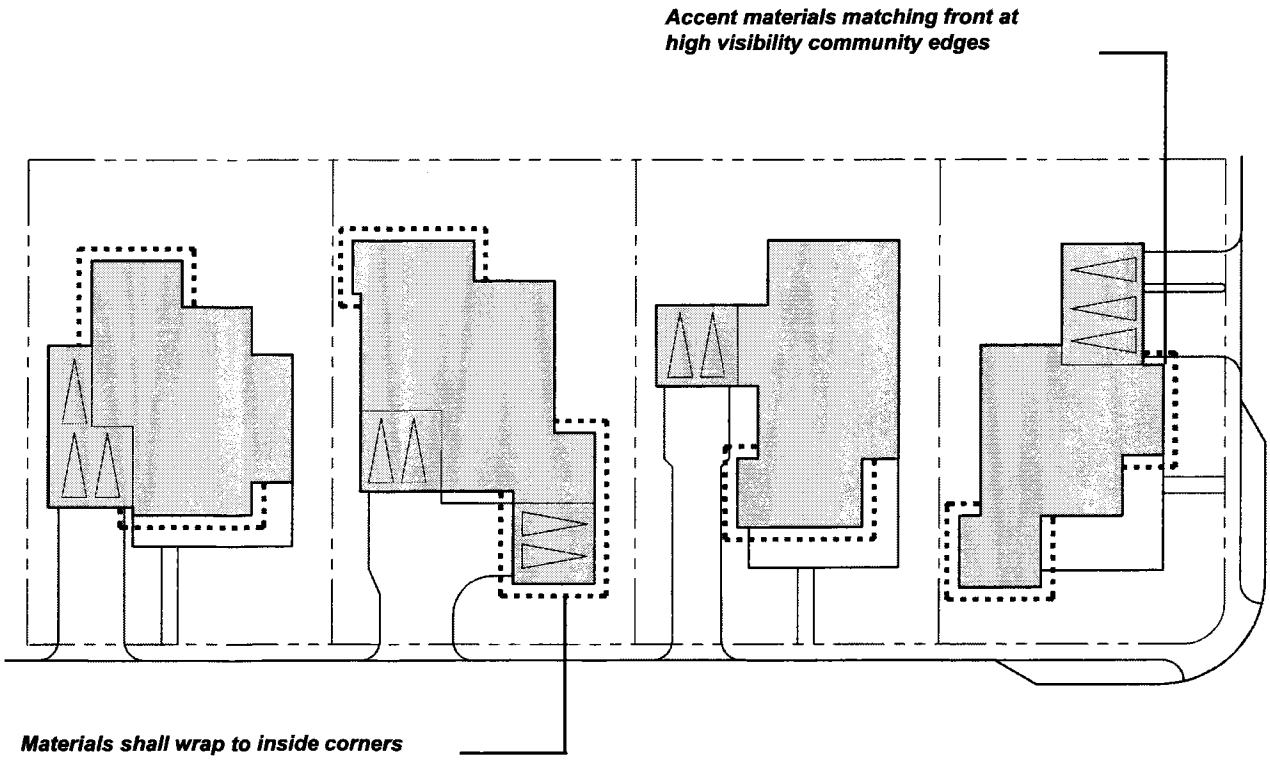
Intent:

Accent materials reinforce the architectural theme of the dwelling and ensure diversity in character within the neighborhood.

NOTE: All builders are required to follow the principles pertaining to colors and materials outlined in Mirriam Tate's Master Color and Materials Guidelines.

Criteria:

- Accent materials shall be wrapped to coincide with an architectural element, and terminate at inside corners. (Note: Accent materials may terminate at privacy wall conditions).
- Natural stone, approved manufactured or cultured stone, painted or natural brick, precast concrete, ceramic tile, wrought iron, slump block, and horizontal or vertical wood siding (or approved manufactured siding i.e. Cementious board) are encouraged
- Accent materials complementing the overall color and style of the home are encouraged.
- Architectural trim applied to all elevations is encouraged to be consistent with front elevation and the architectural style.

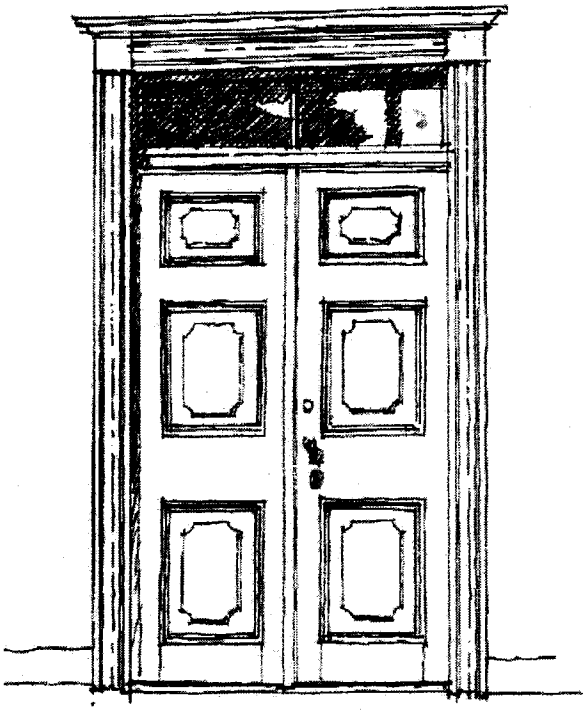


Accent Material Articulation

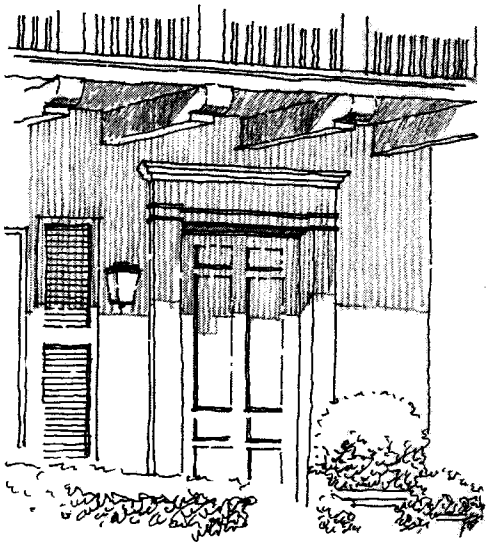
Doors

Criteria:

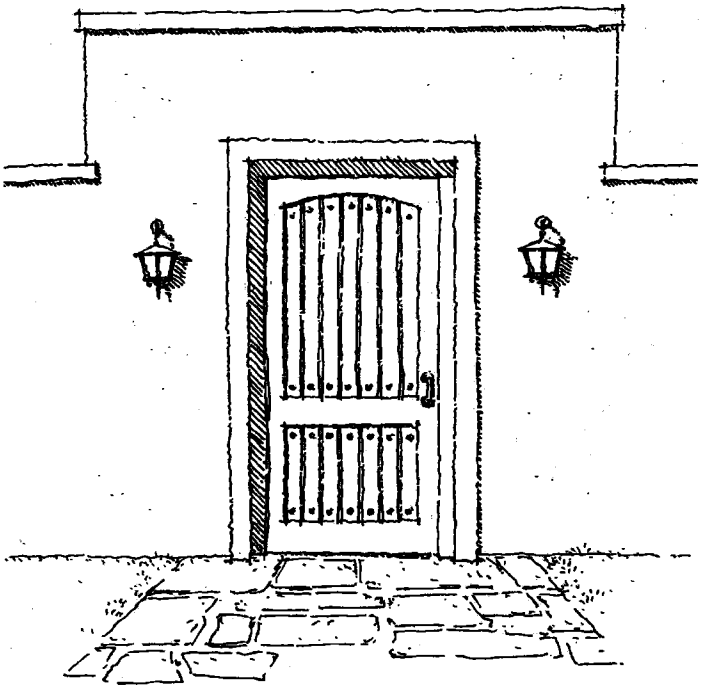
- Front entry doors shall be wood, composite fiberglass, or MDF.
- Design of doors shall be consistent with the architectural style of the home.
- Doors shall be protected by deep recess or porch elements.
- Recessed doors are encouraged at two story massing.
- Entry and garage doors expressing a level of detail appropriate to the style of the dwelling is
encouraged.
- Maximum garage door height shall be 8'-0".
- Garage doors are encouraged to be recessed a minimum of 12".
- Garage door windows shall be consistent with the architectural style of the home.



Front Door with Trim Detailing



Protected Door Under Balcony



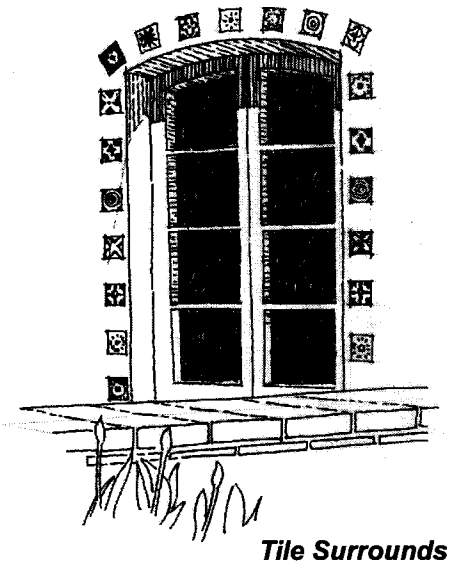
Door To Courtyard

Windows

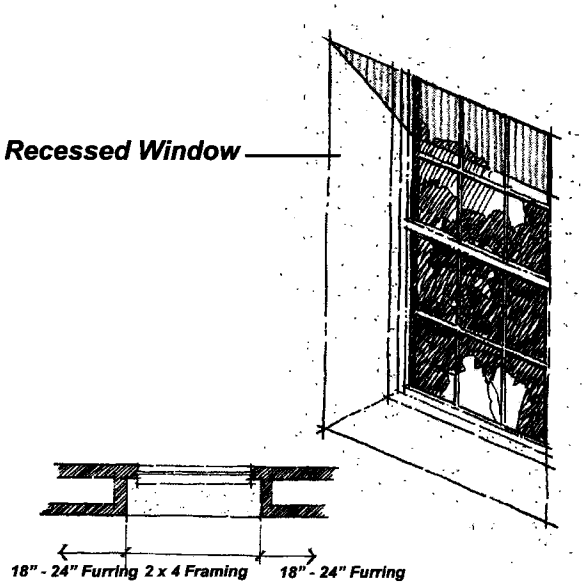
Criteria

- Proportions and alignment shall be appropriate to style.
- No highly reflective glazing shall be used.
- Windows shall be aluminum or wood.

- Grates, shutters and tile surrounds are encouraged as style dictates.
- Inset windows are encouraged be a minimum of 2" in depth.
- Recessed windows are encouraged to be a minimum of 18" in depth.
- Full window trim is encouraged on all elevations (front, side, rear).
- Shutters shall be sized to match window width and have appropriate hardware.



Tile Surrounds Window



Shutter Detailing

Window recess

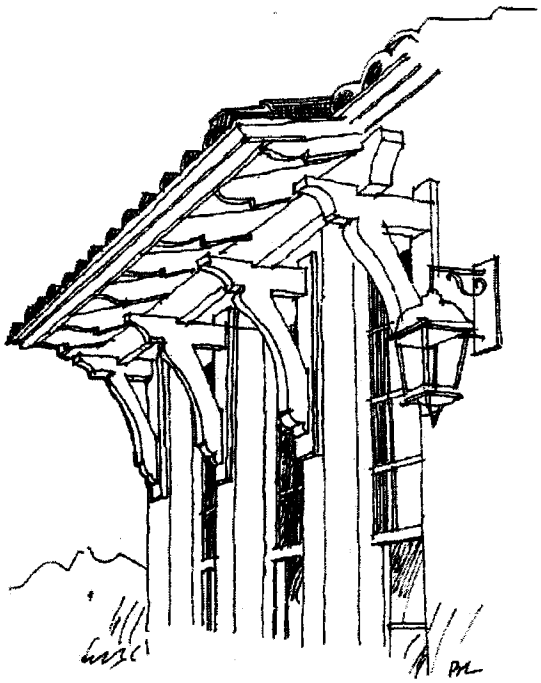
Exterior Lighting

Intent:

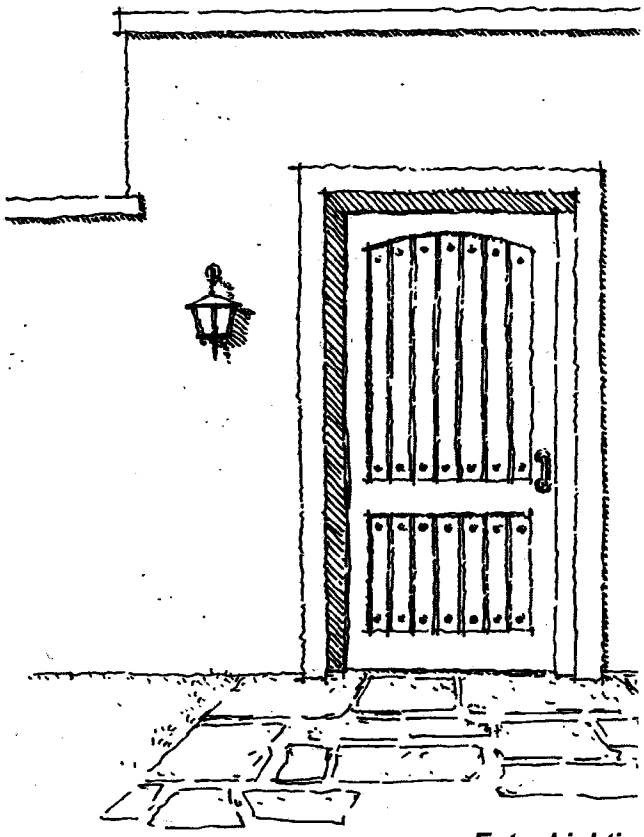
Emphasis will be placed in reducing ambient light at Vistancia. A specific lighting strategy will be developed identifying criteria for community and neighborhood lighting.

Criteria:

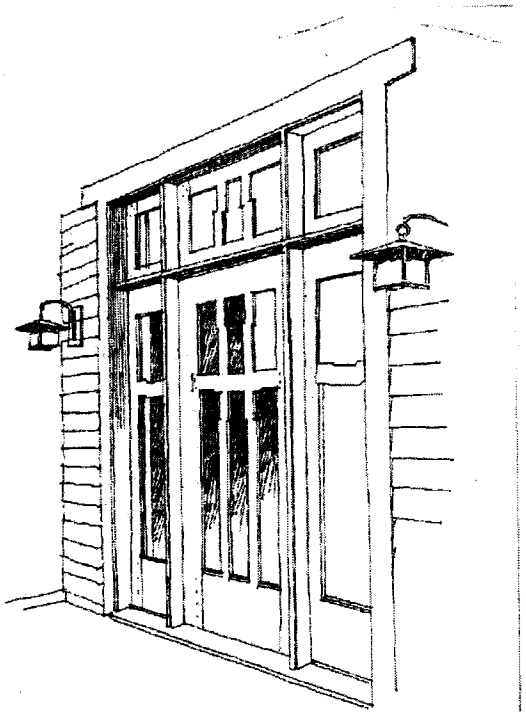
- Lighting used on walls and walkways shall focus light down and provide appropriate downcasting hardware to minimize glare.
- Surface mounted lights shall not be permitted in garage door soffits. Lighting fixtures shall be appropriate to the selected style of the home.
- Ambient light shall be cast downward to reduce impact.
- Light design shall be included as part of the architecture review package.



Lighting Detail Reinforcing Architectural Style



Entry Lighting



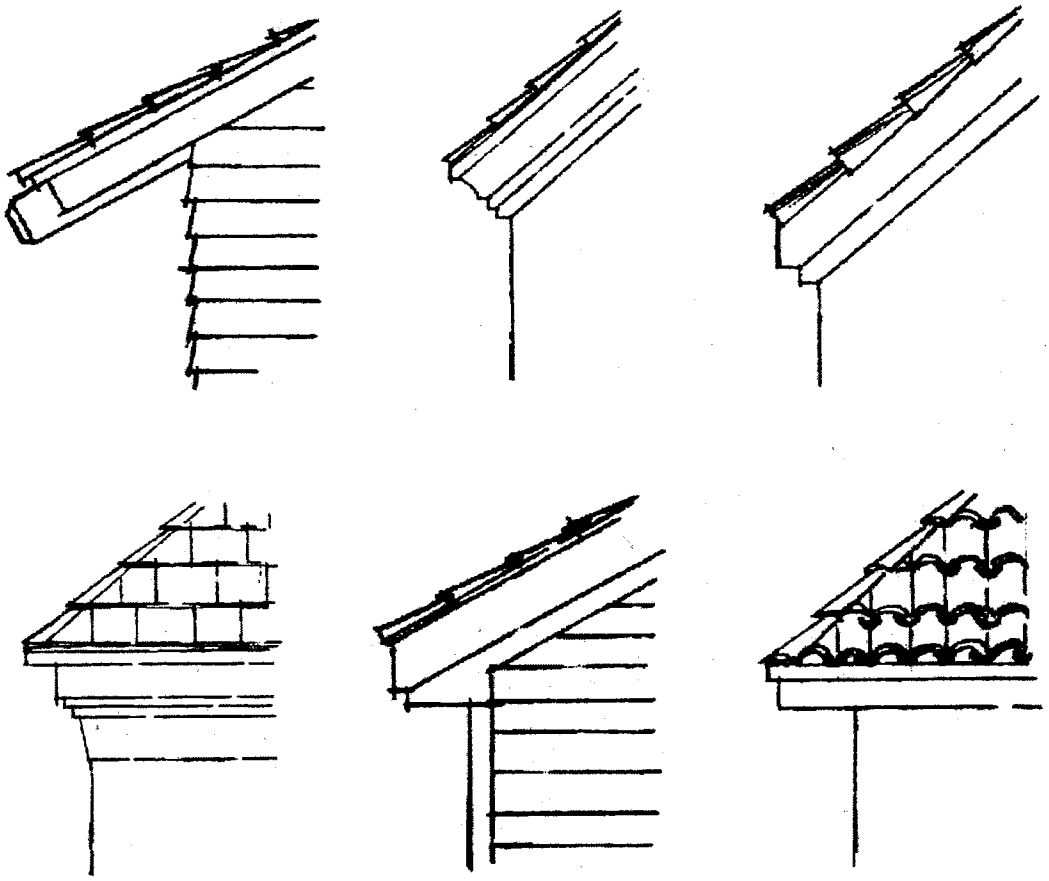
Accent Lighting

Roofing Materials

Criteria:

- Particular attention shall be given to avoiding
  repetition in continuous gable-ends and similar ridge heights.
- Concrete clay flat or S-tiles shall be used depending upon home style.
- Skylights are not allowed on sloped roofs facing public streets.
- Standing seam metal roofs painted in non-reflective neutral colors are allowed in appropriate architectural styles.

NOTE: All builders are required to follow the principles pertaining to colors and materials outlined in Mirriam Tate's Master Color and Materials Guidelines.



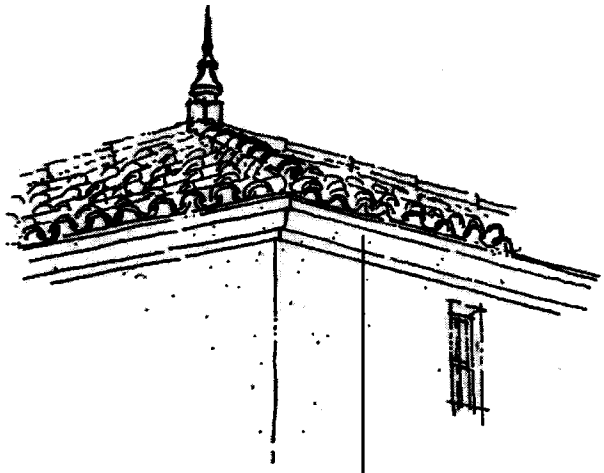
Roof Options

Eaves & Rakes

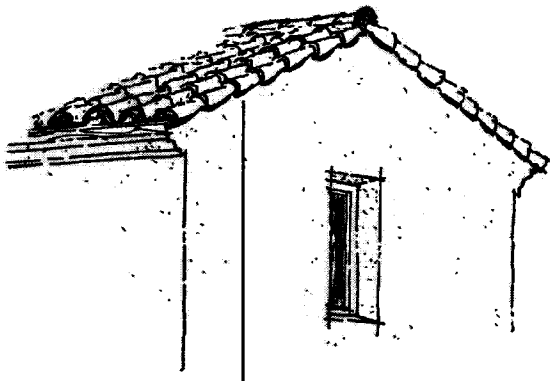
Criteria

- Rafter tails, when exposed, shall be a minimum of 4", painted or stained.

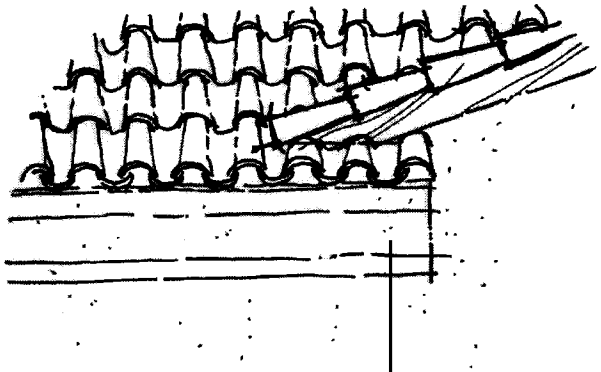
- Attention related to the rake return detail is encouraged.
- Eaves are encouraged to be constructed of simple built-up stucco cornices (wrapped eaves).
- Appropriate to the home's style, larger eave-overhangs are encouraged to provide opportunities for shading.
- Proportions of eaves and rakes shall be appropriate to the home style.



Built Up Cornice at Hip Condition



Eave to Gable



Gable to Eave transition

Eave to Rake Transition

Color

Intent

The exterior color character for the residences at Vistancia shall draw from the site itself and the influences of the Sonoran desert

Colors should reflect the natural hues found in the desert while embracing the diversity and intensity of color found in this environment.

Generally, the main body of the dwelling shall emphasize hues that are warm in character and saturated in intensity.

Criteria

NOTE: All builders are required to follow the principles pertaining to colors and materials outlined in Mirriam Tate's Master Color and Materials Guidelines.

- Color shall contribute to distinguishing the overall architectural character of the dwelling.
- Colors should reflect the natural hues found in the desert while embracing the diversity and intensity of color found in this environment.
- Generally, the main body of the dwelling shall emphasize hues that are warm in character and saturated in intensity.
- Hue variation in adjacent homes shall be provided to create diversity within the neighborhood.

- Soft earthen tones are encouraged at the stucco-finished portions of the dwelling.
- Diversity of color is encouraged.
- Saturated regional earthtone colors are encouraged.
- The exterior color character for the residences at Vistancia shall draw from the site itself and the influences of the Sonoran desert.
- Roof tile colors are encouraged to be consistent with architectural styles.
- Please refer to the approved "Master Color and Materials Pallette" for all color requirements and/or restrictions.

Other Elements

Mechanical equipment

- Roof top mechanical equipment is strictly prohibited.
- Air conditioning/heating equipment shall be screened from the street and neighboring views.
- Pool, spa, water softening equipment shall be screened from the street and neighboring views.

Meters

- Meters are shall be screened from public view to the extent possible

Gutters and Downspouts

- Exposed gutters shall match roof or wall color
- Faux copper patina is acceptable

Accessory Structures

- Any detached living structure, such as casitas associated with the single-family lot shall be designed to match the style, massing and detail criteria of the primary building.

Home Placement Guidelines

The guidelines are as follows:

- Plotting the same floor plans on adjacent lots is strongly discouraged. However, along arterial and collector roadways, the same floor plan may be plotted on adjacent home sites **IF** the elevation is different **AND** the roof presents itself differently along the view corridors; (e.g. a ridgeline across the entire plan next to a plan with a hip roof, or gables next to hip, etc.). The goal is to minimize repetition at along these corridors.

- On interior lots, the same floor plan may be plotted on adjacent lots or across the street **IF** the elevations are different.

- All corner lots are strictly prohibited to single level plans only.

- Only 1/3 of the home sites that back along arterial or collector roadways are allowed to be 2 story plans. **No two story plans are allowed directly adjacent to one another regardless of differing plan and elevation types.**

- It is imperative that all responsible parties keep any and all "in house" plan and elevation maps up to date at "ALL" times.

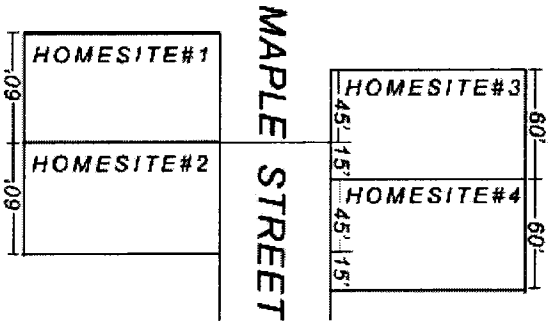
  HOME PLACEMENT GUIDELINES WILL BE STRICTLY ENFORCED.
  THERE WILL BE NO EXCEPTIONS TO THE GUIDELINES.

Exterior Color Guidelines

The guidelines are as follows:

- Same exterior color schemes are strictly prohibited next door to one another or directly across the street from one another.
- Same exterior color schemes are permitted (but not encouraged) across the street, if the homesite encroaches less than 50% (see example below).
- It is imperative that all responsible parties keep any and all "in house" exterior color scheme maps up to date at ALL times.

EXTERIOR COLOR GUIDELINES WILL BE STRICTLY ENFORCED.
THERE WILL BE NO EXCEPTIONS TO THE GUIDELINES.



NOTE:
HOMESITES #1 AND #3 CANNOT HAVE THE "SAME" EXTERIOR COLOR PACKAGE.
HOMESITES #2 AND #3 CAN HAVE THE SAME EXTERIOR COLOR PACKAGE.
ALWAYS USE THE 50% RULE.

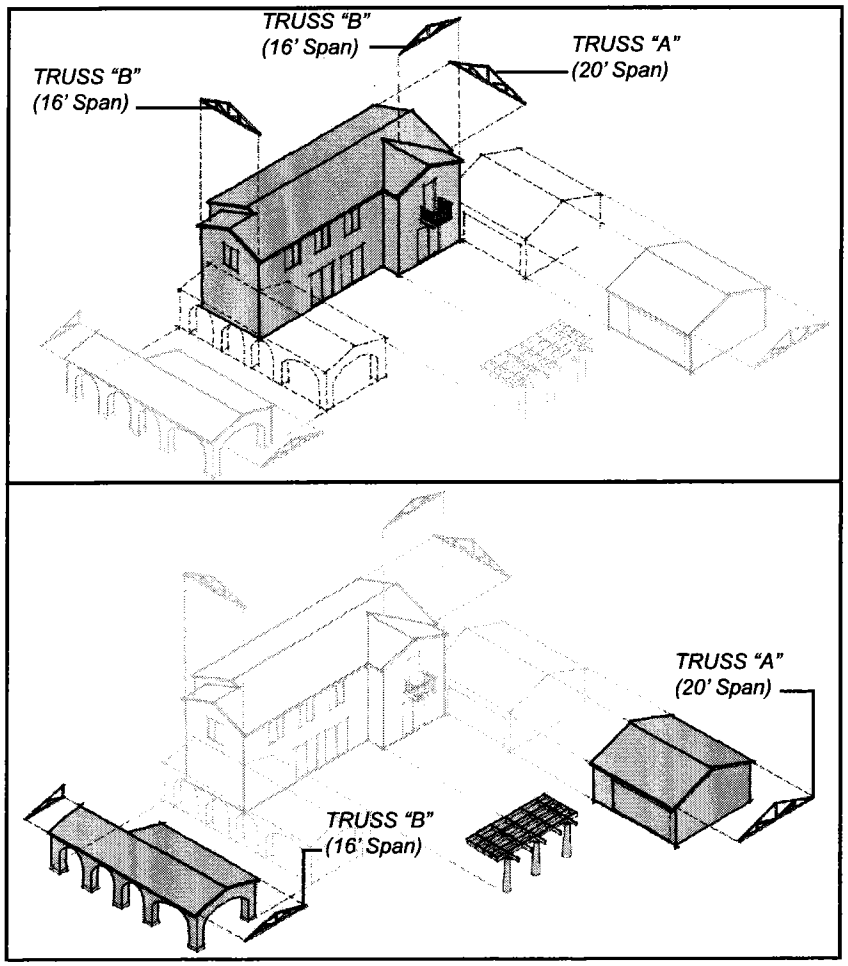
Simple Home Design

Introduction

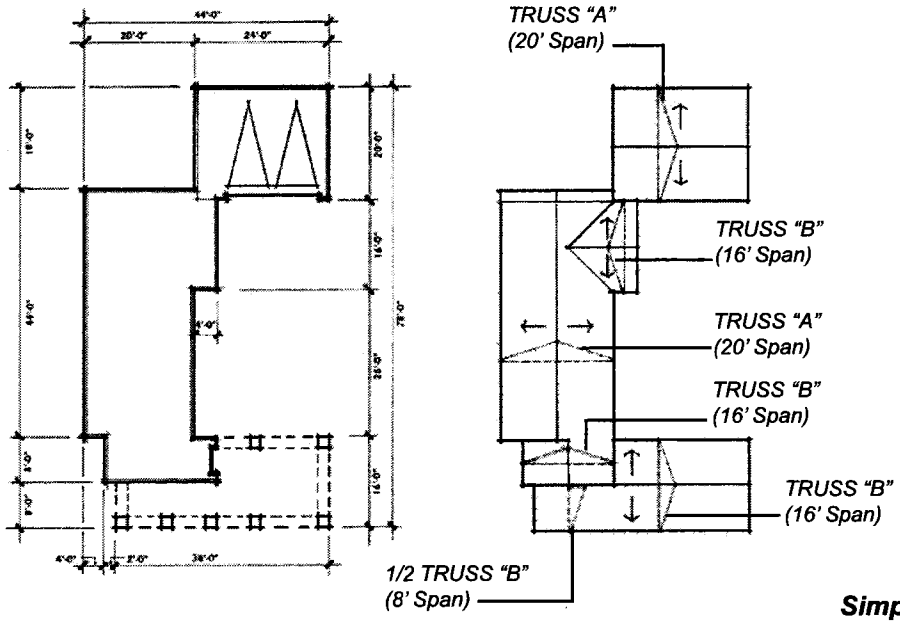
As a guide to designers and home builders, the following section has been developed to aid in the implementation of the aforementioned design criteria. As stated, the primary goal of the community developer is to balance the desire to create quality neighborhoods and homes within the realities of construction methodologies and target costs. By emphasizing the simple massing and structural forms of the home, costs may be reallocated to more authentic detailing and finishes. These elements of simple home design are intended to be used as tools to achieve hard cost budgets.

Elements of Simple Home Design

- Create a simple series of small span boxes when designing the floor plan.
- All overall dimensions in plan and offsets should be two foot modules. This maximizes the efficiency and utilizing of framing lumber and trusses, as well as forming lumber in the foundation.
- Reduce the number of truss spans for a given project by utilizing the same truss span in a number of locations throughout the project. This reduces the cost for the truss package on the project.
- Utilize ½ truss spans for the porches rather than using a new span and truss type.
- Use "shell construction" in one story houses and eliminate three point bearing trusses and interior bearing walls and trusses.
- Use girder trusses instead of interior bearing walls and footings.
- Eliminate "scissor" trusses and use flat ceilings instead. Scissors profiles in short span trusses are a waste of money.
- Reduce window schedules to fewer sizes than usual. Utilize same window sizes in multiple locations. Traditional architectural vernaculars are best designed with a simple methodology in selecting window sizes and proportions.
- Keep window sills a minimum of 18" from finish floor, eliminating the need for tempered glass.
- All ceiling heights should conform to Gyp. BD. Modules (8'-1", 9'-1", 10'-1", 12'-1").
- Show schedules for substitute beams at all locations so that paralam, Glulam, MicroLam, or dimensional lumber can be used.
- Design stair plans with straight legs, rather than curved forms.
- Develop a methodology utilizing a concise variety of modular pieces in kitchens, baths, and utility rooms with standardrized cabinet modules.

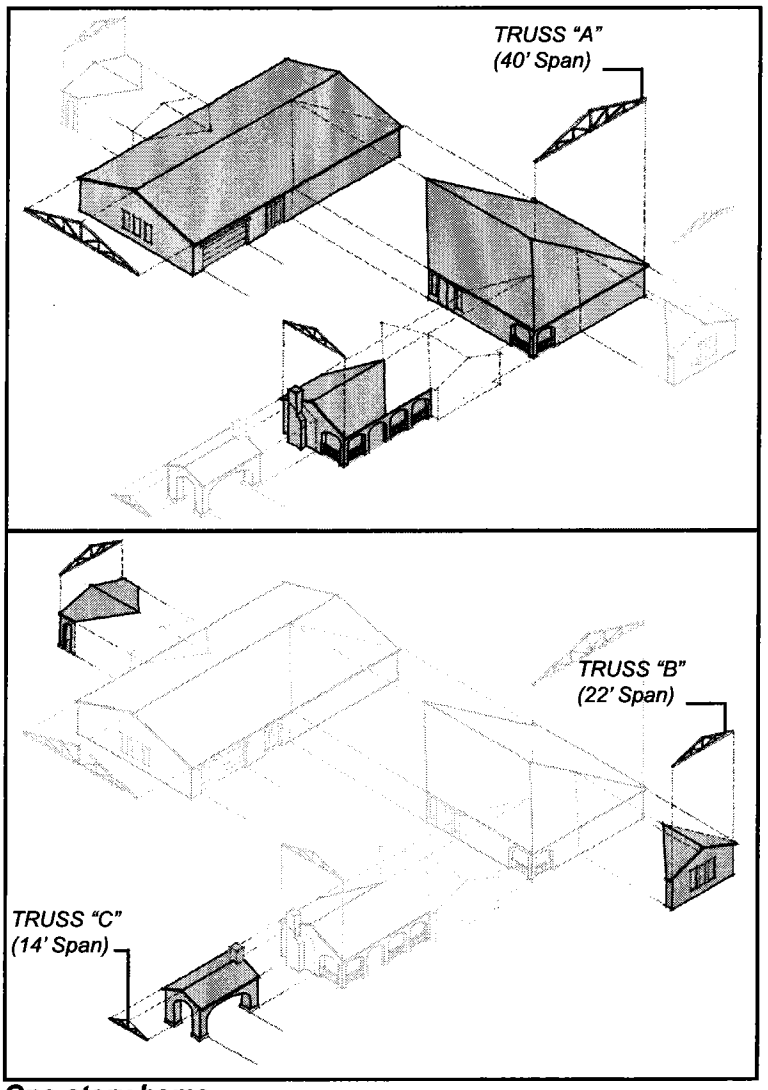


Two-story home with recessed garage

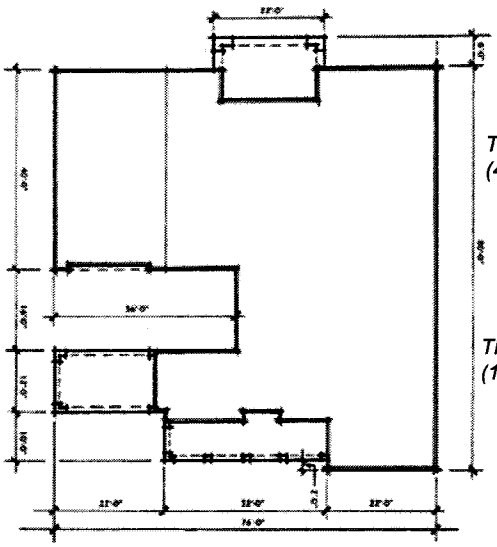


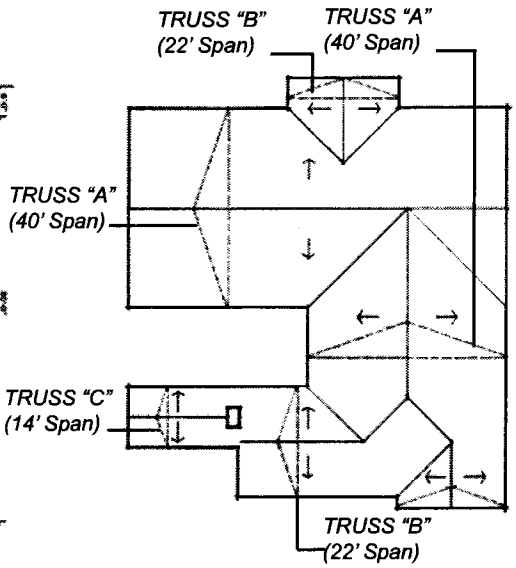
- *2' module for all plan offsets*
- *Maximizes forming lumber efficiency*
- *2' truss modules*
- *2 truss profiles total*
- *Maximizes use of framing, plywood & drywall*

Simple Home Design Concept



One-story home





- *Simple series of framing "boxes"*
- *Short span trusses*
- *Predominately gable framing*
- *2' module for all plan offsets*
- *Maximizes forming lumber efficiency*
- *2' truss modules*
- *3 truss profiles total*
- *Maximizes use of framing, plywood & drywall*

Simple Home Design Concept

Design Review Submittal Requirments

General Requirements

Improvements Requiring Review:

All builder architecture shall be reviewed and approved by the DRC prior to start of construction.

Submittal Requirements

The contents of page 41 outline all required submittals and the pertinent information required with each submittal. Plans and material boards will not be returned after final approval. Applications for mulitiple Subdivisions shall be submitted separately for each parcel. Alternative design solutions will only be evaluated as a courtesy review.

Each submittal must include:

- parcel identification number or letter.
- project location map.
- index of drawings.
- legend of symbols (if any).
- name of project.
- name of applicant/address/phone number.
- name of consultant/address/phone number/license number.

Submittals that are deemed incomplete will be returned un-reviewed.

Plan Preparations

All plans shall be prepared by Arizona-licensed professionals or designers.

Applicable Standards

The DRC shall review each submittal for its commitment to overall community development and adherance to the Design Guidelines and other applicable DRC documents. The DRC is not responsible for reviewing submittals for conformance to applicable codes and standards established by local agencies.

Submittal Response Time

After a submittal is accepted as complete and meets all requirements, the DRC's approval or disapproval shall be given within a reasonable time, not to exceed 30 business days after submittal acceptance.

Design Review Submittal Requirements

Approvals and Re-submittals

All submittals reviewed by the DRC will be stamped as follows:

- Approved: Plans meet all DRC requirements.
- Approved as noted: Plans meet all or most DRC requirements but may contain some minor items in need of clarification or correction. Plans will also be stamped "Approved as Noted" if the DRC wants to inform the applicant of certain conditions that may affect other plan submittals or construction improvements. If minor corrections are required, revised plans must be resubmitted for DRC files.
- Address Comments and Resubmit: Plans contain significant deviations or deficiencies from DRC requirements and must be corrected or clarified before the DRC will grant approval. **All resubmittals to the DRC must address each comment and any change to the plans in writing.**
- Denied: Plans contain items that are not allowable under DRC standards.

Construction may not begin on any improvments until all submittals for that type of improvement have been approved. Any change to the plans after DRC approval, including those not specifically requested by the DRC, must be re-submitted for approval with the changes noted.

Upon receipt of submittal comments, the applicant may contact the DRC to schedule a meeting to review and address such comments in further detail.

All documents and plans requiring DRC review and approval must be submitted to the DRC and reviewed at least once prior to agency submittal. All comments from this first review must be addressed before submittals to the city or other applicable public agencies are permitted.

Design Review Submittal Requirements

Submittal Information

Please submit to:

Tim Keenan
Vistancia, LLC.
9051 West Kelton Lane
Suite 4
Peoria, AZ 85382

The Vistancia Residential Design Review Committee meets on the 1st Thursday of every month. Complete submittal packages are required to be delivered a minimum of two weeks prior to the schedule Design Review Committee meeting.

Please submit following for Architectural Design Review and Approval:

- Architectural Floor Plans (11"x17")
- Color 4-sided Elevations (set for each model/elevations)
  - One 2' x 3' Mounted board
  - One 11" x 17" Reduction
- Color Sample Streetscape (showing a minimum of 4 models/elevations)
  - One 2' x 3' Mounted board
  - One 11" x 17" Reduction
- Paint Colors (Include complete color package matrix)
- Stucco Samples (digital photos may be submitted-identify location of home in photo)
- Roof Tiles (digital photos may be submitted - Indicate manufacturer/model)
- Faux Stone/Brick (as required) (digital photos may be submitted - Indicate manufacturer/model)

Mounted Boards and any stucco, roof tile, and or faux stone/brick samples will be returned to Builder along with the Design Review Approval letter.

Please submit the following for Model Home/Front Yard Landscape Review and Approval:

- Model Home Park Site Plan
- Model Home Park Landscape Plan
- Model Home Park Signage Package
- Typical Front Yard Landscape Plans/Details

CITY COUNCIL
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Ella Makula, Vice Mayor
Rebekah Coty
Patricia Dennis
Ken Forgia
Hortencia Gutierrez
Joe La Rue

CITY MANAGER
Terrence L. Ellis

DEPUTY CITY MANAGER
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Nathan Crane, Planner
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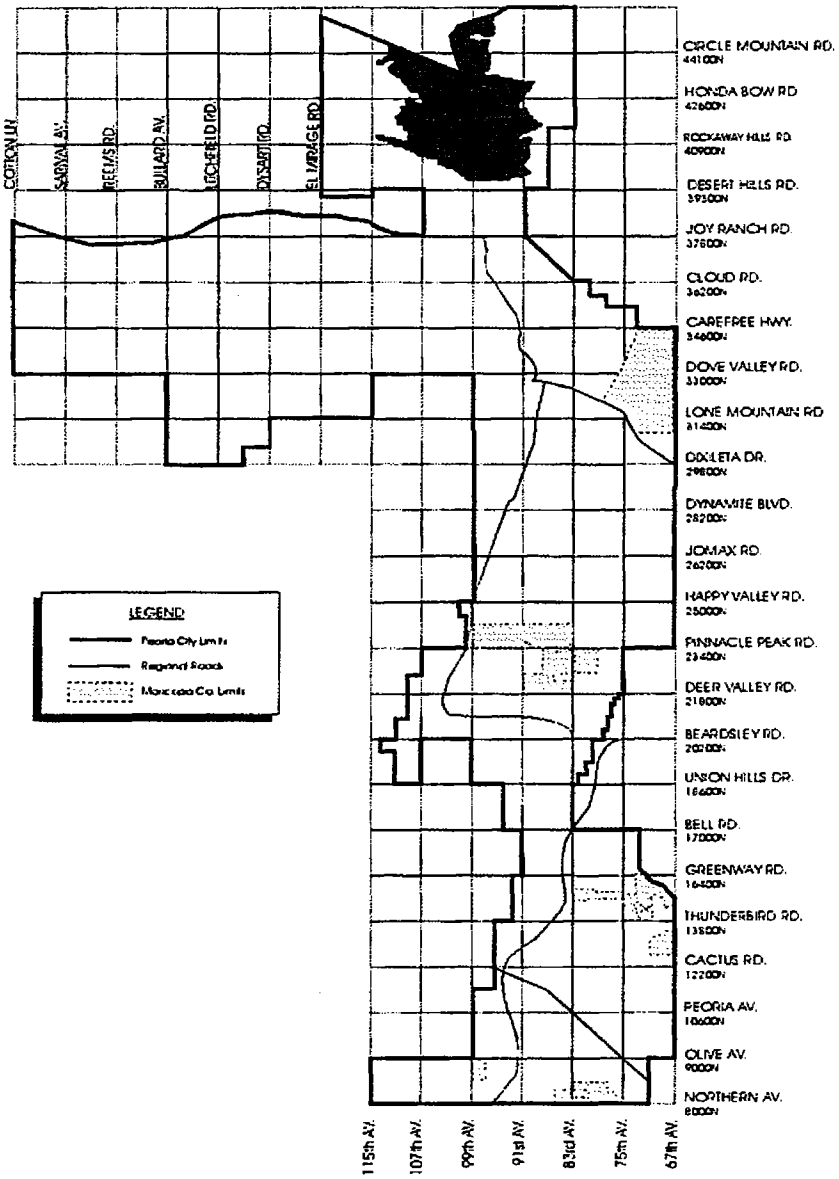
Felipe A. Zubia, Planner
Mark Baker, Planning Technician
Tracy Stevens, Planning Technician
Jamie Sampsel, Division Secretary

City of Peoria



DESIGN REVIEW SUBCOMMITTEE

ELLA MAKULA, VICE MAYOR
PAT DENNIS, COUNCILWOMAN
MEREDITH FLINN, DEPUTY CITY MANAGER
CANDY DRESSER, SECRETARY

DAVE MOODY, PUBLIC WORKS DIRECTOR
IBRAHIM MASLAMANI, BUILDING OFFICIAL
DEBRA STARK, PLANNING MANAGER
FELIPE ZUBIA, PLANNER

City of Peoria

ACKNOWLEDGMENTS

The City of Peoria would like to thank the various people and organizations and acknowledge their input for taking the time to respond to the many survey inquiries and for providing much welcomed suggestions in the drafting of this manual. Also listed are several Cities whose various development review documents helped in providing the framework for the preparation of this document.

Albuquerque, New Mexico;
Design Standards and Guidelines

American Planning Association;
Design Review;
Mark Hinshaw, Marty Roupe

Arizona Multihousing Association;
James H. Rees

Arizona Republic;
West Phoenix Community
6/27/97;
Linda Helser

Baltimore County, Maryland;
Office of Planning and Zoning

City of Chandler, Arizona;
Design Standards, Residential
Development Standards

City of Colleyville, Texas;
Architectural Guidelines;
Doug Henderson, Tom
Niederauer

Evergreen Development Co.;
Gregg Alpert, Heather Balzer

Town of Gilbert, Arizona;
Residential Subdivision Design
and Development Guidelines

City of Glendale, Arizona;
Commercial Design Expections,
Multiple Residence Housing
Design Guidelines

Home Builders Association of
Central Arizona;
Tom Simplot, Spencer Kamps

Lazarus & Associates;
Larry Lazarus, Melinda Schaefer

Maricopa Association of
Governemts;
Pedestrian Area Policies and
Design Guidelines

City of Mesa, Arizona;
Design Guidelines Handbook

Orcutt/Winslow Partnership;
Herman Orcutt

Peoria Economic Development
Group;
Harold Stewart

City of Phoenix, Arizona;
Design Review Principles and
Guidelines, Calming Phoenix
Traffic, Residential Subdivision
Policies;
Alan Beaudoin, John Parks, Frank
Dolasinski

City of Santa Fe, New Mexico;
Architectural Design Review
Handbook

City of Scottsdale, Arizona;
Shea Area Plan;
Jon Arnhold

City of Sierra Vista, Arizona;
Developent Code, Design Guide,
Silhouettes;
James Herrewig, David Kuhl,
John Zaborrac

City of Tempe;
Multi-Family Development the
Essentials of Quality Design

Valley Partnership;
Pamela Bennet

Table of Contents

TABLE OF CONTENTS

Acknowledgments iii
List of Figures v
Executive Summary
- Introduction 1
- Findings 2
- Procedures 4

General Overview
- How To Use This Manual 7
- Definitions 15
- Submittal Requirements 18

~~Non-Residential Design Review Guidelines~~
- ~~Introduction/Applicability ..... 20~~
- ~~Qualitative Requirements ..... 21~~
- ~~Site Design ..... 22~~
- ~~Landscape Design ..... 26~~
- ~~Quantitative Requirements ..... 28~~
- ~~Architectural Design ..... 29~~
  - ~~Site Design ..... 37~~
  - ~~Landscape Design ..... 43~~

See Revised Non-Residential Design Standards

Detached Single-Family Residential Design Guidelines
- Introduction/Applicability 45
- Qualitative Requirements 46
  - Architectural Design 48
  - Site Design 51
  - Landscape Design 53

Multi-Family Residential Design Guidelines
- Introduction/Applicability 58
- Qualitative Requirements 59
  - Architectural Design 60
  - Site Design 62
  - Landscape Design 64
- Quantitative Requirements 67
- Architectural Design 68
  - Site Design 76
  - Landscape Design 83

Table of Contents

LIST OF CHARTS, TABLES & FIGURES

~~Chart 4.1 Non-Residential Guideline Classification ..... 9~~
~~Chart 4.2 Non-Residential Classification Categories ..... 10~~
~~Chart 4.3 Non-Residential Qualitative Guidelines ..... 11~~
~~Chart 4.4 Non-Residential Quantitative Guidelines ..... 12~~
Chart 4.5 Design Review Appeals 13
Chart 4.6 Detached Single-Family Residential Design 14
Figure 4.1 Chicane/Choker 15
Figure 4.2 Building Planes 15
Figure 4.3 Pedestrian Refuge Area 16
Figure 4.4 Setback Exhibit 16

~~Non-Residential~~

~~Figure 6.1 Pedestrian Paths ..... 25~~
~~Figure 7.1 Shade Coverage ..... 30~~
~~Figure 7.2 Fenestration ..... 31~~
~~Figure 7.3 Facade Articulation ..... 32~~
~~Figure 7.4 Facade Articulation ..... 33~~
~~Figure 7.5 Vertical Departure ..... 34~~
~~Figure 7.6 Vertical Departure ..... 35~~
~~Figure 7.7 Vertical Departure ..... 35~~
~~Figure 7.8 Roof Planes ..... 36~~
~~Figure 7.9 Roof Planes ..... 36~~
~~Table 7.1 Landscaping ..... 45~~

See Revised Non-Residential Design Standards

Detached Single-Family Residential

Table 12.1 SFR Architectural Diversity 49
Table 12.2 SFR Useable Open Space Requirement 53

Multi-Family

Figure 23.1 Shade Coverage 69
Figure 23.2 Fenestration 70
Figure 23.3 Facade Articulation 71
Figure 23.4 Facade Articulation 72
Figure 23.5 Vertical Departure 73
Figure 23.6 Vertical Departure 74
Figure 23.7 Vertical Departure 74
Figure 23.8 Roof Planes 75
Figure 23.9 Roof Planes 75
Table 23.1 Landscaping 85

EXECUTIVE SUMMARY

Preface

It is the goal of the City of Peoria Mayor and City Council to encourage an aesthetically pleasing natural and built environment by promoting responsible and creative development in the City of Peoria. To facilitate this goal the City of Peoria Design Review Manual outlines general and specific requirements to foster, encourage, promote and advance the innovative application of architectural, landscape and site design standards in the City of Peoria. This manual is a supplement to the City of Peoria Comprehensive Master Plan, the City of Peoria Code, Zoning Ordinance and all approved development plans. Information on this document and other information regarding development in the City of Peoria is available through the Current Planning Division.

History

The City of Peoria was founded in 1886 by a pioneering group of four families from Peoria, Illinois. The Arizona Canal had recently been completed and these families saw the potential for farming cotton in the desert southwest, which had an ideal climate suitable for the farming of cotton. The success of these early families helped to establish cotton as one of the essential elements in the 5 C's of Arizona's early economy. By 1891, Peoria saw the completion of its first school and was followed shortly thereafter, by its first church, the Peoria Presbyterian Church. In 1954, the City was incorporated, encompassing 1 square mile of land.

Profile

Today, located in the northwest portion of the Phoenix Metropolitan area, The City of Peoria is a rapidly growing suburban community encompassing approximately 122 square miles. In addition, the City has also experienced a tremendous amount of growth in population. From the period between 1980 and 1990 the City experienced a growth rate of 312%. This trend is expected to continue well into the next century, with a projected growth rate of 149% for the period 1990 to 2005. The population of the City of Peoria in 2005 is projected to be 126,303.

Year	Area (sq. mi.)	Population	Change
1980	26.5	12,171	-
1990	63.5	50,618	38,447
1995	122	74,565	23,947
2000	-	92,345	10,730
2005	-	126,303	33,958

Source: U.S. Census Bureau
Maricopa Association of Governments

EXECUTIVE SUMMARY

Theme

With this change in geographic and demographic character, the City of Peoria is rapidly evolving from its agricultural heritage to a future rich with countless opportunities. With this in mind, one area in which the City is establishing itself is in the area of recreation. With recent incorporations, Peoria is fast becoming a recreational destination point for the Metropolitan Phoenix Area. In a recent Arizona Republic article, North Peoria was referred to as a "premier desert playground". This distinguished position has been realized through the thoughtful incorporation of recreational areas, with the hope of preserving and improving them. These areas include, Lake Pleasant, the Turf Soaring School, Canyon Raceway, Cowtown, Arizona and various mountainous natural desert areas. To strengthen our position as a recreational destination point the City developed the Peoria Sports Complex, the spring training home of the Seattle Mariners and the San Diego Padres.

The City of Peoria has also established itself as a strong family-oriented community with safe neighborhoods. Some of the areas that have helped to establish this position are a highly rated school district, the Peoria Unified School District, a low crime rate, one of the lowest in the Metropolitan Phoenix area and a neighborhood beautification program initiated by the City called Neighborhood Pride. Neighborhood Pride is a neighborhood beautification and enhancement program that aims to preserve and re-establish, where necessary, neighborhoods threatened by dilapidated and deteriorating properties.

With Design Review, the City of Peoria desires to further acknowledge and promote its image as a recreational center. To encourage the development of this theme the design review manual will incorporate design review standards that not only capitalize on our existing recreational assets, but promote the development of additional recreational assets. Such assets can be developed through the generous application of landscaping, pedestrian paths, pedestrian gathering areas, equestrian paths, multi-use trails and architectural and site development that promotes an open air atmosphere and pedestrian friendly environment.

Section 20-70-1

- Title
- Purpose
- Intent
- Consistency
- General Applicability

INTRODUCTION

A. Title

This manual shall be known and cited as the City of Peoria Design Review Manual.

B. General Purpose/Intent

The purpose of the City of Peoria Design Review Manual is to outline and define development that best exemplifies the City of Peoria's character while seeking a balance between the most efficient, aesthetic and cost effective development of land in the City. Beyond promoting a distinct community identity, the design review process in Peoria will promote:

- Diversity in Development
- Increased Pedestrian Activity
- the Retention of Environmentally Sensitive Areas
- Themes consistent with the City of Peoria character
- a Sustainable Natural and Built Environment
- the Economic Vitality of Non-Residential Areas
- the Enhancement of the Value of Property
- and Assure Accessibility for All Citizens of Peoria
- and Protect the Overall Health, Safety and Welfare of the Citizens of Peoria

C. Consistency

All applications and recommendations initiated under these guidelines shall be consistent with the City of Peoria Zoning Ordinance and City Code.

D. General Applicability

The City of Peoria Design Review Guidelines shall apply to all development in all zoning districts within the City of Peoria. Specific applicability requirements for residential and non-residential development are listed in their respective sections.

Section 20-70-2

- Residents' Concerns
- Developers' Concerns

FINDINGS

The Development Review Guidelines were developed in response to the concerns of residents, developers and the City. These concerns have been continually raised over the past several years through various public hearings, committee meetings and two public opinion surveys. The following findings are a summation of these concerns.

A. Residents' Concerns

1. New Development Encroaching into Pristine Desert
2. New Development not Sensitive to Desert Environment
3. Retaining a Small Town Community Atmosphere, i.e. Quality of Life
4. Big Box, Featureless Commercial Areas
5. Lack of Pedestrian Amenities in Commercial Areas
6. Developing Regional Recreational Opportunities including, Lake Pleasant, Sports Complex, Sunrise Mountain, Calderwood Butte and Other Mountain Areas
7. Availability of Local Recreational Opportunities Including Natural Open Space Areas, Parks, Bike Paths, Hiking Trails and Equestrian Trails
8. Integrating Commercial and Residential Development including buffering and other mitigating techniques

B. Developers' Concerns

1. Increased fees for additional reviews and design requirements
2. An Increase in project costs as a result of additional design requirements
3. An Increase in project costs as a result of longer review time
4. Inhibiting creative and innovative designs
5. Providing a Marketable and Profitable Product
6. Allowing Adequate Sized Development to Cover Project Costs, i.e. Scale of Economies
7. Providing timely, consistent and fair reviews and implementation

FINDINGS

C. City's Concerns

1. Maintaining and improving the City's quality of life
2. Preserving the architectural style and integrity of the Downtown/Historical district and other areas of historical significance
3. Capitalizing on the City's growing importance as a recreational destination point for residents throughout the Valley
4. Providing adequate recreation areas for all residents of Peoria
5. Preserving and integrating the Natural Environment with new development
6. Ensuring all development adequately addresses infrastructure and other public facility needs
7. Ensuring a quality review of all projects
8. Ensuring a timely review of all projects

PROCEDURES

A. Staff Review/Approval

1. Approval
   All applications for development shall be subject to all applicable design review requirements. All applications for design review may either be approved, approved with modifications, conditionally approved, or disapproved by City staff. During construction and upon completion of construction, design review inspections and site inspections will be required as part of the Certificate of Occupancy.

2. Time Limit on Approval
   All Design Review approvals shall run with site plan approvals. All site plan approvals shall be void after one (1) year, unless a building permit has been issued. If one (1) year has elapsed the applicant shall be required to re-submit for site plan and design review approval. Upon written request and with sufficient evidence, a one (1) year extension may be granted by staff. **The approval date of Design Review requirements shall be the date on which a Minor Site Plan has been approved by staff or a Major Site Plan has been approved by the Planning and Zoning Commission or a Final Plat has been approved by the City Council.**

3. Significance of Approval
   Approval of a design review application shall constitute planning approval of design review requirements only. Engineering issues and/or engineering requirements shall be reviewed and approved by the City Engineer. Should any standard or requirement of this Design Review Manual be in conflict with engineering requirements, engineering requirements shall take precedence.

4. Non-compliance
   Failure to comply with design review requirements or an approved design review application shall constitute a violation of this Manual. Any violation of this Manual shall be handled in accordance with the City code provisions. All requests for amendment shall be approved or denied by staff.

PROCEDURES

B. Review Process

The review and approval of all requests for compliance with design review requirements shall proceed through the following process, Rezoning requests may run concurrently with Design Review:

1. Pre-application conference with the City (required)
2. Application for development (Design Review runs concurrently with all development applications, i.e. site plan, subdivision plat and building plan applications)
3. Staff review (Design Review runs concurrently with all planning review processes i.e. site plan, subdivision plat and building plan review processes)
4. Staff Approval/Denial of Design Review requirements (meeting with staff required)
5. Approval/Denial of all other pertinent requirements, (i.e., Site Plan, Conditional Use, Subdivision Plat, Building Plan, etc...)
6. Planning Review/Design Review process complete

C. Appeal Process

The appeals process shall be governed by the following provisions: (Any approved modification or appeal approval shall run and expire with the site plan). ***Engineering design appeals shall be referred to the City Engineer.**

1. Prior to a formal written appeal to the Design Review Appeals Board, the applicant may seek relief through the Planning Manager. Minor modifications to requirements or the applicability of requirements may be approved by the Planning Manager.

2. Any recommendation made by staff on any design review requirement may be appealed to the Design Review Appeals Board by the applicant. The appeal shall be filed in writing with the City within ten (10) calendar days of the final recommendation by staff. Upon such request, the Design Review Appeals Board shall meet and render a decision on such written request within thirty (30) calendar days of the date of submission of the appeal.

PROCEDURES

D. Establishing the Design Review Appeals Board

1. Board Structure
   a. The Design Review Appeals Board shall consist of a total of five (5) members appointed by the City Council.
   b. Appointments to the Board and Board administrative procedures shall be as set forth in the City of Peoria City Code.
   c. All meetings shall be noticed as required and set forth in the City of Peoria City Code.

2. Membership & Qualifications:
   a. One (1) member shall be a licensed Architect
   b. One (1) member shall be a licensed Landscape Architect
   c. One (1) member shall be a Professional Engineer
   d. One (1) member shall have background or experience in planning/urban design
   e. One (1) alternate member with at least one of the four (4) qualifications above
   f. One (1) member shall be selected from the community at large
   g. All Design Review Appeals Board members shall reside or have professional office in the City of Peoria.

GENERAL OVERVIEW

A. How To Use This Manual

1. Development Review Process
The City of Peoria planning review process is jointly administered by the City of Peoria planning staff, the Planning and Zoning Commission and the City Council. Applications for residential development are classified as preliminary plats or final plats. Applications for non-residential development are classified as either Minor Site Plans or Major Site Plans. All plats and site plans are reviewed for compliance with Zoning requirements and Design Review requirements.

When an application for development is received the application will be assigned to a project planner who will do all necessary reviews for Zoning and Design Review compliance. The project planner will also act as the project manager by consolidating all comments from other departments.

a. Approval of ~~non-residential and~~ multi-family residential developments:
   i. Application for development is submitted.
   ii. Application is categorized as Minor Site Plan or Major Site Plan (All multi-family developments are processed under the Major Site Plan approval process).
   iii. Minor Site Plan application is approved, approved with conditions or denied by staff for both Zoning and Design Review compliance. Following Minor Site Plan approval, the applicant is free to submit a building permit application or any other pertinent permit applications.
   iv. Major Site Plan application is approved, approved with conditions or denied by staff for Design Review compliance only. Upon approval of Design Review requirements, the application is then forwarded to the Planning and Zoning Commission for approval or denial of Zoning requirements. Unless otherwise provided for, approval by the Commission shall constitute Zoning and Design Review compliance and the approval date for both shall be the date of Commission approval of the Major Site Plan. Following Major Site Plan approval, the applicant is free to submit a building permit application or any other pertinent permit applications.

b. Approval of detached single-family residential developments:
   i. Application is submitted for residential development. (In the case of subdivision development, preliminary plat and final plat approval or minor land division approval must be received prior to submitting an application for development)
   ii. Preliminary plat application is reviewed by staff for Zoning and Design Review compliance.
   iii. Preliminary plat application is approved or denied by staff for Design Review compliance only. (Upon approval, application is forwarded to the Planning and Zoning Commission)
   iv. Preliminary plat is approved or denied by the Planning and Zoning Commission for Zoning compliance. (Upon approval, applicant may submit a final plat application with required engineering documents as required by the City Engineer)
   v. Final plat application is approved or denied by staff for Design Review compliance only. (Upon approval, application is forwarded to the City Council)
   vi. Final plat is approved or denied by the City Council for Zoning compliance.
   vii. Approval by the City Council of a Final Plat application shall constitute Zoning and Design Review compliance and the approval date for both shall be the date of Council approval of the Final Plat. Following Final Plat approval, the applicant is free to submit a building permit application or any other pertinent permit applications. As part of the building permit process, the developer will be required to submit a Setback Exhibit, see Section 20-70-4.C.2.i
   viii. All building permit applications shall be reviewed and approved or denied by staff for design review compliance.

GENERAL OVERVIEW

2. ~~Non-Residential and~~ Multi-Family Residential Design Review Process
   a. All ~~non-residential and~~ multi-family residential development shall be processed in accordance with the City of Peoria Zoning Ordinance. In addition to the Zoning Ordinance requirements, subdivision plats shall be be reviewed and approved in accordance with the City of Peoria City Code.

   b. To facilitate the evaluation of ~~non-residential and~~ multi-family residential design review requirements, Design Review Requirements are classified into one of two categories, Qualitative Guidelines and Quantitative Guidelines. All applications for development must show compliance in both categories. This classification is illustrated in the flowchart below.

CHART 4.1

GENERAL OVERVIEW

c. Within both the Quantitative and Qualitative guidelines for ~~non-residential and~~ multi-family residential development, design review guidelines are broken down into 3 categories or areas of design review. These categories are:

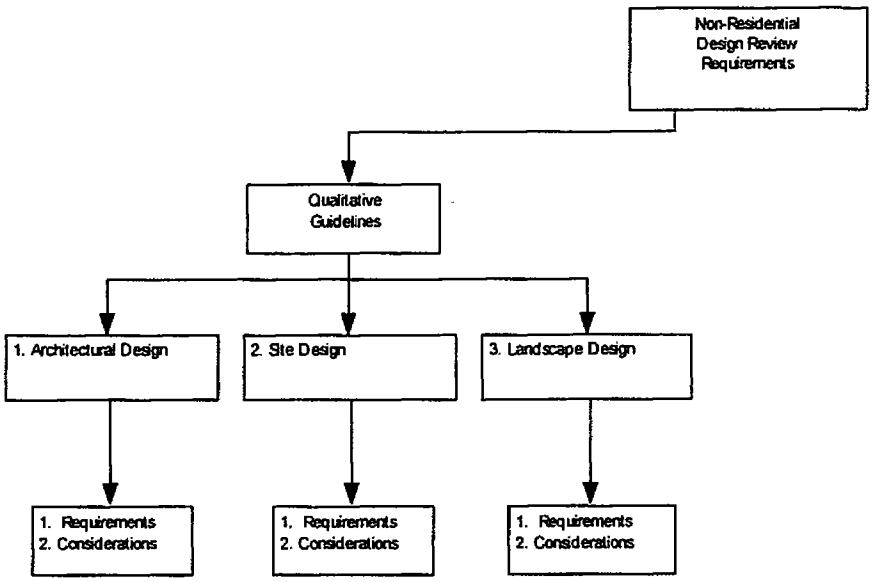
- Architectural Design
- Site Design
- Landscape Design

CHART 4.2

GENERAL OVERVIEW

d. Qualitative Guidelines are guidelines that provide a qualitative measure of a project's design. Within each review category, i.e. Architectural, Site and Landscape Design, there are two (2) subcategories. These subcategories are, Requirements and Considerations. Requirements are qualitative guidelines that must be met in order to receive design review approval. Considerations are qualitative guidelines provided as recommendations to help improve a project, but are not required for design review approval.

CHART 4.3 QUALITATIVE GUIDELINES



GENERAL OVERVIEW

e. Quantitative Guidelines are guidelines that provide a quantitative measure of a project's design. Within each review category, i.e. Architectural, Site and Landscape Design, there are five (5) subcategories which quantify the treatment of a particular feature in a project's design. These feature subcategories can be seen in Chart 4.4.

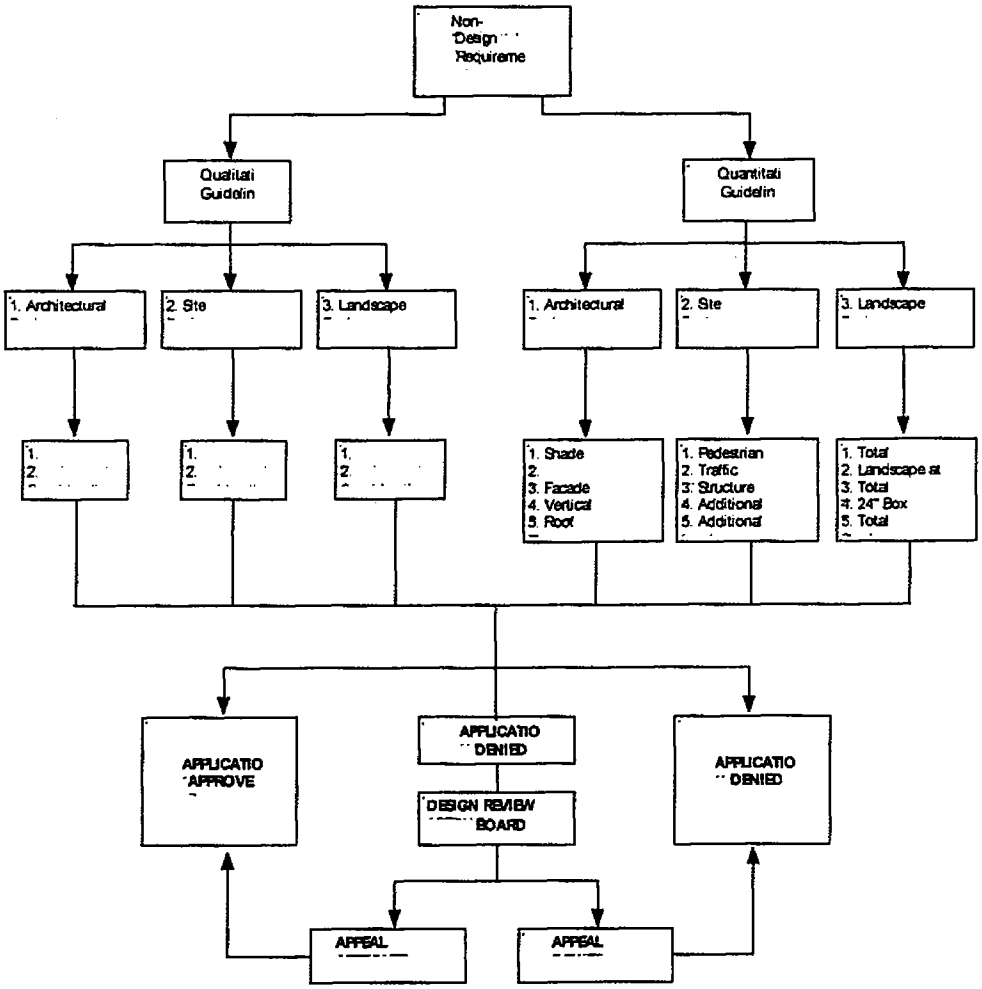
CHART 4.4 QUANTITATIVE GUIDELINES

Except for the five features within the Landscape Design category, it is not necessary to achieve a minimum required score for each of the five features within the Architectural Design and Site Design categories. It is necessary, however, to achieve a minimum total design score for each design category, i.e. Architectural, Site and Landscape Design, to receive design review approval. Scoring in each subcategory and minimum design scores are explained in further detail later in this manual. ***If the minimum score for Architectural Design and/or Site Design can not be met and the score for the category is not more than two (2) points less than the minimum required score for that category, points in excess of the minimum required score for any other category may be transferred to the category or categories that do not meet the minimum required score, provided that in no event shall the score in <u>any</u> category be less than the minimum required score for that category.***

GENERAL OVERVIEW

f. Following staff review of Design Review requirements, all design review applications are either approved, approved with conditions or denied by staff. Staff Approval or Approval with Conditions shall constitute Design Review compliance. If applicable, the application will then be forwarded to the Commission or Council for any additional approvals. In the event an application is denied or an applicant does not agree with the conditions as set forth by staff, the applicant may appeal staff's decision to the Design Review Appeals Board. All decisions by the Design Review Appeals Board shall be binding.

CHART 4.5 DESIGN REVIEW APPEALS BOARD

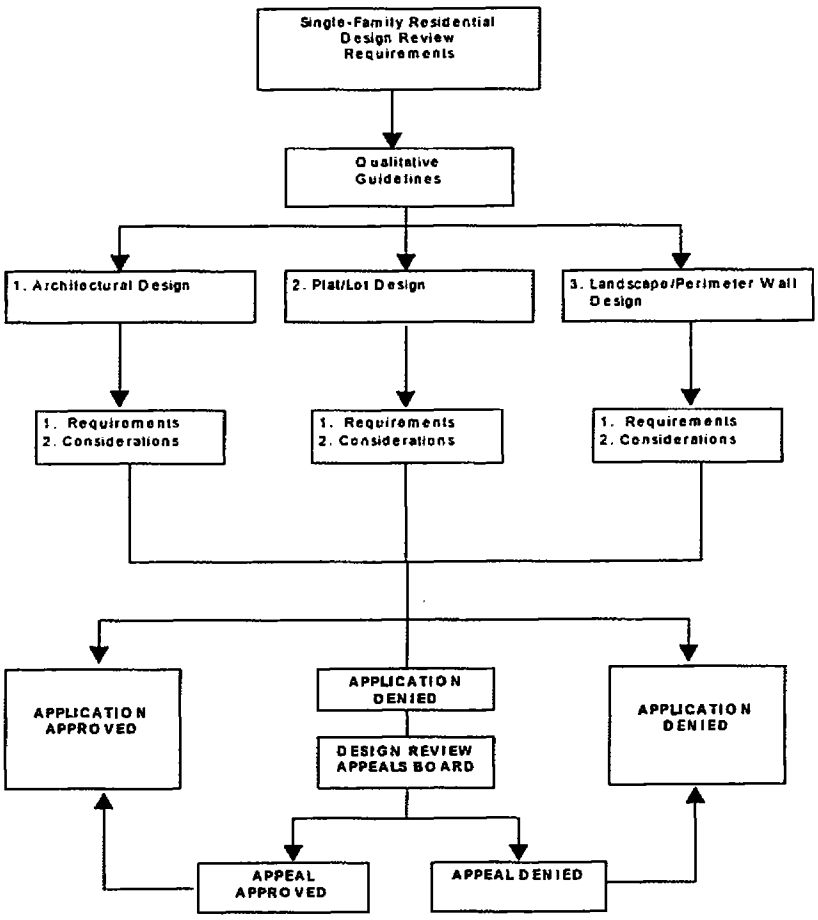


GENERAL OVERVIEW

3. Detached Single-Family Residential Design Review Process
   a. Subdivision Plats shall be processed in accordance with Chapter 11 of the City of Peoria City Code. In addition to the requirements of Chapter 11, preliminary plats and final plats shall also be reviewed and approved in accordance with the City of Peoria Zoning Ordinance and the City of Peoria Design Review Manual.

   b. To facilitate the evaluation of residential design, Detached Single-Family Residential design review guidelines consist of 3 design categories, Architectural, Plat/Lot and Landscape design, all of which are characterized as Qualitative Guidelines. All applications for detached single-family residential development must show compliance in all 3 categories. The review/approval process, using this classification, is illustrated in the flowchart below.

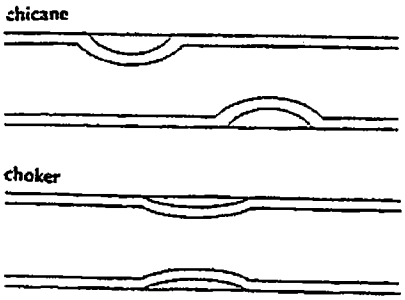
CHART4.6

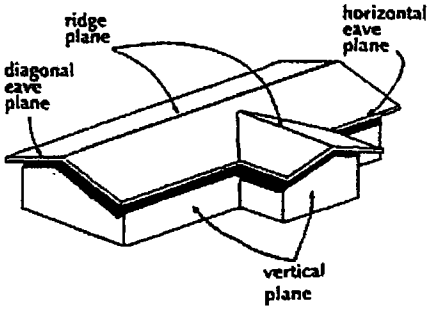


GENRAL OVERVIEW

B. Definitions

FIGURE 4.1

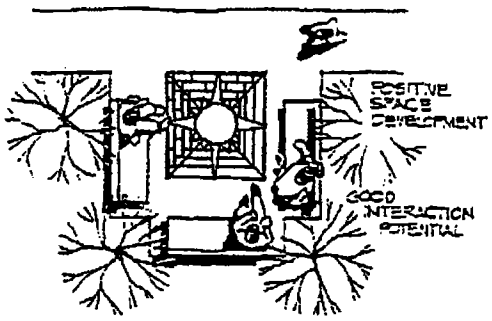




1. Chicane - Planoconvex, off-set curb extensions at an intersection or mid-block for the purpose of narrowing a street.
2. Choker - Planoconvex, matching curb extensions at an intersection or mid-block for the purpose of narrowing a street.
3. Diagonal Plane - A building plane that is diagonal to the horizon or ground plane. The eave on the gable end of a pitched roof (rake) is a diagonal plane.
4. Facade Articulation - Stepping back or moving forward a portion of a building's facade for the purpose of breaking up the building's mass.
5. Facade Articulation Ratio - The relationship between a building's perimeter and its facade articulation.
6. Fenestration - The arrangement, proportioning and design of a buildings windows and other exterior openings.
7. Fenestration Ratio - A percentage of the total of a building's framed exterior openings through which passive light may pass.
8. Horizontal Plane - A building plane that is parallel to the horizon or ground plane.
9. Horizontal and Diagonal Planes Ratio - The relationship between a building's horizontal and diagonal planes.
10. Multi-Use Trail/Path - An improved circulation path of varying materials for combined pedestrian, bicycle and/or equine uses that is separate and distinct from traffic circulation. Is not a sidewalk as required by the City Engineer.

Definitions (cont.)

FIGURE 4.3



pedestrian refuge area

11. Pedestrian Refuge Area - An area of retreat primarily for pedestrian usage.
12. Pedestrian Walkway/Path - An improved circulation path of varying materials for primarily pedestrian usage that is separate and distinct from traffic circulation. Is not a sidewalk as required by the City Engineer.
13. Perimeter Wall - A subdivision wall adjacent to: a collector or higher street classification; retention area; open space area; multi-use trail area; and/or a wall on the perimeter boundary of the subject development.
14. Ridge Planes - A plane formed where two (2) upward sloping (departure) planes meet. A ridge plane is also a horizontal plane.
15. Setback Exhibit - An exhibit which clearly illustrates the intended building setback line from the front property line, or any other property line as required, for each lot. The exhibit shall also delineate the exact lots on which the provision of Section 14-70-12.B.3.a &b are intended to apply.
16. Shade Coverage Ratio - The relationship between the amount of outdoor shade covered pedestrian area and a building□s gross floor area of the first floor.
17. Sidewalk - An improved circulation path typically constructed of concrete for primarily pedestrian usage that is required by the City Engineer. A sidewalk is typically located within a dedicated right-of-way and adjacent to an improved street.
18. Traffic Calming - Mitigative traffic measures for the purpose of reducing the speed of traffic, reducing neighborhood cut-through traffic and increasing traffic safety and pedestrian safety.

GENERAL OVERVIEW

19. Vertical Departure Plane - A sloping building plane that departs from a vertical plane, (most commonly roof surfaces).
20. Vertical Departure Ratio - The relationship between a building□s vertical planes and departure planes.
21. Vertical Plane - A building plane that is perpendicular to the horizon or ground plane.

GENERAL OVERVIEW

C. Submittal Requirements

All applicable requirements listed herein shall be submitted concurrently with the development plan. In addition to the established requirements for site plan submittal, the following design review information shall be required on all site plan submittals, unless as otherwise indicated by the Planning Manager:

1. Non-Residential Development:
   a. Upon request by staff, the applicant shall provide color renderings with color and materials palette of all elevations of all buildings and accessory structures
   b. If applicable, provide roof pitch on all elevations utilizing vertical [illegible]
   c. Submit site photographs showing site and adjacent properties
   d. Narrative [illegible] the proposed development and adjacent development
   e. Detail of proposed pedestrian areas showing cross-section and materials used
   f. Narrative illustrating compliance with Design Review Qualitative Guidelines
   g. Completed Design Review Quantitative Worksheet
   h. Completed Design Review Checklist

See Revised Non-Residential Design Standards

GENERAL OVERVIEW

2. Detached Single-Family Residential Development:
   a. Upon request by staff, the applicant shall provide color renderings with color and materials palette of all elevations of all models and accessory structures
   b. Submit site photographs showing site and adjacent properties
   c. Narrative explaining the relationship between the proposed development and adjacent development
   d. Detail of proposed pedestrian areas showing cross-section and materials used
   e. Narrative illustrating compliance with Design Review Qualitative Guidelines.
   f. Narrative explaining landscape concept and attempts to preserve existing vegetation and re-vegetate sensitive or significant pristine desert areas
   g. Completed Design Review Checklist
   h. Qualitative Architectural Guideline requirements shall be submitted at the time of final plat application
   i. Setback Exhibit, shall be submitted at time of building permit application.

Section 20-70-21

- Introduction
- Applicability

MULTI-FAMILY RESIDENTIAL DESIGN

A. Introduction

As our population increases and job opportunities expand, it is important to offer a wide range of housing opportunities. A key element in offering a full range of housing opportunities is the availability of well-planned and well-maintained multi-family residential development. Unlike most traditional subdivision developments, multi-family developments typically provide a wide array of recreational opportunities from pool and health club amenities to common gathering areas. These amenities help to promote resident interaction and build a strong sense of neighborhood.

In helping to assure a strong presence in the future for Peoria's multi-family housing stock it is important to encourage diversity in development while continuing to provide quality amenities. The multi-family residential design review requirements are set forth here to ensure quality multi-family development for all Peoria residents.

B. Applicability for Multi-Family Residential Development

The Multi-Family Residential Design Review Guidelines shall apply to the following multi-family residential development in all zoning districts:

1. All proposed multi-family residential development, including attached single-family residential development, for new construction.
2. For existing multi-family development, including attached single-family residential development, all proposed new construction additions.
3. Alterations to the exterior facade of an existing building.
4. All such development meeting at least one the above criteria shall be subject to review and approval by the City for conformance with all applicable design requirements.
5. Interior alterations to any building or unit including interior alterations that combine one or more units shall not be considered new construction or a new construction addition.

Qualitative Guidelines Description

Qualitative Guidelines are guidelines that are widely regarded and understood as good sound development practices. These characteristics can be applied on a case by case basis. Qualitative Requirements are separated into three (3) categories:

- Architectural Design
- Site Design
- Landscape Design

Each category is divided into two subcategories, Requirements and Considerations. All Requirements must be met. Considerations are provided as recommendations to improve a project. In order to receive design review approval, each development shall demonstrate, in short abbreviated text, how design Requirements and Considerations in these three (3) categories have been addressed. **No minimum score is required for Qualitative Guidelines.**

A. Architectural Design

1. REQUIREMENTS
   a. Development within any Specific Area Plan boundary or any other approved development plan boundary shall conform to said plan.
   b. Each project shall develop a unique architectural design theme consistent with the surrounding environment.
   c. To avoid repetitive and uninteresting design, architectural diversity in relation to surrounding development shall be encouraged. Architectural diversity can be achieved through varying the placement of window, doors, parapets and other architectural features. Diversity shall not result in poor or haphazard development resulting in extremely contrasting design to surrounding development.
   d. Buildings facades shall incorporate design elements that enhance the pedestrian environment.
   e. Building elevations facing residential areas shall consider and be sensitive to adjacent residential development.
   f. Loading and trash enclosure areas shall be screened and oriented away from arterial streets and residential areas.
   g. All roof mounted equipment shall be fully screened from view.
   h. All utilities and ground mounted mechanical equipment shall be fully screened from view.
   i. Ground mounted mechanical equipment shall meet all minimum yard setback requirements for principal buildings.
   j. Shade structures and screening shall be architecturally and functionally integrated with established design theme.
   k. Garages and storage/utility areas, whether attached or detached, shall be architecturally integrated with established design theme.
   l. Proposed colors and materials shall be shown on elevation plans. Materials, colors and contruction shall be of highest quality.
   m. Buildings shall avoid a squared box building footprint.
   n. Windows and balconies shall be designed so that visual and auditory intrusions on private outdoor space of other units or adjacent development are minimized.
   o. Exterior stairways shall be designed with at least one 90 degree angle turn from floor to floor.
   p. Exposed chimney flues are prohibited.
   q. The use of reflective surfaces shall be discouraged.

MULTI-FAMILY RESIDENTIAL DESIGN – QUALITATIVE GUIDELINES

2. CONSIDERATIONS When reasonable and appropriate, the following guidelines should be taken into consideration:

a. Building entrances should be designed to give a human scale for pedestrian interest.
b. Building entrances should consider the location of pedestrian circulation routes and should also provide architectural relief and visual interest.
c. Building design should include porches, balconies, decks, seating areas or other pedestrian friendly amenities.
d. Building design and location should consider the desert climate, view corridors and the orientation of buildings to street.
e. Developments should limit sprawling complexes. Buildings should be grouped to maximize building densities and encourage increased pedestrian activities.
f. The use of decorative pilasters, moldings, cornices and other facade treatments is encouraged to enhance the building appearance.
g. Downspouts should be internalized.
h. Monotonous building elevations should be avoided through the use of facade articulation, building angles, eaves, parapets, window and door placement, and landscaping.
i. Consideration should be given to building materials that can withstand the desert environment.
j. Building colors should be sensitive to and compatible with the desert environment.
k. For safety purposes, exterior doors should be designed with a solid core, peep holes, deadbolt locks and reinforced with strike plates.
l. Stairways and balconies should be designed to prevent and discourage jumping from balcony to balcony or stairs to balcony.
m. Building heights should be varied.
n. Buildings over one-story in height should be terraced.
o. Roof lines within and between buildings should be varied.
p. Building footprint design should not exceed 8 units per floor.
q. Balconies and patios should be covered to protect from the weather.
r. Balconies and patios should be designed as an extension of the interior common living area.

B. Site Design

1. REQUIREMENTS
   a. Developments shall utilize joint access and joint ingress/egress to the maximum extent possible or as determined by the City Engineer.
   b. All private driveways shall meet the minimum spacing requirements from other driveways and street intersections as determined by the City Engineer.
   c. Site area dedicated to on-site vehicle drive aisles and parking areas shall not exceed 30% of the net site area. Enclosed vehicle storage areas shall not be calculated towards this percentage.
   d. All parking areas shall be screened from the public right-of-way and shall meet all minimum yard setbacks for principal buildings.
   e. The edge of pavement for any, vehicle drive aisle, on-site parking area or any play area shall not be closer than 15 feet to any residential unit.
   f. Special features including, but not limited to, decorative entry signage, pedestrian areas with stamped concrete or speciality pavers, water features, sculptures, ramadas or public art shall be required for all projects of 50 or more units.
   g. All areas including pedestrian walkways/paths, active play areas and open space shall be adequately lighted and designed to assure safety and security. All lighting shall be properly shielded from adjacent properties.
   h. All utilities and mechanical equipment shall be screened from view.
   i. Active play areas shall be located so as to minimize their impact on adjacent uses and on-site residential units.
   j. Planned pedestrian walkways/paths traversing on-site vehicle drive aisles shall be constructed of alternative materials, such as, speciality pavers, stamped concrete or aggregate concrete.
   k. Site details such as, but not limited to, bench seating, pedestrian scale lighting, trash containers and mail boxes shall be incorporporated into site design and architecturally and functionally integrated.

2. CONSIDERATIONS When reasonable and appropriate, the following guidelines should be taken into consideration:
   a. Utilize compact parking areas to the maximum extent possible.
   b. Noise generating equipment should be located away from residential units, public spaces and pedestrian areas.
   c. Active play areas should be located in centralized locations. Care should be taken to mitigate noise generation when locating adjacent to lower density uses and on-site residential units.
   d. Consider cross-access to adjacent commercial areas by incorporating fence and landscape penetrations into the pedestrian circulation element.
   e. Artwork in open public locations is encouraged.
   f. Building design should encourage the efficient use of energy through building orientation and window and door placement.
   g. For visual interest, site design could incorporate pads with varying grades. Grade difference, adjacent to single-family residential, should not exceed two (2) feet.
   h. Avoid grouping buildings in rows, should vary building orientation.
   i. Shade structures in excess of design reveiw requirements is encouraged.
   j. Trash enclosures should be located away from residential units.
   k. Spacing between driveways and between driveways and street intersections should exceed one-hundred (150) feet.
   l. Eliminate potential short-cut maneuvers through development by minimizing driveways and creative building design and location.
   m. Site design should not impede surveillance abilities.
   n. View corridors should be created to capitalize on off-site views such as, mountain vistas or points of interest.
   o. Heavy landscape buffers should be utilized to screen unpleasant off-site views.
   p. On-site vehicle and pedestrian circulation should be designed to take full advantage of on-site views such as special features, active play areas, clubhouse or other amenities.
   q. On-site circulation should incorporate traffic calming devices and be designed to reduce vehicle/pedestrian conflicts.
   r. Site design should encourage alternative modes of transportation. Such design considerations include connections to existing off-site trails/paths and bikeways, bicycle parking and storage areas and designs facilitating the use of mass transit.

C. Landscape Design

1. REQUIREMENTS
   a. All multi-family residential development between 10 and 50 units shall minimally provide at least 1 distinct active open space area in conjunction with passive open space areas and pedestrian walkways/paths. Total active and passive open space areas shall equal 10% or more of the net site area.
   b. All multi-family residential development between 51 and 150 units shall minimally provide at least 2 distinct active open space areas in conjunction with passive open space areas and pedestrian walkways/paths. Total active and passive open space areas shall equal 10% or more of the net site area.
   c. All multi-family residential development in excess of 150 units shall minimally provide at least 3 distinct active open space areas in conjunction with passive open space areas and pedestrian walkways/paths. Total active and passive open space areas shall equal 10% or more of the net site area.
   d. Active open space shall be clearly designated on the preliminary and final development plans. Areas that may be included as active open space shall include the following:

   Tot Lot; Pool/Jacuzzi area; on-site health club amenities; Basketball/Tennis/Racquetball courts; Baseball/Softball/Soccer fields; pedestrian/multi-use paths/trails; barbecue areas, ramadas with bench seating areas; dedicated separate right-of-way for bike paths, equestrian and hiking trails; dedicated park sites; private park and recreation areas; reserved or dedicated steep slope areas.

   (Retention basins and floodway areas may be counted as active open space when improved with a combination of any of the above, provided that improvements are outside the high water elevation.)
   e. All active and passive recreation/pedestrian areas shall provide pedestrian scale lighting.
   f. Bicycle/Pedestrian paths and trails shall connect to existing/proposed paths, trails and existing and future commercial developments.

g. All multi-family residential developments shall provide at least one (1) pedestrian walkway/path from the right-of-way to the leasing office. Path shall be separated from all vehicular traffic movements except where drive aisle crossings are necessary.
h. Pedestrian links between site components, i.e. parking, play areas, open space areas, storage areas and clubhouse shall be required.
i. All site plans shall illustrate designated pedestrian circulation areas on the site plan. Designated pedestrian circulation areas shall include, but not be limited to, pedestrian walkways/paths, multi-use trails/paths, sidewalks, pedestrian refuge areas, bench seating areas.
j. Landscaping shall be provided directly adjacent to all walkways/paths. All walkway/path cross-sections shall have a minimum width of ten (10) feet. Walkways shall have a minimum of five (5) feet dedicated to landscape planting areas adjacent to the walkway and five (5) feet dedicated to a pedestrian walkway. Pedestrian walkways shall be exclusive of any vehicle overhangs and/or landscaped areas.
k. All walkways and/or paths that traverse vehicle drive aisles shall be distinguished with various hardscape materials such as, specialty pavers, aggregate concrete or stamped concrete.

l. For total landscaping, decomposed granite may not exceed 60% of the total coverage area. Remaining 40% shall be coverage area of trees, shrubs and vegatative groundcover at maturity.
m. All required minimum building setbacks shall be fully landscaped.
n. Screening walls shall be compatible with buildings and shall be softened with landscape treatments.

2. CONSIDERATIONS When reasonable and appropriate, the following guidelines should be taken into consideration:
   a. Landscaping adjacent to buildings should promote energy efficiency.
   b. Decomposed granite areas should be minimized and replaced with drought tolerant vegetative ground cover.
   c. Pedestrian areas should be shielded from the sun.
   d. Regular and frequent placement of bench seating areas should be located along pedestrian routes.
   e. Interior public spaces should connect to pedestrian walkways.
   f. Balconies, terraces, arcades and yards should be provided and connected to pedestrian walkways.
   g. The use of landscaped pedestrian walkways/paths separated from vehicle movements in parking areas should be maximized.
   h. Walkways should provide shaded pedestrian refuge areas.
   i. Plants should be grouped in settings commonly found in the natural environment.
   j. Integration of landscaping and sign design is encouraged.
   k. Landscape design should not impede surveillance abilities.
   l. Driveways should be appropriately emphasized with landscaping and entry features to provide focus and identification.
   m. Landscaping should be provided at the foot of buildings to soften the transition between paved areas on the ground plane and building materials on the vertical plane.
   n. Potted plants, excluding trees, may be utilized in courtyards and other hardscape areas, but generally are not recognized as part of the minimum required landscaped area. Trees should drain directly into the subsoil and should be protected by grating in hardscape areas.

Quantitative Guidelines Description

Quantitative Requirements are requirements that are clearly formulated and expressed, design characteristics. These characteristics can be readily assessed in a quantifiable manner. In order to receive design review approval, each development shall meet a minimum score in the Quantitative Requirements section.

The overall minimum required score for each multi-family development will be dependent on the number and type of proposed buildings in the project. Each proposed development is scored in three (3) design categories, the minimum design score for each of these categories is shown below:

- Architectural Design
- Site Design
- Landscape Design

MULTI-FAMILY DEVELOPMENT

Design Category	Minimum Required Score
Architectural	varies, see section 20-70-23.A
Site	15
Landscape	5

Compliance with the Quantitative Requirements section shall be required prior to consideration for Design Review Approval.

MULTI-FAMILY RESIDENTIAL DESIGN – QUANTITATIVE GUIDELINES

A. Architectural Design - Each proposed building must meet a minimum design score for Architectural Design. Minimum required design score for each building is based on the type of primary use the building is intended for. Minimum required design score for each type of building is as follows:

Building Type	Minimum Required Score
Residential	30
Recreational/Office	25
Storage/Utility	15

The Architectural Design category consists of five (5) feature subcategories. The minimum required scores are achieved by evaluating the treatment of these five features within a project's design. *There is no minimum required score for any feature subcategory. However, to prevent an over-concentration in any one area, there is a maximum score for each feature subcategory.*

- Shade Coverage
- Fenestration
- Facade Articulation
- Vertical Departure
- Roof Planes

MULTI-FAMILY RESIDENTIAL DESIGN – QUANTITATIVE GUIDELINES

1. Shade Coverage

***Objective - Gives points for pedestrian only shade covered areas.**

Maximum Allowed Score
15

Shade Coverage shall be determined by the following:

$$S = C/G * 100$$

where:

S = Shade Coverage Score

C = Covered outdoor area for pedestrian only usage, in square feet

G = Floor area of interior of all floors of residential building, in square feet

For the purpose of Shade Coverage Score:

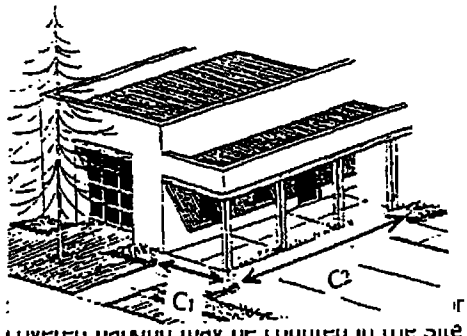
a. Floor area of balconies, canopies, porches and other pedestrian only shade oriented structural design features may be included in C, covered outdoor area.

b. G, floor area, shall include the total gross floor area, in square feet, of the all floors.

Square footage of covered outdoor area for pedestrian only usage shall be determined using Figure 23.1 below:

*Hint - How to Score

- Increase covered pedestrian area adjacent to the building
- Use covered entryways
- Use covered courtyards



covered parking may be counted in the Site Design section of the Quantitative Requirements. See Section 20-70-23.B.2.d.

2. Fenestration

***Objective - Gives points for increasing the amount of building openings through which passive light may pass.**

Maximum Allowed Score
15

Fenestration shall be determined by the following:

$$F = O * .25$$

where:

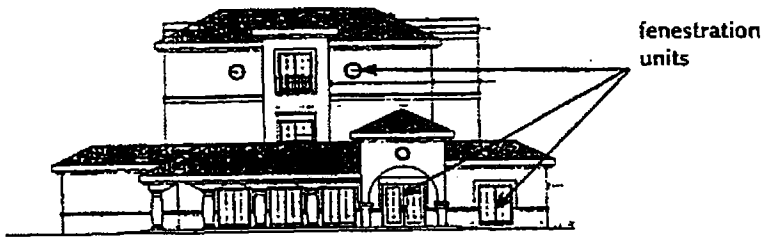
F = Fenestration Score
O = Total framed openings through which passive light may pass

For the purpose of framed openings:

a. Building openings must be framed by a minimum of 6 inches on all sides by structural building materials.
b. Light must be able to pass through the framed opening, without actively opening, closing or otherwise altering any structural member.
c. Openings into shaded pedestrian areas that are framed on the sides and top may also be counted as a fenestration unit.

Total framed openings through which passive light may pass shall be determined using Figure 23.2 below:

FIGURE 23.2



***Hint - How to Score**

- Incorporate covered entryways
- Utilize framed building openings

3. Facade Articulation

***Objective - Gives points for breaking long horizontal facades.**

Maximum Allowed Score
10

Facade Articulation shall be determined by the following:

$$A = (P/L) * 2$$

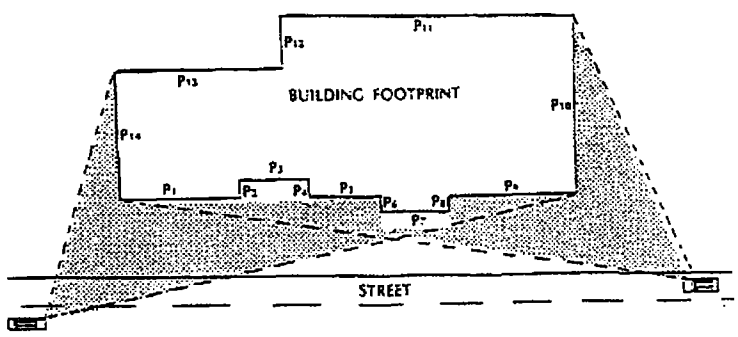
where:

A = Facade Articulation Score
P = Length in feet of building perimeter
L = Length in feet of longest section of perimeter

For the purpose of P, building perimeter shall be calculated all 4 building sides. P shall be determined using Figure 23.3 below:

P = Sum of P_1 through P_{14}

FIGURE 23.3



*Hint - How to Score

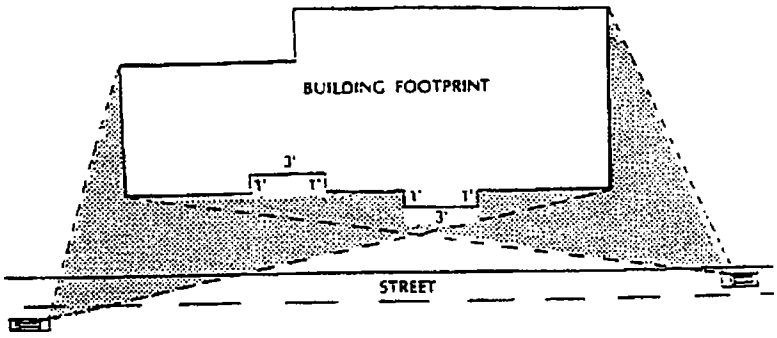
- Break long flat walls with pop-outs, pilasters, step backs, etc...
- Avoid square/rectangular buildings
- Use alternating building materials on architectural embellishments

Facade Articulation (cont.)

For the purpose of L, length in feet of longest section of perimeter :

a. For two wall sections in the same plane to be considered separate wall sections, they must be separated by an articulation element measuring at least one (1) foot deep by three (3) feet wide, See Figure 23.4 below (Canopies or other shade or architectural features meeting the minimum dimensions below may by counted as an articulation element)
b. For two wall sections in the same plane to be considered separate wall sections, the articulation element shall incorporate contrasting elements. Such contrasting elements may include, but not be limited to different building materials; providing porch, patio, deck covered entry, balcony, bay window or other accent elements; changing the roof line; incorporating landscape materials.
c. If above two conditions are met, longest section of perimeter = P_{11} in Figure 23.3. If minimum dimensions are <u>not</u> met, Longest Section of Perimeter = Sum of P_1 through P_9 in Figure 23.3.

FIGURE 23.4



4. Vertical Departure

***Objective - Gives points for breaking the verticality of walls.**

Maximum Allowed Score
5

Vertical Departure shall be determined by the following:

$$V = (R/W) * 10$$

where:

V = Vertical Departure Score

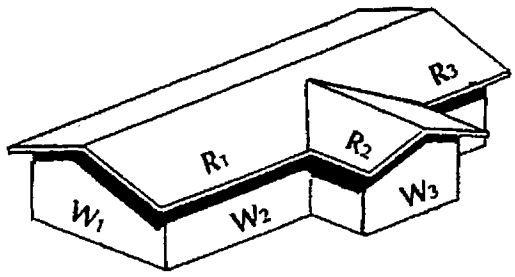
R = Total surface area, in square feet, of all sloping or other vertical departure surfaces

W = Total vertical surface area, in square feet, of all walls visible from the street. (For the purpose of W, vertical surface area shall be calculated on not less than 3 building sides)

Total surface area of all walls and total surface area of all sloping and other vertical departure surfaces shall be determined using Figure 23.5 below:

$$R = R_1 + R_2 + \ldots + R_n$$
$$W = W_1 + W_2 + \ldots + W_n$$

FIGURE 23.5



***Hint - How to Score**

- Use pitched roofs
- Use building exterior
- Avoid arches in long vertical expanses of walls with no architectural features

Vertical Departure (cont.)

For the purpose of calculating R:

a. A departure angle or roof slope must slope at an angle not less than 15 degrees nor more than 75 degrees from a vertical plane, see Figure 23.6.
b. Circular convex or concave surfaces may also be included in the calculation of R if the radius of the curve is offset from the vertical surface a minimum of one (1) foot and the curve has a central angle not less than sixty (60) degrees, see Figure 23.7.

FIGURE 23.6

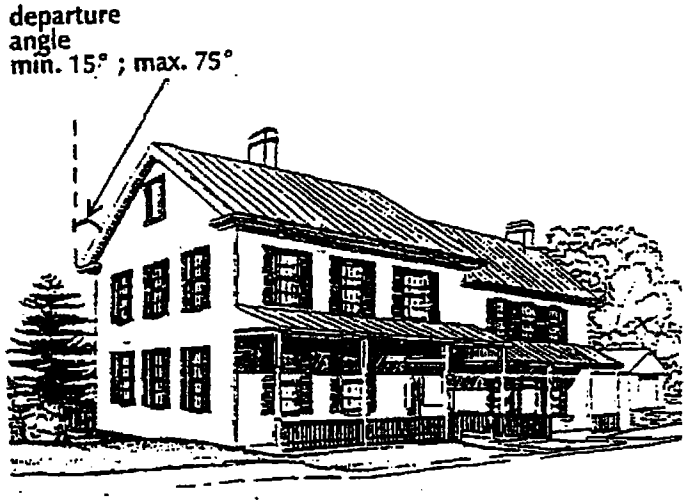
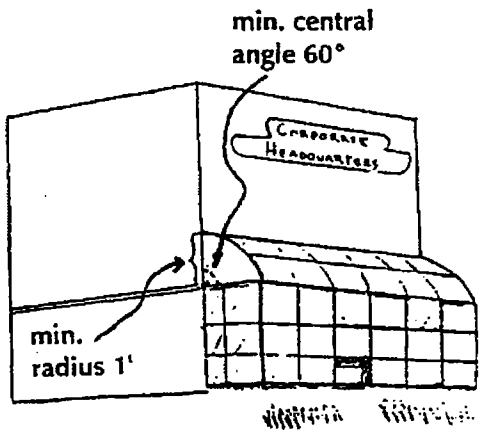


FIGURE 23.7



5. Roof Planes

***Objective - Gives points for creative treatment of roof lines.**

Maximum Allowed Score
5

Roof Planes shall be determined by the following:

N = E * .25

where:

N = Roof Planes Score

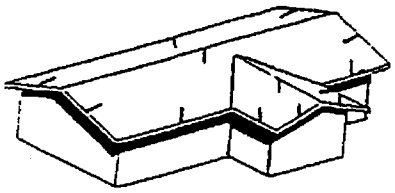
E = Total visible horizontal and diagonal eave, ridge and parapet planes

For the purpose of roof planes:

a. Horizontal and diagonal eave planes shall overhang the vertical wall plane by at least eighteen(18) inches.
b. Two eaves/parapets in the same horizontal plane shall be separated by at least two (2) feet to be considered separate planes. Separations not meeting this minimum dimension shall be considered one (1) plane.

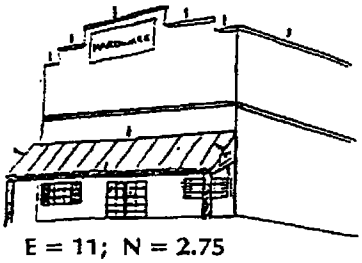
Total visible horizontal and diagonal eave, ridge and parapet planes shall be determined using Figures 23.8 and 23.9 below, where each tick mark represents a roof plane:

FIGURE 23.8



E = 13; N = 3.25

FIGURE 23.9



E = 11; N = 2.75

*Hint - How to Score

- Vary parapet roof lines by stepping up and down and providing cut outs
- Vary pitched roofs: provide alternating pitches and various styles
- Provide canopies over walkways
- Use combination pitch and parapet roof styles

B. Site Design - The minimum design score for Site Design in Multi-Family developments shall be fifteen (15) points. The minimum design score shall be achieved by providing enhancements to the site design in five (5) subcategories.

The Site Design category consists of five (5) feature subcategories. The minimum required scores are achieved by evaluating the treatment of these five features in a project's design. *There is no minimum required score for any feature subcategory. However, to prevent an over-concentration in any one area, there is a maximum score of ten (10) for each feature subcategory.*

- Recreation/Pedestrian Amenities
- Traffic Circulation Elements
- Structure Locations
- Additional Architectural
- Additional Landscape

1. Recreation/Pedestrian Amenities ***Objective - Promote resident amenities.**

   a. Active Recreation/Passive Pedestrian Areas in excess of the minimum number and square footage requirements set forth in section 20-70-22.C.1. Max. five (5) points total per site allowed.

      For the purpose of this category, Active Recreation Areas shall provide amenities as set forth in section 20-70-22.C.1.d. Passive Pedestrian Areas are areas of retreat primarily for pedestrian usage and shall minimally consist of fifty (50)square feet in area, one (1) seating bench, two (2) trees, six (6) shrubs and pedestrian scale lighting, (Shade canopies may be provided in lieu of trees, however, shrubs must still be provided). Each additional Recreation/Pedestrian Area must be separate and distinct.

      Points shall be calculated using the following formula:
      Number of Recreation/Pedestrian Areas provided, in excess of required (per section 20-70-22.C.1), divided by .002 = **X**
      X divided by Total Landscaping Required in square feet = **Y**
      Y times (x) 100 = **Points**

      e.g. 1 Refuge Area provided
      1 ?.002 = 500
      500 ?10,000 s.f. of Total Landscaping required = .05
      .05 x 100 = 5 points

   b. Pedestrian access from adjacent commercial areas. Max. five (5) points total per site allowed.

      For the purpose of this category, pedestrian only access shall minimally consist of a wall penetration with landscaping and pedestrian scale lighting from area of penetration to multi-family residential building perimeter. Accesses meeting these standards may count for one-quarter(1/4) of a Recreation/Pedestrian Area.

      Points shall be calculated using the Recreation/Pedestrian Area formula above.

      e.g. 1 cross-access provided = 1/4th refuge area or .25
      .25 ?.002 = 125
      125 ?10,000 s.f. of Total Landscaping required = .0125
      .0125 x 100 = 1.25 points

Recreation/Pedestrian Amenities (cont.)

c. Pedestrian walkways in excess of the minimum number required as set forth in section 20-70-22.C.1.h. Max. Five (5) points total per site allowed.

For the purpose of this category, pedestrian walkways shall conform with sections 20-70-22.C.1.h through l of this manual. Walkways meeting these standards may count for one-quarter (1/4) of a Recreation/Pedestrian Area.

Points, for walkways in excess of those required, shall be calculated using the Recreation/Pedestrian Area formula above.

e.g. 2 additional walkways provided @ 1/4th refuge area or
2 x .25 = .50
.50 ?.002 = 250
250 ?10,000 s.f. of Total Landscaping required = .0125
.025 x 100 = 2.5 points

2. Traffic Circulation/Parking ***Objective - Promote efficient traffic circulation and parking.**

a. Parking at the sides and/or rear of a building.

For the purpose of this category, parking areas or spaces must not front on a major or minor arterial or on any street considered to be the main entrance. The main entrance shall be determined by staff. Points are based on a percentage of total spaces parked at the sides or rear of a building times five (5).

e.g. 50% of spaces located to the sides or rear of building
.50 x 5 = 2.5 points

b. Spacing of driveways. Maximum of five (5) points total per site allowed.

For the purpose of this category, all driveways must be spaced a minimum of one-hundred fifty (150) feet from any other driveway for consideration of points. Points are determined by driveway spacing distance from nearest other driveway, in feet, minus one-hundred fifty (150), times one-tenth (.1).

e.g. Distance from nearest driveway = 162 feet
162 (-) 150 = 12 feet
12 (x) .1 = 1.2 points

c. Spacing of driveways from street intersections. Maximum of five (5) points total per site allowed.

For the purpose of this category, all driveways must be spaced a minimum of one-hundred fifty (150) feet from any street intersection for consideration of points. Points are determined by driveway spacing distance from nearest street intersection, in feet, minus one-hundred fifty (150), times one-tenth (.1).

e.g. Distance from nearest street intersection = 162 feet
162 (-) 150 = 12 feet
12 (x) .1 = 1.2 points

Traffic Circulation/Parking (cont.)

d. Parking utilizing shade structures.
For the purpose of this category a parking space must be fully covered, 100 percent, by a shade structure. This excludes parking within the shadow of buildings or landscaping. Points are based on a percentage of total spaces utilizing shade times ten (10).

e.g. 36% of spaces covered by shaded a structure
.36 x 10 = 3.6 points

e. Joint ingress/egress driveway. Two (2) points per driveway.

f. Joint access between parcels. One (1) point per access way.

3. Structure Locations ***Objective - Points for placement of structures.**

a. Buildings located on street property line or single-family residential property line. Max. Five (5) points total per site allowed.

For the purpose of credit in this category, all buildings must be setback a minimum of 150% of the required yard setback on all street and single-family residential property lines for consideration of points. Points are determined by building distance from nearest street or single-family residential setback line, in feet, minus 150% of required setback, times .05.

e.g. Building is one-hundred feet (100) feet from nearest street or single-family setback line, where closest minimum street or single-family setback is 20 feet, therefore;

20 feet times (x) 150% or (20 x 1.5 = 30 feet)
100 (-) 30 = 70
70 (x) .05 = 3.5 points

b. Refuse Area location. Maximum of five (5) points allowed.

For the purpose of this category, a trash enclosure area must be located a minimum of fifty (50) feet from any residential building for consideration of points. Points are determined by Refuse Area distance from nearest residential building, in feet, minus fifty (50), times one-tenth (.1)

e.g. Distance from nearest street line = 75 feet
75 (-) 50 = 25 feet
25 (x) .1 = 2.5 points

4. Additional Architectural ***Objective - Enhance architectural design.**
   a. All downspouts internalized. Two (2) points
   b. Internal courtyard. One (1) point
   c. Pedestrian entrances to non-residential buildings incorporating shade elements. One (1) point per building.

   d. Terraced or stepped building elevations. Maximum five (5) points.
      For the purpose of this category, buildings greater than one (1) story in height may receive points for terracing the building for the purpose of reducing the apparent bulk of the building. Terraced portions must meet a minimum off-set of five (5) feet for every story over one (1). Points shall be determined by one (1) point per terraced level per building front.

5. Additional Landscape ***Objective - Points for additional landscape elements.**

   a. Landscaping provided at the foot of buildings. Maximum of five (5) points.
      For the purpose of this category, landscaped area shall be directly adjacent to or within ten (10) feet of the foot of a building and shall be a minimum of two (2) feet wide and provide one (1) tree and three (3) shrubs per thirty (30) lineal feet of building frontage adjacent to planting area.
      One (1) point per landscaped building frontage.

   b. Screening parking areas with landscaped berms or combination screen wall/berm. Maximum of five (5) points.
      For the purpose of this category, earthen berm shall be a minimum of one and one-half (1.5) feet high and landscaping shall achieve same effect as required three (3) foot high screen wall. Points shall be determined by one (1) point for every thirty (30) lineal feet of landscaped berm provided for the purpose of screening parking area.

C. Landscape Design -The minimum design score for Landscape Design in Multi-Family developments shall be five (5) points. The minimum design score shall be achieved by providing enhancements to the site design in five (5) subcategories.

The Landscape Design category consists of five (5) feature subcategories. The minimum required scores are achieved by evaluating the treatment of these five features within a project? s design. *There is a minimum required score for each feature subcategory, as well as a maximum score for each feature subcategory.*

Landscaping details are an important element in the design of all properties in the City. A well planned landscaping element will positively effect the quality of life by softening the environment for the project residents.

To this end, all development proposals will be reviewed for conformity with the minimum landscape standards in the City of Peoria Zoning Ordinance. Compliance with City of Peoria Zoning Ordinance requirements for landscaping will give the applicant the minimum required design score necessary for Landscape Design.

Additional points for Landscape Design are achieved by providing additional landscaping in one or all five (5) of the following selected feature subcategories:

- Total Landscaping
- Landscape at Parking
- Total Trees
- 24" Box Trees
- Total Shrubs

Points are achieved by dividing the total amount of landscaping provided by the total amount of landscaping required for that subcategory. The result is a ratio of landscaping provided to landscaping required. This is your score for that subcategory. An example of this scoring process is illustrated below in Table 23.1.

Landscape Design (cont.)

A ratio of less than 1 indicates that you are not meeting your minimum requirements for Landscape Design. A ratio of more than one indicates that you are exceeding your minimum requirements for Landscape Design. A ratio of 1 indicates that you are exactly meeting your Landscape Design requirements. The minimum required score for each subcategory is 1.

Landscape requirements are based on project size and can be found in the City of Peoria Zoning Ordinance.

Landscape Design (cont.)

Landscape Design score shall be determined by the following:

Z = A/B

where:

Z = Landscape Design Score
A = Landscaping provided
B = Landscaping required

For the purpose of Landscape Design Scores:

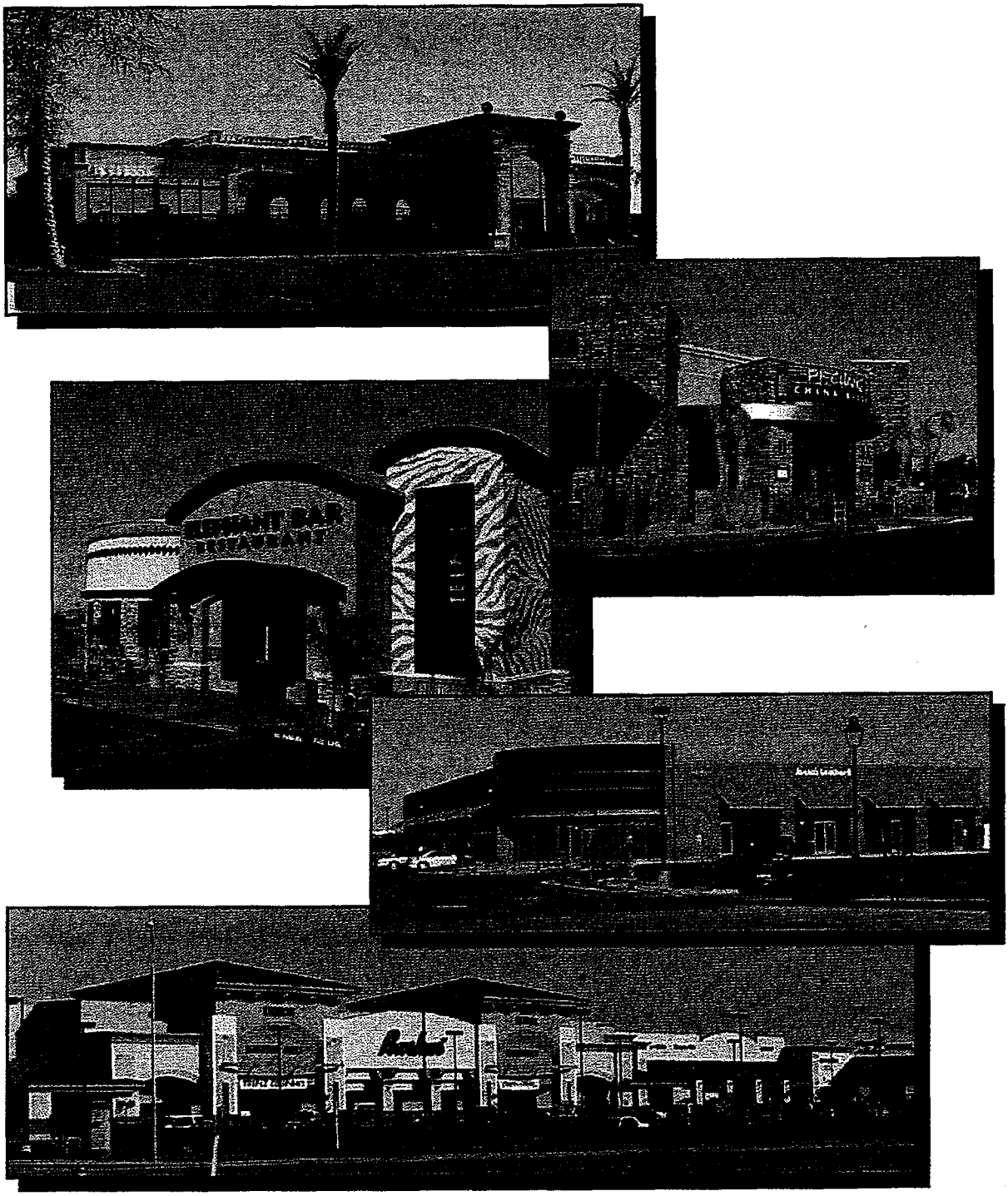
a. The following scores shall be the minimum required and the maximum allowed scores for each subcategory:

Subcategory	Min. Score	Max. Score
Total Landscape	1	2.5
Landscape at Parking	1	2.5
Total Trees	1	3
24" Box Trees	1	4
Total Shrubs	1	3
	Total	**15**

Table 7.1 illustrates how Total Landscape Design score shall be determined:

TABLE 23.1

Subcategory	Provided (A)	Required (B)	Ratio/Score (Z=A/B)
Total Landscape	15,000 s.f.	10,000 s.f.	1.5
Landscape at Parking	2,000 s.f.	1,000 s.f.	2
Total Trees	24	15	1.6
24" Box Trees	12	4	3
Total Shrubs	78	45	1.73
		Total Score	**9.83**



Non-Residential Design Standards

Revised April 2005

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TABLE OF CONTENTS

Acknowledgments i

Procedures
- Staff Review / Approval 1
- Review Process 1
- Appeal Process 2
- Establishing the Design Review Appeals Board 2
- Amendments to the Design Review Manual 3

Application
- Introduction 4
- Applicability for Non-Residential Development 4
- Exemptions 4

NON-RESIDENTIAL DESIGN

Architectural Concepts
- Fenestration / Wall Penetration 5
- Façade Articulation 5
- Building Orientation 6
- Roof Planes 6
- Building Mass 6

Site Design and Pedestrian Areas
- Pedestrian Amenities 9
- Circulation 9

Colors, Materials and Design Standards
- Overall Design Standards 11
- Specific Color / Material Limitations 12
- Shopping Centers, Office Complexes and Other Commercial Centers Exceeding 50,000 Square Feet or 5 Acres 13
- Large Scale Retail 14
- Gasoline Convenience Markets 17
- Drive-Through and Drive-Up Facilities 17

Thematic Elements
- Walls 19
- Entry Features 19
- Signs and Lighting 20

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City of Peoria, Arizona - Current Planning Staff

PROCEDURES

A. Staff Review / Approval

1. Approval
   All applications for development shall be subject to all applicable design review requirements. All applications for design review may be approved, approved with modifications, conditionally approved, or denied by the Planning Manager. During construction and upon completion of construction, design review inspections and site inspections will be required as part of the Certificate of Occupancy.

2. Time Limit on Approval
   All Design Review approvals shall run with site plan approvals. All site plan approvals shall be void after eighteen (18) months, unless a building permit has been issued. If eighteen (18) months has elapsed the applicant shall be required to re-submit for site plan and design review approval. Upon written request and with sufficient evidence, a one (1) year extension may be granted by staff. **The approval date of Design Review requirements shall be the date on which a Site Plan has been approved by staff or a Final Plat has been approved by the City Council.**

3. Significance of Approval
   Approval of a design review application shall constitute planning approval of design review requirements only. Engineering issues and/or engineering requirements shall be reviewed and approved by the City Engineer. Should any standard or requirement of this Design Review Manual be in conflict with engineering requirements, engineering requirements shall take precedence.

4. Non-compliance
   Failure to comply with design review requirements or an approved design review application shall constitute a violation of this Manual. Any violation of this Manual shall be handled in accordance with the City code provisions. All requests for amendment shall be approved or denied by staff.

B. Review Process

Rezoning requests may run concurrently with Design Review. The review and approval of all requests for compliance with design review requirements shall proceed through the following process:

1. Pre-application conference with the City (required).

2. Application for development (Design Review runs concurrently with all

development applications, i.e. site plan, subdivision plat and building plan applications).

3. Staff review (Design Review runs concurrently with all planning review processes i.e., site plan, subdivision plat and building plan review processes).

4. Planning Manager approves or denies application in a formal internal meeting.

5. Approval/Denial of all other pertinent requirements, (i.e., Site Plan, Conditional Use, Subdivision Plat, Building Plan, etc.).

6. Planning Review/Design Review process complete.

C. Appeal Process

The appeals process shall be governed by the following provisions: (Any approved modification or appeal approval shall run and expire with the site plan).
***Engineering design appeals shall be referred to the City Engineer.**

1. Any recommendation made by staff on any design review item may be appealed to the Design Review Appeals Board by the applicant. The appeal shall be filed in writing with the City within ten (10) calendar days of the final recommendation by staff. Upon such request, the Design Review Appeals Board shall meet and render a decision on such written request within thirty (30) calendar days of the date of submission of the appeal.

D. Establishing the Design Review Appeals Board

1. Board Structure:

   a. The Design Review Appeals Board shall consist of a total of five (5) members appointed by the City Council.

   b. Appointments to the Board and Board administrative procedures shall be as set forth in the City of Peoria City Code.

   c. All meetings shall be noticed as required and set forth in the City of Peoria City Code.

PROCEDURES

2. Membership & Qualifications:

   a. One (1) member shall be a licensed Architect.

   b. One (1) member shall be a licensed Landscape Architect.

   c. One (1) member shall be a Professional Engineer.

   d. One (1) member shall have background or experience in planning/urban design.

   e. One (1) alternate member with at least one (1) of the four (4) qualifications above.

   f. One (1) member shall be selected from the community at large.

   g. All Design Review Appeals Board members shall reside or have professional office in the City of Peoria.

E. Amendments to the Design Review Manual

All amendments to the Design Review Manual will be drafted by staff and presented to the Design Standards Advisory Board as established in Chapter 2, Section 2-152 and 2-153 of the Peoria City Code. The Board will then recommend to the City Council approval, approval with changes or denial of the proposed amendment.

APPLICATION

A. Introduction

As development occurs it is important to maintain and preserve the natural environment, while encouraging the successful incorporation of the built environment. Therefore, it is the goal of these requirements to promote responsible and creative development in the City of Peoria.

B. Applicability for Non-Residential Development

The Non-Residential Design Review Requirements shall apply to the following non-residential development in all zoning districts:

1. All proposed non-residential development for new construction, excluding interior Tenant Improvements.

2. Alterations to the exterior façade of an existing building and/or suite/storefront including color or material changes or the use of exposed neon lighting. Cabinet or pan channel sign changes shall not constitute alterations under this section.

3. All such development meeting at least one the above criteria shall be subject to review and approval by the City for conformance with all applicable design requirements.

4. Interior alterations that combine one or more suite/storefront shall not be considered new construction or a new construction addition.

C. Exemptions

The following uses shall be held exempt from Design Review. Walls, color and screening landscape will be evaluated.

- Monopoles or other communications utility facilities.
- Utilities substations.
- Accessory fabric canopy structures (i.e. car wash type).
- Mini-storage facilities, excluding office and any visible elevations.

NON-RESIDENTIAL DESIGN

1. ARCHITECTURAL CONCEPTS – The intent of this section is to reduce the negative visual impacts of box-like buildings through architectural variation and building placement.

A. Fenestration / Wall Penetration

1. Windows should include visually prominent framing and accent elements.

2. Twenty-five percent (25%) of the primary entry façade shall be windows. Commercial developments in excess of 70,000 square feet shall provide fifteen percent (15%) of the primary entry façade in windows. Industrial developments shall provide ten percent (10%) of the entry façade in windows. Faux windows shall be permitted in all non-residential developments.

B. Façade Articulation

1. Façades greater than 100 feet in length, measured horizontally, shall incorporate wall plane projections or recesses having a depth of at least three percent (3%) of the length of the façade and extending at least twenty percent (20%) of the length of the façade. No un-interrupted length of any façade shall exceed 100 horizontal feet. Architecturally integrated awnings and canopies may be counted toward façade articulation.

2. Building façades must include a repeating pattern that shall include the elements listed below. At least one of these elements shall repeat horizontally at appropriate intervals. Buildings with façades greater than 60 feet in length shall include both of the elements listed below with all elements repeating at intervals of no more than thirty (30) feet, either horizontally or vertically. Alternative lengths and intervals may be considered for approval.

   a. Color change. Recognizable, not necessarily striking or strongly contrasting.
   b. Texture change.

3. Monotonous building elevations shall be avoided through the use of façade articulation, building angles, eaves, parapets, window and door placement, and landscaping located at the foot of the building.

4. Alternative designs will be reviewed for consistency with the intent of this section.

C. Building Orientation

1. Loading and service bays shall be adequately screened.

2. Building design should encourage the efficient use of energy through building orientation and window and door placement or other means such as shade structures or canopies.

3. Site and landscape design shall not impede surveillance abilities.

4. Building design and location should consider the desert climate, view corridors and the orientation of buildings to street.

5. Mechanical equipment shall be screened from public view.

D. Roof Planes

1. Parapets concealing flat roofs. Such parapets shall feature three dimensional cornice treatments. The average height of such parapets shall not exceed four (4) feet in height. Parapet walls shall be designed and constructed in a manner to appear as a solid, three-dimensional form rather than a veneer.

2. Rooflines shall be varied in height, form, and materials. Parapet rooflines shall be varied by stepping up and down or incorporating pitched roof elements.

3. Rooflines shall incorporate treatments such as extended eaves and parapet walls with cornice treatments.

4. All box buildings should incorporate sloped-roof elements where appropriate.

E. Building Mass

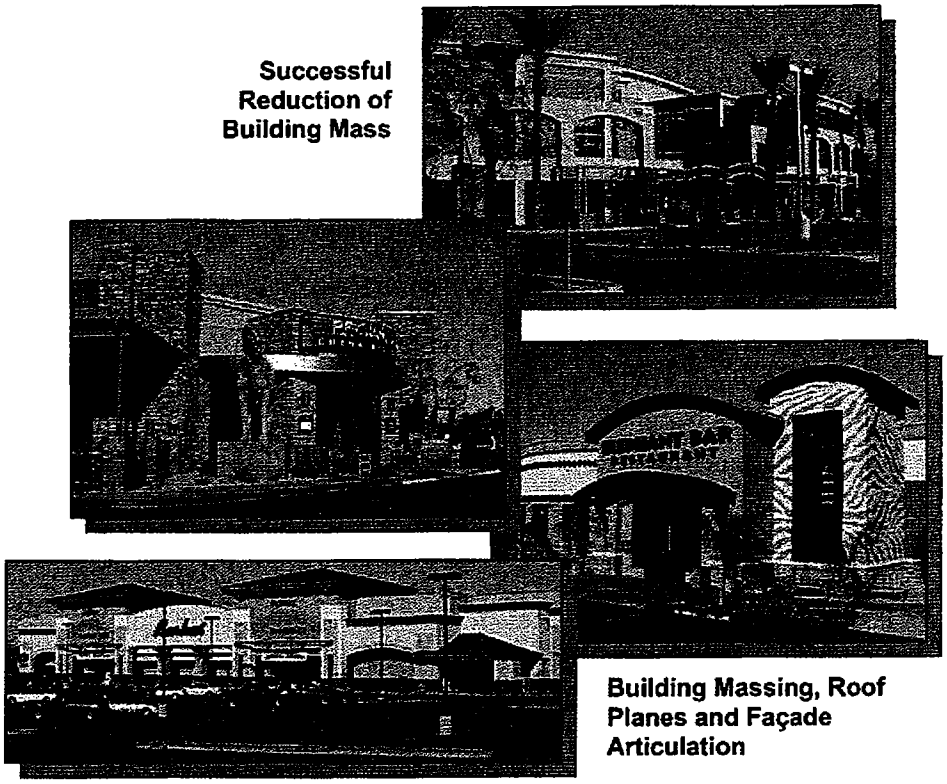
1. Building mass shall be broken by dividing into smaller components and creating functional public space and pedestrian oriented areas between buildings.

2. Perceived building mass shall be reduced by dividing the building mass into small scale components by providing a well-

defined base, middle and top to the building.

- A solid building base may be achieved by elements such as low planters and walls, base planting, a base architectural veneer banding (wainscot) and treatments defined by a different material, texture or color.
- A distinct building middle may be achieved by the addition of covered walkways, trellises or architectural awnings that provide deep shadow.
- Using features such as distinct and multiple architectural roof forms, clearly pronounces eaves, and distinct parapet designs and cornice treatments may achieve a well-defined building top.

Successful Reduction of Building Mass



Building Massing, Roof Planes and Façade Articulation

3. Perceived building bulk shall be reduced by dividing the building into smaller masses, or as follows:

   - Variations in roof form and parapet heights.
   - Incorporating clearly pronounced recesses and projections.
   - Introduction of wall plane off-sets (dimension established by

building module).

- Use of other reveals and projections and subtle changes in texture and color of wall surfaces.
- Use of deep set windows with mullions.
- Use of ground level arcades and second floor galleries / balconies.
- Use of protected and recessed entries.
- Use of vertical focal points.

2. SITE DESIGN AND PEDESTRIAN AREAS – The intent of this section is to provide comfortable pedestrian amenities while adding to the appearance, safety and functionality of the overall site.

A. Pedestrian Amenities

1. Site design shall incorporate elements that enhance the pedestrian environment, such as features that reflect human scale, the use of covered walkways for the shelter and shade of the pedestrian, and richness of materials at the pedestrian level.

2. Customer entrances shall provide weather protection features such as awnings or arcades.

3. All on-site walkways shall provide no less than four feet of clear pedestrian access.

4. Walkways shall be anchored by special design features such as towers, arcades, porticos, pedestrian light features, bollards, planter walls, and other architectural elements that define circulation ways and outdoor spaces.

5. All pedestrian refuge areas shall provide pedestrian scale lighting and concentrated landscaping where appropriate.

6. Regular and frequent placement of bench seating areas should be located along pedestrian routes where appropriate.

B. Circulation

1. All non-residential developments shall provide at least one contiguous pedestrian walkway from the right-of-way to the building entrance or sidewalk adjacent to the building. This walkway shall be separated from all vehicular movements except where drive aisle crossings are necessary.

2. All walkways and/or paths that traverse vehicle drive aisles shall be distinguished with various hardscape materials such as specialty pavers or stamped colored concrete.

3. Developments should limit sprawling complexes and maximize building densities to encourage increased pedestrian activities.

NON-RESIDENTIAL DESIGN

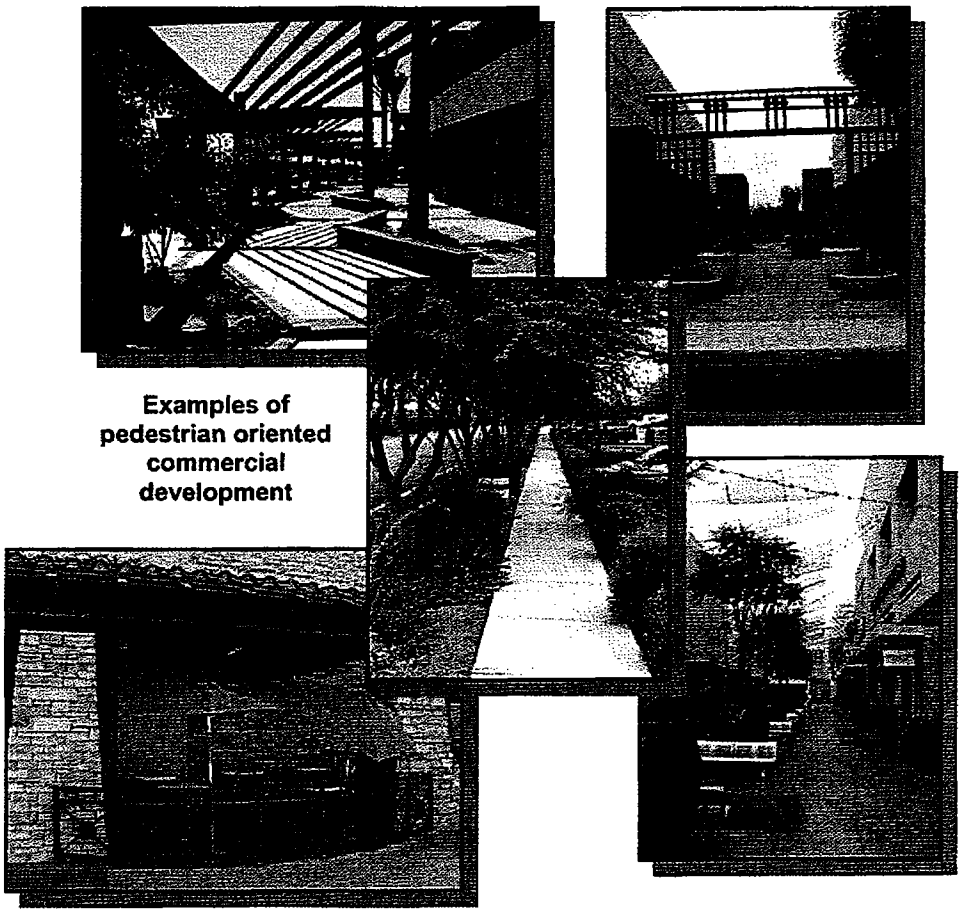
4. The use of landscaped pedestrian walkways, separated from vehicular movements in parking areas, should be maximized.

5. Interior public spaces should connect to pedestrian walkways.

6. When appropriate, walkways should provide shaded pedestrian refuge areas, which may consist of trees, benches, tables, shade structures or other appropriate elements. Such areas shall be functional and integrated into the site.

7. When appropriate, allow access from adjacent residential areas by incorporating fence and landscape penetrations into the pedestrian circulation element.

8. To encourage alternative modes of transportation, site design shall include, as appropriate, connections to existing and planned off-site trails/paths and existing and future/proposed commercial developments; and bikeways, bicycle parking and storage areas; and designs facilitating the use of mass transit.



Examples of pedestrian oriented commercial development

NON-RESIDENTIAL DESIGN

3. COLORS, MATERIALS AND DESIGN STANDARDS – The intent of this section is to promote attractive architecture and design diversity in all non-residential developments.

A. Overall Design Standards

1. All development shall incorporate site lighting for security purposes (i.e. bollards). All lighting shall be properly shielded from adjacent residential properties.

2. Noise generating equipment and trash enclosures/ compactors, shall be directed away from public spaces, pedestrian areas and residential uses.

3. Building architecture shall promote consistent architectural character and detail on all sides of structure, including the use of building materials and not merely limited to color changes only.

4. Buildings that are stylized in an attempt to identify a particular user or product sold shall be prohibited.

5. New development proposals shall coordinate and complement the architectural elements and other contextual influences of surrounding buildings. The new project shall substantially conform with the predominate architectural theme of the surrounding area in terms of style, materials, texture, color and scale.

6. The architectural design of buildings within a commercial center, including freestanding pad buildings shall conform to the architectural theme of the center in terms of style, materials, texture, color and scale. Buildings that derive their architectural style primarily from applied treatments that express corporate identity are discouraged.

7. When a freestanding pad building is proposed within a larger vacant commercial parcel, a conceptual architectural design theme for the future commercial center shall be established and shall be binding on the future commercial development.

8. The use of decorative pilasters, moldings, cornices, wainscots, and other similar façade treatments shall be required to enhance the building appearance.

9. The site design of free-standing pads, including but not limited to, parking, pedestrian and traffic circulation, driveways, fences, walls, theme elements, and lighting shall substantially conform to the existing center design.

10. Roof access ladders shall not be visible on any building elevation. Roof drainage shall utilize interior roof drains or be architecturally integrated into the building design. Architecturally integrated roof drains shall require additional articulation beyond painted accents.

B. Specific Color / Material Limitations

1. The use of reflective surfaces shall be restricted to minor accent materials for architectural detail. Reflective windows with a reflective value of seventy-five percent (75%) or less shall be exempted from this provision.

2. Dark colors, non-earth tone hues, or vibrant primary and/or highly contrasting colors shall be restricted to accent colors only.

3. With the exception of signage, the use of corporate colors unrelated to the architecture of the building shall be prohibited. Color selection shall be coordinated with the predominate use of colors on adjacent buildings in the area.

4. Predominant exterior building materials shall be high quality materials. These include, but are not limited to:

   - Brick
   - Decorative CMU / Block
   - Natural stone
   - Colored, textured tilt-up concrete panels
   - Stucco
   - Metal roofs
   - Concrete and clay tile roofs

5. Predominant exterior building materials shall not include the following:

   a. Un-textured tilt-up concrete panels.
   b. Asphalt shingle roofs.

NON-RESIDENTIAL DESIGN

6. Pre-fabricated metal buildings shall be permitted as a principal building within the I-1 and I-2 Industrial Zoning Districts only. These buildings are to incorporate non-metal accents to add sufficient visual interest and to break up otherwise monotonous building elevations. Said accent materials may include stone, tile, CMU or other material as approved by the reviewing Planner. All pre-fabricated metal buildings shall be sufficiently screened from public view by 36" box trees. Metal buildings shall be allowed in the BPI and PI-1 Zoning Districts as accessory buildings and shall substantially match the principal building. All buildings shall be properly integrated with surrounding development. Integration shall include, but not be limited to, color palette, landscaping, and overall character. All other Design Review Criteria shall be applied.

7. Pre-fabricated metal buildings shall not be permitted in industrial districts where the proposal would be adjacent to single-family or multi-family residential land uses.

C. **SHOPPING CENTERS, OFFICE COMPLEXES AND OTHER COMMERCIAL CENTERS EXCEEDING 50,000 SQUARE FEET (G.F.A.) OR 5 ACRES (NET) OVERALL:** A minimum of four (4) of the following items shall be achieved in addition to the other required Design Review elements:

1. Provide at least two (2) unique freestanding architectural site features that reflect the building architecture in addition to the required special features, such as entry arches, fountains, formal entry aisles, obelisks, trellises, integrated artwork, clock towers, rail fencing, and other similar features.

2. Provide angled building orientation to achieve varied alignment of building fronts and site design features that in turn create functional outdoor spaces, and / or enhanced intersection feature.

3. Provide tree-lined "Boulevard" at median break(s), with detached sidewalks and landscaping that lead directly into a pedestrian plaza or other amenity.

4. Install artwork in open public locations. Artwork must be consistent with the overall theme of the center / facility.

5. Stagger parking setback by at least five (5) feet or vary orientation of parking lot along arterial streetscape, while

maintaining the minimum required setback from the right-of-way.

6. Incorporate unique planter and seating features in pedestrian areas through out site, including areas along the front of the buildings.

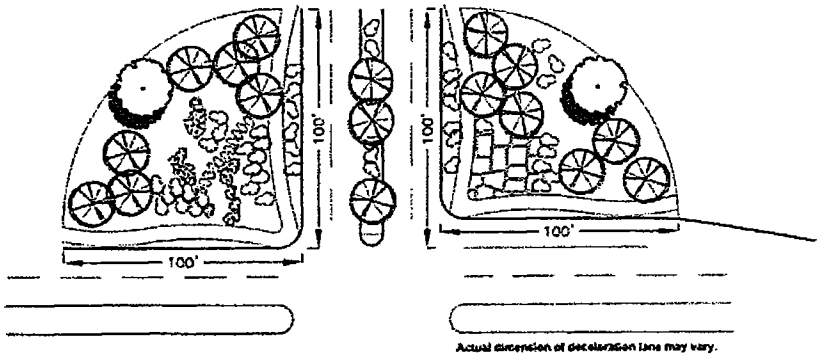
7. Develop an overall character theme that incorporates unique amenities (i.e. signage, light fixtures, screen walls / seat walls, etc.).

8. Develop unique landscape features in a pedestrian setting internal to the site development, in addition to the required special features.

9. Any other design amenity, which is otherwise not required but which meets the general intent for design innovation, may be substituted for any of the above additional quality standards.

D. LARGE-SCALE RETAIL: Any developments involving a Large-Scale Retail establishment as defined in the Peoria Zoning Ordinance shall provide the following in addition to the other required Design Review elements:

1. *Main Entrance*. The Main Entrance shall contain a triangular landscaped area on each side. The triangular landscaped area shall be defined by a) a minimum of one-hundred (100) feet along the property line adjacent to the arterial right-of-way and b) a minimum of one-hundred (100) feet along the face-of- curb along the entrance drive, and c) with both one-hundred (100) - foot or greater lines measured from the intersection of said property line and said face-of-curb as noted above.



NON-RESIDENTIAL DESIGN

The landscape triangle shall be a minimum of 5,000 square feet, and shall contain an entry feature such as water feature, clock tower, obelisk, public art, monument, or other prominent architectural feature that provides a distinct identity to the development. The Planning Manager may approve an alternative design--to be submitted at the design approval stage—if he/she determines that the design meets or exceeds the intent of this provision.

2. *Main Circulation Aisle.* The main drive aisle connecting a/the major public roadway to drive aisles interior to the site shall be considered the Main Circulation Aisle(s). Main Circulation Aisle(s) shall be delineated and distinguished from the surrounding parking area through the use of substantial hardscape treatment of entry throat, landscaping, decorative lighting, and other design elements, and shall provide no direct access to any parking spaces.

3. *Landscaped Perimeter.*
   a. Perimeters along street right-of-way shall be landscaped in accordance with applicable provisions of the Zoning Ordinance.
   b. Non-street perimeters shall contain a double row of twenty-four (24) -inch box, three (3) -inch caliper trees placed at a distance of every twenty (20) feet; trees may be staggered.

4. *Medians.* Landscaped medians shall be provided at a minimum of every fourth parking row.

5. *Intersection Nodes.* Intersection nodes formed by the intersection of Principal Pedestrian Walkways with drive aisles shall be designed with decorative pavers or other architectural elements, intended to enhance awareness of potential conflict of vehicular and pedestrian circulation.

6. *Principal Pedestrian Walkways.* Principal pedestrian walkways, consisting of (at minimum), a fourteen (14)-foot landscaped aisle, incorporating an eight (8) –foot walkway, defined with trees and shrubs, shaded with softscape or hardscape materials, and extending from the adjacent arterials to principal building entrances. A minimum of one such walkway will be provided per every three-hundred (300) feet of primary or business front footage, or as otherwise deemed to meet the intent of this ordinance. A minimum of one such walkway will connect to the main entrance of the/a principal

building/tenant; other walkways will connect to other principal buildings/tenants or principal pedestrian areas (such as an outdoor plaza).

7. *Interior Pedestrian Walkways.* Interior pedestrian walkways connecting parking areas to other pedestrian walkways or buildings, consisting of (at minimum) a six (6) –foot walkway clearly demarcated with decorative pavers or other architectural elements. Such walkways shall be designed to provide shade through landscaping and/or other materials. At least one such walkway must be directly accessible from each parking area.

8. *Shading.* Pedestrian routes located adjacent to building walls shall include functional shade; said shade will be provided by roof overhangs, landscaping, or other architectural materials, and will provide shade for the entire width of the sidewalk along at least fifty percent (50%) of the building wall.

9. *Pedestrian Refuge Areas.* Pedestrian refuge areas shall be provided in the form of plazas, courtyards, and/or outdoor eating areas, located adjacent to large-scale retail establishments and/or to other buildings on the site, at a ratio of a minimum of nine-hundred (900) square feet for each one-hundred thousand (100,000) square feet (G.F.A.) of Large-Scale Retail, as defined in the Peoria Zoning Ordinance. The pedestrian refuge area shall contain benches or other seating as appropriate, decorative pavers, trash receptacles, architectural features to provide a distinct identity and sense of place. Live plantings shall be provided at a ratio of a minimum of one (1) tree and six (6) shrubs for each nine-hundred (900) square feet of refuge area. Seating areas and walkways connecting the refuge area to buildings or other walkways shall be shaded using trees, roof overhangs, canopies and/or similar. An arbor may be used in place of a tree. Landscape requirements for pedestrian refuge areas shall be in addition to any and all other landscape requirements.

10. *Transit Facility.* When located on the site or in the right-of-way adjacent to the site, public transit facilities shall be architecturally integrated into the design of the site through use of materials, color, and other architectural elements.

11. *Bicycle Facilities.* Facilities for bicycle parking shall be shaded and architecturally integrated into the site, at the main entrance of the principal building.

12. *Cart Storage.* Cart storage areas shall be treated as follows:
    a. Those adjacent to buildings shall be covered and screened and architecturally integrated into the site.
    b. Those in the parking lot shall be screened.

E. GASOLINE CONVENIENCE MARKETS: All of the following items shall be achieved in addition to the other required Design Review elements:

1. Design of gas canopies shall be integrated with adjacent building architecture through the use of similar materials, colors and roof forms.

2. Multiple canopies that express differing architectural masses are encouraged.

3. Light fixtures mounted under canopies shall be completely recessed into the canopy with flat lenses that are translucent and completely flush with the bottom surface (ceiling) of the canopy. The fascias of the canopy shall extend below the lens of the light fixtures 12 inches. Unless overlapping a portion of the principal building, gasoline canopies shall not exceed the height of the principal building.

4. Lighted bands, tubes, or corporate color shall be limited to accent elements and not be primary design features.

5. Lights shall not be mounted on the top or fascias of the canopy, and the fascias shall not be illuminated.

6. All gas tank vent piping shall be screened from arterial streets and public view.

F. DRIVE-THROUGH OR DRIVE-UP FACILITIES: All of the following items shall be achieved in addition to the other required Design Review elements:

1. Drive-through menu boards shall be screened from street view, and architecturally integrated with building design through the use of common materials and colors.

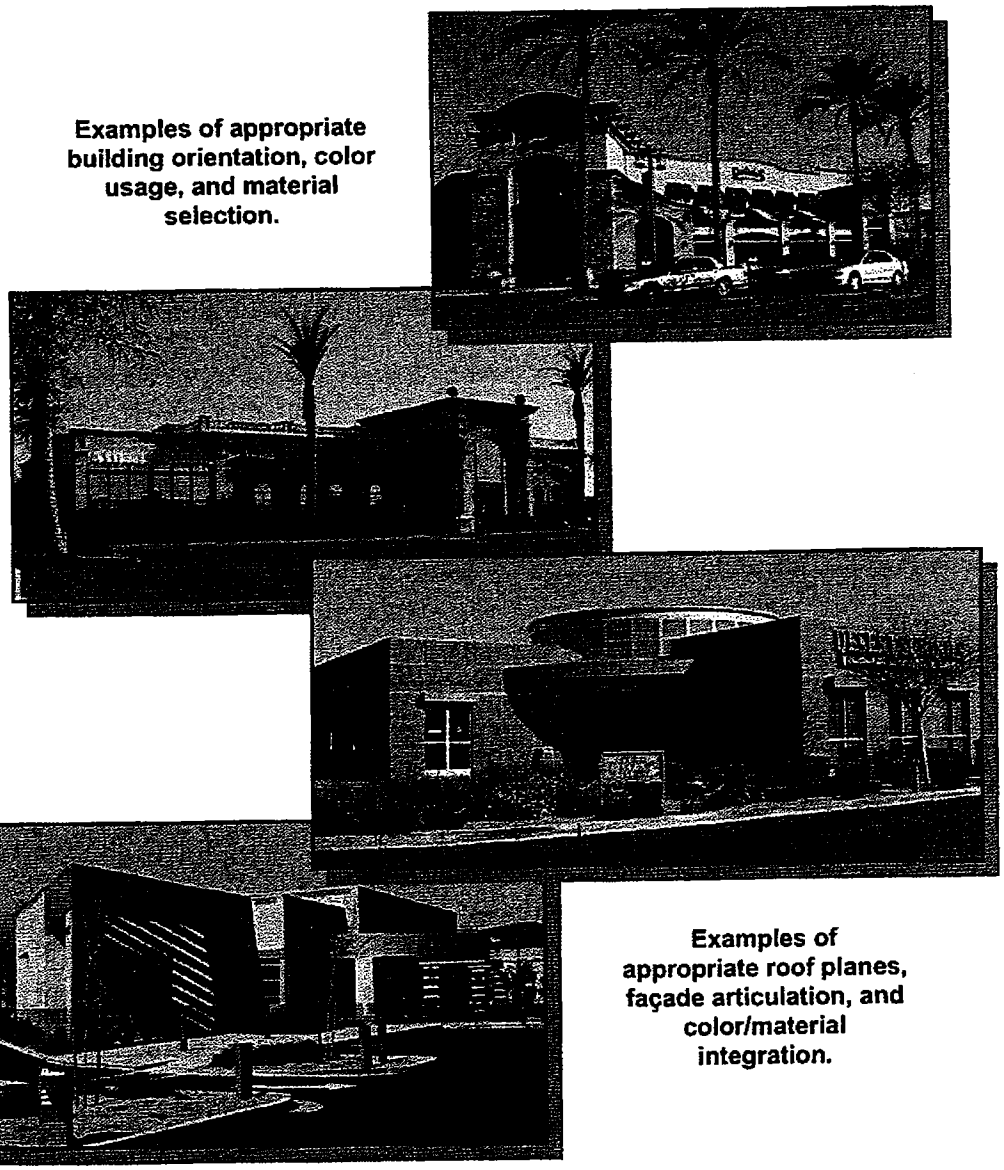
NON-RESIDENTIAL DESIGN

2. All drive-through facilities, including drive-up lanes and queuing areas shall be adequately screened from street view by building orientation, landscaped berm or a screen wall measuring three (3) feet from grade of the driving lane, and situated so not to disrupt safe traffic flow.

3. Drive-through lane entry and exit shall be separated from vehicular parking areas, through curbing, landscaping, etc.

4. Drive-through windows shall be architecturally integrated into the building.

Examples of appropriate building orientation, color usage, and material selection.



Examples of appropriate roof planes, façade articulation, and color/material integration.

NON-RESIDENTIAL DESIGN

4. THEMATIC ELEMENTS – The intent of this section is to aid in defining a unique identity for non-residential developments.

A. Walls

1. Screening walls should be compatible with buildings and should be softened with landscaping treatments.

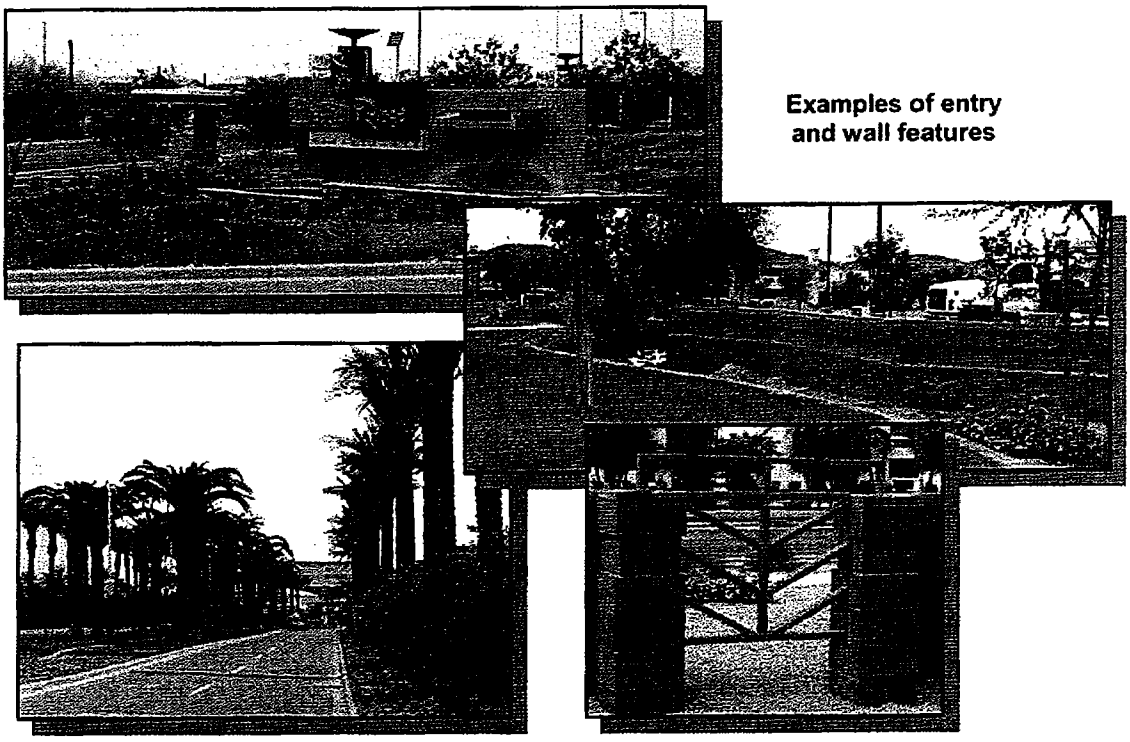
2. Screening walls shall undulate a minimum of three (3) feet for every one-hundred (100) linear feet.

3. Common design elements found throughout a commercial center shall be incorporated into the perimeter screen walls.

B. Entry Features

1. Driveways should be appropriately emphasized with landscaping and entry features to provide focus and identification.

2. Paving changes shall be required at all ingress / egress points.

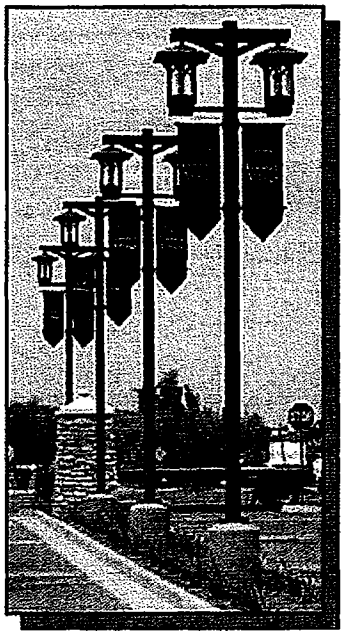


Examples of entry and wall features

NON-RESIDENTIAL DESIGN

C. Signs and Lighting

1. Monument signage structures for any planned commercial complex shall incorporate thematic architectural elements from the center architecture into their design. All signage within commercial centers greater than 50,000 square feet shall be consistent with the center buildings in terms of materials, lighting and texture. *Approval of such signs shall include an agreement (note on approved plans) for the property owner to replace damaged signs or lighting standards based on original design.*



Examples of signs and lighting

Section 20-70-11

- Introduction
- Applicability

DETACHED SINGLE-FAMILY RESIDENTIAL DESIGN

A. Introduction

The Phoenix metropolitan area has a positive reputation as a very livable community. Promoting this image has never been difficult with over 300 days of sunshine a year, a strong job market and affordable housing and considering the strength of our other intangible assets, such as, the many good-natured and helpful people already in the valley, this image is likely to continue indefinitely. As a result, the Phoenix metropolitan area consistently ranks as 1 of the top 10 most desired places to live in the United States and remains one of the fastest growing regions in the country.

As the detached single-family residential market continues to grow it is important to maintain and preserve the natural environment and encourage the successful incorporation of the built environment while at the same time promoting diversity in architecture, subdivision layout and lot layout, as well as, increasing the number of active and passive recreational opportunities for our growing number of residents.

B. Applicability for Residential Development

The Detached Single-Family Residential Design Review Guidelines are intended to apply to all new detached single-family residential development in excess of 20 lots. This includes all principal and accessory structures/buildings in all zoning districts. All such development shall be subject to review and approval by the City for conformance with all applicable design requirements. Areas designated as Rural may be subject to additional Rural Standard requirements as set forth by the City Engineer.

For the purpose of determining compliance, the City of Peoria will monitor the buildout of each subdivision approved through the design review process for conformance to the approved design review application. The City of Peoria may withhold the release of building permits within a subdivision if, in the opinion of the City, the buildings within the subdivision do not conform to the standards set forth in the approved design review application.

Variations from the Detached Single-Family Residential Design Review Requirements and Considerations may be proposed through the Planned Area Development zoning process.

RESIDENTIAL DESIGN – QUALITATIVE GUIDELINES

Qualitative Guidelines Description

Qualitative Guidelines are guidelines that are widely regarded and understood as good sound development practices. These characteristics can be applied on a case by case basis. Qualitative Requirements are separated into three (3) categories:

- Architectural Design
- Plat/Lot Design
- Landscape/Perimeter Wall Design

Each category is divided into two subcategories, Requirements and Considerations. All Requirements must be met. Considerations are provided to help improve a project. In order to receive design review approval, each development shall demonstrate, in short abbreviated text, how design Requirements and Considerations in these three (3) categories have been addressed. ***No minimum score is required for Qualitative Guidelines.***

RESIDENTIAL DESIGN – QUALITATIVE GUIDELINES

A. Architectural Design

1. REQUIREMENTS:
   a. Development within any plan boundary shall conform to said plan.
   b. Exposed metal chimney flues which are not architecturally integrated shall be prohibited.
   c. Second story balconies shall be a minimum of fifteen (15) feet from any property line.
   d. Second story windows shall be a minimum of five (5) feet from any property line.
   e. The use of reflective surfaces, except windows, shall be prohibited.
   f. Roof mounted equipment, except solar panels and related equipment, shall be prohibited.
   g. All utilities and ground mounted mechanical equipment shall be fully screened from view and shall meet the setbacks as required in the Zoning Ordinance.
   h. Accessory structures 8 feet or more in height and/or 300 square feet or more in area shall substantially conform to the principal building in terms of color, exterior building materials and architectural style.
   i. Additions to principal buildings shall utilize like colors, materials and architectural style as the principal structure and shall conform to existing roof lines.
   j. All developments shall provide multiple elevations with distinctive differences for each standard floor plan within the subdivision.
   k. All developments shall provide multiple roof colors, roof styles and roof material types within the subdivision.
   l. All developments shall provide multiple exterior accent materials including, but not limited to, brick, stone and masonry.
   m. Multiple and varying roof elevations and roof lines shall be provided on all elevations adjacent to a collector or higher street classification.

Exceptions

Recreational Vehicle Canopies, provided that:

1. Lot size shall be 18,000 square feet or larger.
2. Structure shall meet all required setbacks.
3. Limit of one (1) RV canopy onsite

4. Structure shall be constructed using 6" x 6" steel or aluminum vertical posts, painted to match the dominant color of the principal structure. Wood structures shall not be permitted.
5. Structure shall not exceed 13' in overall height and no greater than 450 square feet in area.
6. Top of structure shall be lattice, mesh or other semi-transparent material. No pitched or solid roofs shall be permitted.
7. No sidewalls, temporary or permanent, shall be permitted on the structure.

Gazebos, ramadas, or other like structures, provided that:

1. Structure shall not be for storage purposes.
2. Roof is constructed of lattice material or shall match roof material on principal building.
3. Structure shall be open on all sides. No walls shall be permitted.

Play structures, barbecues, chimneys (not attached to principal building), sport courts and other like structures are exempt from Design Review.

RESIDENTIAL DESIGN – QUALITATIVE GUIDELINES

2. CONSIDERATIONS When reasonable and appropriate, the following guidelines should be taken into consideration:
   a. For the purpose of promoting architectural diversity, the requirements set forth in Table 12.1 should be followed.

Table 12.1

	Proposed Number of Detached Single-Family Units			
	20 - 49	50 - 99	100 - 199	200 or More
Number of roof colors required	Minimum of 2 different roof colors. One color may be utilized in not more than 60% of all units.	Minimum of 3 different roof colors. One color may be utilized in not more than 40% of all units.	Minimum of 4 different roof colors. One color may be utilized in not more than 30% of all units.	Minimum of 5 different roof colors. One color may be utilized in not more than 25% of all units.
Number of roof material types required	Minimum of 2 different roof material types. One type may be utilized in not more than 60% of all units.	Minimum of 2 different roof material types. One type may be utilized in not more than 60% of all units.	Minimum of 2 different roof material types. One type may be utilized in not more than 60% of all units.	Minimum of 3 different roof material types. One type may be utilized in not more than 40% of all units.
Number of different elevation types required	Minimum of 2 different architectural elevations. One elevation may be utilized in not more than 60% of all units.	Minimum of 3 different architectural elevations. One elevation may be utilized in not more than 40% of all units.	Minimum of 4 different architectural elevations. One elevation may be utilized in not more than 30% of all units.	Minimum of 5 different architectural elevations. One elevation may be utilized in not more than 25% of all units.

   b. All developments should incorporate a minimum of two (2) different roof styles. Roof syles should include, but not be limited to, pitched, hip, flat, gambrel, mansard, or other style roof.
   c. All developments should incorporate a minimum of two (2) different roof material types. All asphaltic shingles shall be considered one material type. Clay and concrete tiles shall be considered one material type, however, alternating tile types, e.g. flat tile and mission tile, shall be considered different roof material types.
   d. Principal building design should incorporate porches, patios, balconies, decks, seating areas or other amenities that may promote interaction with neighbors.
   e. Building design and location should consider the desert climate, view corridors and the orientation of buildings to street.

RESIDENTIAL DESIGN – QUALITATIVE GUIDELINES

f. The use of decorative pilasters, moldings, cornices and other facade treatments should be utilized to enhance the building appearance.
g. Monotonous building elevations should be avoided through the use of facade articulation, building angles, eaves, parapets, window and door placement, and landscaping.
h. Consideration should be given to window placement and window off-sets for the purpose of maximizing privacy on adjoining lots.
i. For the purpose of increasing open space on each lot, garage locations should be grouped adjacent to common property lines and joint driveways should be utilized to the maximum extent possible.
j. When joint driveways are not utilized, should consider alternative garage type such as, single-bay tandem garage or side entry garage and alternative location, such as, within the side or rear yard, attached or detached.
k. Architectural embellishments should include, recessed windows or window projections, articulated facades and decorative moldings or pilasters for the purpose of creating shadow lines.
l. Roof lines should vary from homes on adjacent lots and directly across the street.

B. Plat/Lot Design

1. REQUIREMENTS:
   a. All local residential streets in excess of 900 feet in length shall be curvilinear in design with a minimum radius of 150 feet and a minimum curve length equal to one-half of the radius.
   b. All collectors and lower classified streets in excess of 900 feet shall be designed for the purpose of reducing high-speed and/or cut-through traffic. Such measures shall include a curvilinear design combined with traffic circles, landscape planters or other similar Traffic Calming measures as approved by the City Engineer.
   c. Principal building placement on every other lot shall be staggered or off-set a minimum of five (5) feet so that not more than two (2) consecutive homes on the same side of a street shall have their principal structures placed on the same building line.
   d. To help implement this provision, upon the first building permit application, the developer shall provide a Setback Exhibit and the City shall approve or deny the exhibit.
   e. To help accommodate a staggered building placement on lots less than eleven thousand (11,000) square feet in area, the City may allow required front and rear yard setbacks to be reduced by not more than ten (10%) percent. The developer shall clearly delineate on a Setback Exhibit the exact lots on which this provision shall apply. The Setback Exhibit shall be approved, denied or approved with modifications by the City. Any appeal from this provision shall be done through the Board of Adjustment and the appeal process provided through such board.
   f. Side lot lines adjacent to a minor arterial or higher street classification shall be prohibited.
   g. Four-way intersections shall be prohibited on local-to-local street intersections, unless approved by the City Engineer.
   h. For the purpose of reducing neighborhood cut-through traffic, local streets traversing a collector or higher street classification shall be off-set at its intersection a minimum of three-hundred fifty (350) feet in the locking direction or one-hundred twenty-five (125) feet in the non-locking direction.
   i. When a cul-de-sac abuts a public or private right-of-way or a useable open space area, a landscaped access easement shall be provided. Said easement shall be a minimum of 20 feet wide of which a minimum of 10 feet shall be dedicated as a pedestrian path.

RESIDENTIAL DESIGN – QUALITATIVE GUIDELINES

2. CONSIDERATIONS: When reasonable and appropriate, the following guidelines should be taken into consideration:
   a. Lots should not be designed to center on a T-intersection.
   b. For the purpose of increasing pedestrian safety and decreasing pedestrian exposure to traffic, curb radii should be maintained at the minimum standard as required by the City Engineer and Fire Department.
   c. Retention areas and open space areas should be located adjacent to main entrance ways, schools and/or open space areas.
   d. Open space and retention areas should be located and designed to act as a buffer between detached single-family residential units and non-residential uses and arterial streets.
   e. Allow limited access from adjacent non-residential areas, including schools, by incorporating fence and landscape penetrations into the pedestrian circulation element.
   f. Plats should be designed to integrate and/or continue existing or approved open space areas, pedestrian walkways and multi-use trails from adjacent developed and undeveloped areas.
   g. In subdivisions with lots less than 18,000 square feet in area, multi-use trails/paths should be not be located or designed to run adjacent to any front lot line.
   h. In subdivisions with lots less than 10,000 square feet in area, should consider the reservation of a common area for the purpose of parking/storing boats, trailers, motor homes and other recreational vehicles.
   i. Developments should consider alternative street cross-sections. Use of ribbon curbs, modified street lighting and reduction of pavement width for rights-of-way may be considered by the City Engineer.
   j. For the purpose of increasing open space on each lot, garage locations should be grouped adjacent to common property lines and joint driveways should be utilized to the maximum extent possible.
   k. When joint driveways are not utilized, should consider alternative garage type, such as, single-bay tandem garage or side entry garage and alternative location, such as, within the side or rear yard, attached or detached.
   l. Developer should consider use of alternative street lighting standards in project theme. Maintenance and upkeep of alternative lighting standards shall be provided for by an established Homeowners Association and shall be approved by the City Engineer.

C. Landscape/Perimeter Wall Design

1. REQUIREMENTS:
   a. There shall be a minimum amount of land area dedicated or reserved as Useable Open Space as set forth in Table 12.2 below:

Table 12.2

*Lot Size	Minimum amount of Useable Open Space required
Lots less than 10,000 square feet	9% of gross project area
Lots 10,000 to 18,000 square feet	7% of gross project area
Lots in excess of 18,000 square feet	5% of gross project area

*If development includes a mixture of lot sizes, the percentage of Useable Open Space required shall be based on the percentage of lots in each lot size category.

   b. Infill developments south of Bell Road that are not more than 50 residential lots or not more than 10 gross acres are exempt from Table 12.2. However, retention/detention areas, as required by the City Engineer, shall be improved with at least two of the amenities listed in 20-70-12.C.1.c & d below.
   c. Useable Open Space shall be clearly designated on the preliminary and final development plans. Areas that may be included in the calculation of open space shall include the following:

      Dedicated park sites; dedicated separate right-of-way for bike paths, equestrian and hiking trails; private park and recreation areas; reserved or dedicated steep slope areas; golf courses for not more than 50% of the required useable open space.
   d. Retention basins and floodway areas may be counted as Useable Open Space when improved with a combination of the following:

      Active play areas, including, but not limited to, Basketball/Tennis/Raquetball courts, Baseball/Softball/Soccer fields pedestrian/multi-use paths/trails, tot lot, barbecue areas, ramadas and bench seating areas.

e. Useable Open Space shall not include any of the following: Dedicated streets, alleys, and other public rights-of-way, except as provided above; vehicular drives, parking, loading and storage areas; required setback areas; reservation of park and school sites for which the City or school district shall be required to purchase; areas reserved for the exclusive use or benefit of an individual owner or tenant; concrete or rock lined areas designed primarily for the conveyance of water.

f. Dedication Statement on final plat shall include provision dedicating all open space and retention areas as tracts, providing for the maintenance of such areas and adjacent right-of-way by an established home owners association, and precluding such areas from future development.

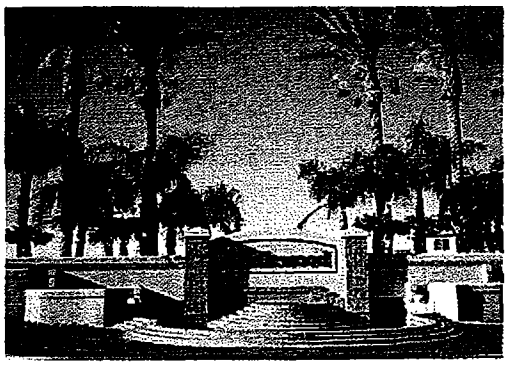
g. Rights-of-way and retention areas shall be improved with landscaping as required by the City of Peoria Zoning Ordinance.

h. Landscaping shall be provided on all interior and perimeter collector streets at a rate of 1 tree and 3 shrubs with vegetative ground cover for every thirty (30) feet of lineal street frontage. Landscaping provided under this requirement shall be located in a planter area directly adjacent to the back-of-curb. Planter area shall be a minimum of five (5) feet wide.

i. For total landscaping, no one tree or shrub species may exceed 60% of the total proposed trees or shrubs.

j. For total landscaping, decomposed granite may not exceed 60% of the total coverage area. Remaining 40% shall be coverage area of trees, shrubs and vegetative groundcover at maturity.

k. Special features including, but not limited to, decorative entry signage, pedestrian areas with stamped concrete or speciality pavers, water features, sculptures, ramadas or public art shall be required for all projects in excess of one-hundred (100) detached single-family residential units.



l. Entry signage, perimeter walls, and other appurtenances in community owned areas shall utilize common colors, materials and architectural style with the established theme within the subdivision or consistent with the surrounding area.

m. Bicycle/Pedestrian paths and trails shall connect to existing/proposed paths, trails and existing and future commercial developments.

n. All utilities and mechanical equipment shall be screened from view.

o. Developments occurring north of Happy Valley Road shall provide a textual narrative detailing efforts to preserve existing vegetation and re-vegetate areas of pristine, undisturbed desert.

p. All Developments shall offer landscape packages with front yard and street side yard landscaping.

q. Perimeter walls shall meet the following requirements:

   i. Stuccoed or constructed of decorative masonry block intended to be utilized without additional finish.

   ii. Shall utilize one or more of the following: inlays, materials or color accents, capping, decorative pilasters, wrought iron, planters or other approved feature that adds visual interest.

   iii. Perimeter walls adjacent to minor arterial or higher street classification shall be eight (8) feet in height with a horizontal and vertical undulating pattern. Horizontal undulations shall occur once every 100 feet or every other lot line, whichever is less, and shall be a minimum of 1 lot in length and shall meet a minimum off-set of 3 feet. Vertical undulations should also be incorporated. Horizontal undulations shall be reflected in the lot lines on preliminary plat and the final plat.

   iv. Perimeter walls adjacent to collectors, retention areas or open space shall be six (6) feet in height with a horizontal and vertical undulating pattern. Horizontal undulations shall occur once every 100 feet or every other lot line, whichever is less, and shall be a minimum of 1 lot in length and shall meet a minimum off-set of 3 feet. Vertical undulations should also be incorporated. Horizontal undulations shall be reflected in the lot lines on the preliminary plat and final plat.

   v. Elevations and locations of all perimeter walls shall be shown on preliminary and final landscape and grading and drainage plans.

r. Chain link fences shall be prohibited. Wood or metal fences may be considered if integrated into an identifiable theme. Such theme may include rural/agrarian with the use of wooden picket fencing or a metal pole corral style open fencing.

s. Landscape plans shall illustrate designated pedestrian circulation areas. Designated pedestrian circulation areas shall include, but not be limited to, sidewalks, pedestrian refuge areas, bench seating areas, landscaped walkways/paths and multi-use trails/paths.

t. Cross-sections for walkways/trails/paths shall have a minimum overall width of 20 feet with a minimum of 10 feet dedicated to pedestrian circulation, exclusive of any vehicle overhangs and/or landscaped areas, and 10 feet dedicated to landscaping directly adjacent to walkway/trail/path. This provision does not apply to sidewalks.

RESIDENTIAL DESIGN – QUALITATIVE GUIDELINES

2. CONSIDERATIONS When reasonable and appropriate, the following guidelines should be taken into consideration:
   a. A thematic streetscape, including , but not limited to landscape theme; decorative street signage and street lamps; bench seating and pedestrian scale lighting, on all interior and perimeter collector streets should be considered. Maintenance and upkeep of the above elements shall be provided for by an established Homeowners Association and shall be approved by the City.
   b. Artwork in open public locations should be encouraged.
   c. Regular and frequent placement of bench seating areas should be located along trails/paths.
   d. Pedestrian and multi-use walkways, paths and trails should provide shaded pedestrian refuge areas.
   e. Plants should be grouped in settings commonly found in the natural environment.
   f. Integration of landscaping and sign design is encouraged.
   g. Landscape design should not impede surveillance abilities.
   h. Main entryways should be appropriately emphasized with landscaping and entry features to provide focus and identification. Should consider the use of landscaped medians at main points of entry.
   i. Screening walls should be compatible with buildings and development theme and should be softened with landscaping treatments.
   j. Where appropriate, perimeter walls should incorporate the use of view fences.
   k. Improved open space and retention areas should connect to existing and proposed pedestrian and multi-use walkways, paths and trails.
   l. Useable open space areas should be combined with existing or planned park areas and vertical drops requiring protection.
   m. Drainage crossings should utilize decorative railing.

ARTICLE 14-2
DEFINITIONS

CONTENTS

14-2-1 INTENT
14-2-2 DEFINITIONS

14-2-1 INTENT (Ord. No 02-68)

This Article is intended to clarify the meaning of any term used within the regulations and development standards for which the common definition may not serve the purpose of the regulations, or which is not a commonly used term outside of the context of this Zoning Ordinance.

14-2-2 DEFINITIONS

A. The word *occupied* and the word *used* shall be considered as meaning the same as the words intended, arranged, or designed to be used or occupied.

B. The word *dwelling* includes the word residence; the word *lot* includes the words plot or parcel.

C. Terms not herein defined shall have the meanings customarily assigned thereto.

D. For the purpose of this Zoning Ordinance, certain words are hereby defined as follows (Ord. No. 02-68):

Abutting means the condition of two adjoining properties having a common property line or boundary, including cases where two or more lots adjoin only a corner or corners, but not including cases where adjoining lots are separated by a street or alley.

Access or Access way means the place, means or way by which pedestrians and vehicles shall have adequate and usable ingress and egress to a property or use as required by this Ordinance. (Ord. No. 94-74)

Adjoining, Adjacent means the condition of being near to or close to but not necessarily having a common dividing line, i.e., two properties, which are separated only by a street or alley, shall be considered as adjoining one another.

Adult Arcade means a commercial establishment wherein coin-operated or slug-operated or electronically, electrically, or mechanically controlled still or motion picture machines, projectors, or other image producing devices are maintained to show images to five or fewer persons per device at any one time, and where the

images so displayed are distinguished or characterized by the depicting or describing of "specified sexual activities" or "specified anatomical areas." (Ord. No. 98-34A)

Adult Bookstore, Adult Retail Store or Adult Video Store means a commercial establishment, which meets both provisions, a and b below: (Ord. No. 98-34A)

1. A commercial establishment having as a substantial or significant portion of its stock in trade offering for sale or rental, for any form of consideration, any one or more of the following:

   a. Books, magazines, periodicals or other printed matter, photographs, films, motion pictures, video cassettes or video reproductions, slides or other visual representations, video disks, computer animation or computer generated imaging which are characterized by the depiction or description of "specified sexual activities" or "specified anatomical areas"; or

   b. Instruments, devices, or paraphernalia which are designed for use in connection with "specified sexual activities," excluding condoms, diaphragms, contraceptive inserts, contraceptive medications and other birth control or disease prevention devices prescribed by a licensed medical doctor or osteopathic doctor.

   A commercial establishment may have other business purposes that do not involve the offering for sale or rental of material depicting or describing "specified sexual activities" or "specified anatomical areas" and still be categorized as an adult bookstore, adult retail store or adult video store. Such other business purposes will not serve to exempt such commercial establishment from being categorized as an adult bookstore, adult retail store, or adult video store.

2. Regularly excludes all minors from the premises or a separate defined section thereof because of the sexually explicit nature of the items sold, rented or displayed therein.

Adult Cabaret means a nightclub, bar, restaurant, or similar commercial establishment which during any part of any two or more days within a continuous thirty (30) day period features live performances or activities which are characterized by the exposure of "specified anatomical areas" or "specified sexual activities". Nothing in the definition of "adult cabaret" shall be construed to apply to the presentation, showing or performance of any play, drama or ballet in any theater, concert hall, fine arts academy, school, institution of higher learning or other similar establishment as a form of expression of opinion or communication of ideas or information, as differentiated from the promotion or exploitation of nudity for the purposes of advancing the economic welfare of a commercial or business enterprise. (Ord. No. 98-34A)

Adult Motel means a hotel, motel or similar commercial establishment that: (Ord. No. 98-34A)

1. Offers accommodations to the public for any form of consideration; provides patrons with closed-circuit television transmissions, films, motion pictures, video cassettes, slides or other photographic representations which are characterized

by the depiction or description of "specified sexual activities" or "specified anatomical areas"; and has a sign visible from the public right-of-way which advertises the availability of this adult type of photographic reproductions; or

2. Offers a sleeping room for rent for a period of time that is less than 10 hours; or

3. Allows a tenant or occupant of a sleeping room to subrent the room for a period of time that is less than ten (10) hours.

Adult Motion Picture Theater means a commercial establishment having as a substantial or significant portion of its stock, where for any form of consideration, films, motion pictures, video cassettes , slides, video disks, or similar photographic or video graphic reproductions are regularly shown as one of its business purposes and that are characterized by the depiction or description of specified sexual activities or specified anatomical areas. Nothing in the definition of "adult motion picture theater" shall be construed to apply to the presentation, showing or performance of any play, drama or ballet in any theater, concert hall, fine arts academy, school, institution of higher learning or other similar establishment as a form of expression of opinion or communication of ideas or information, as differentiated from the promotion or exploitation of nudity for the purposes of advancing the economic welfare of a commercial or business enterprise. (Ord. No. 98-34A)

Adult Theater means a theater, concert hall, auditorium, or similar commercial establishment that regularly features person who appear in a state of nudity or live performances that are characterized by the exposure of specified anatomical areas or by specified sexual activities. Nothing in the definition of adult theater shall be construed to apply to the presentation, showing or performance of any play, drama or ballet in any theater, concert hall, fine arts academy, school, institution of higher learning or other similar establishment as a form of expression of opinion or communication of ideas or information, as differentiated from the promotion or exploitation of nudity for the purposes of advancing the economic welfare of a commercial or business enterprise. (Ord. No. 98-34A)

Adult Use means a commercial establishment whose business is distinguished or characterized by an emphasis on matter depicting or describing specified sexual activities or specified anatomical areas. The following uses as defined within this Article shall be designated as Adult Uses: (Ord. No. 98-34A)

1. Adult Arcade

2. Adult Bookstore, Adult Retail Store or Adult Video Store

3. Adult Cabaret

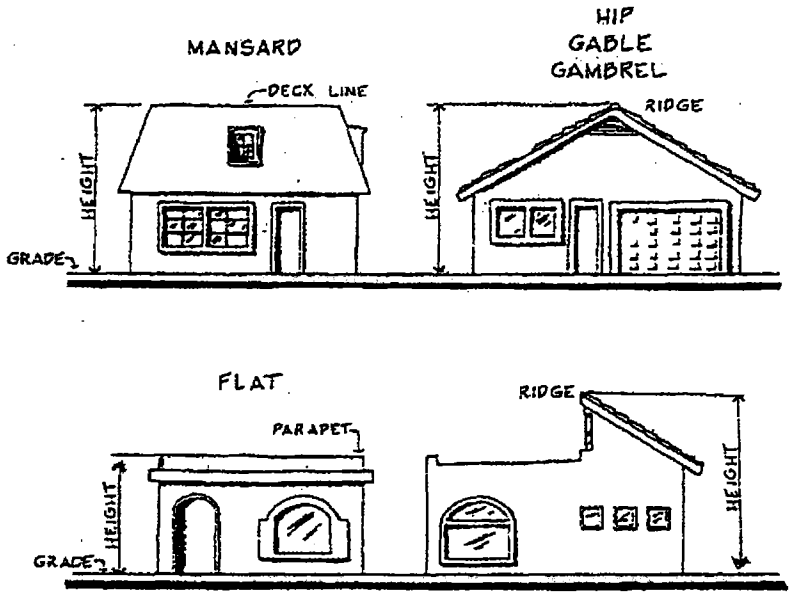
4. Adult Motel

5. Adult motion picture theater

6. Adult theater

2. Accessory building means a subordinate building on the same lot with a principal building or use, the use of which is customarily accessory and incidental to the main use of the principal building or use. When attached to the principal building, such accessory building shall be considered as part of the principal building for purposes of setback and yard regulations.

Building height means the vertical distance measured from grade to the highest point of the parapet for flat roofs, to the deck line of a mansard roof or to the ridgeline for gable, hip and gambrel roofs. (Ord. No. 04-187)



Carport means an accessory building, attached or detached, having one or more open sides used by occupants of the principal building.

Catering Establishment means an establishment where food is sold for consumption off-premises with no counters or tables for consumption of food on the premises. (Ord. No. 04-188)

Church, synagogue or temple means a permanently affixed building, where one of the principal uses is for religious worship. (Ord. No. 98-34A)

Citizen Participation Plan means a plan submitted by an applicant for a rezoning that specifies how the applicant intends to: (1) identify the persons who own property in the vicinity of or may be interested in or affected by the proposed rezoning; (2) identify the process for meeting with these persons; (3) identify how comments and concerns will be received at the meeting(s) or in communications and how they will be evaluated; and (4) prepare a report for submittal to the City regarding the results of the meeting(s) and communications. (Ord. No. 05-25)

Clinic means a building or part thereof in which the ambulatory patients are provided diagnostic, therapeutic or preventative medical, surgical, dental or optical treatment by a group of doctors acting conjointly, but not providing for overnight residence of patients.

College or University Campus means an educational or vocational institution on an area consisting of at least 10 acres and/or with multiple buildings. (Ord. No. 05-58A)

College or University Facilities means an educational institution occupying less than 10 acres and without on-site housing offering academic courses beyond the high school level and awarding associates, baccalaureate or higher degrees. (Ord. No. 05-58A)

Commercial Acre means an area of thirty-five thousand (35,000) square feet, being an approximation of the area left remaining after dedication of normal public street right-of-way from a full acre.

Commission means the Peoria Planning and Zoning Commission.

Community Residential Facility means a facility licensed by the State of Arizona for more than six (6) developmentally disabled persons. (Ord. No. 97-41)

Conditional Use means a use permitted in zoning district regulations, subject to a finding that all criteria imposed pursuant to this Ordinance will be met and including conditional use permits and special conditional use permits. (Ord. No. 98-34A)

Condominium means a building or group of buildings in which units are owned individually and the structure; common areas and facilities are owned by all the owners on a proportional, undivided basis. Condominiums may be residential, commercial or industrial in nature. (Ord. No. 88-09)

Construction means all structures, driveways, parking, vehicle storage, nonnative landscaping, water surfaces, decks, walks, and improved recreation facilities on the subject property. (Ord. No. 02-68)

Construction Yard means an area on or immediately adjacent to a major construction or demolition site used as a temporary basis for parking and storage of equipment used in the project, and the storage and preparation of materials and other items used in the project, including construction offices and shops.

Convenience Food Restaurant means an establishment whose principal business is the sale of foods, frozen desserts, or beverages to the consumer in a ready-to-eat state for consumption either on or off the premises and whose design or principal method of operation includes both of the following characteristics:

1. Foods, frozen desserts or beverages are usually served in edible containers or in paper, plastic, or other disposable containers.

2. The customer is not served food at his/her table by an employee but receives it at a counter, window, or similar facility for carrying to another location for consumption on or off the premises.

Correctional Facility means a facility operated by the Arizona Department of Corrections or Arizona Department of Youth Rehabilitation or private contractors with the above for the post-trial incarceration of juveniles and adult convicted felons. Such facilities are characterized by highly secured premises; restrictions on access and may include lodging and food service facilities. Such facilities do not include holding facilities or detention facilities as defined in this chapter. (Ord. No. 97-100)

Data Center means a location housing one or more large computer systems and related equipment, concerned with building, maintaining or processing data and providing other data processing services. Data Center is also commonly know as a telecom hotel or carrier hotel. (Ord. No. 02-21)

Day Care means the care, supervision and guidance for compensation of four or less children unaccompanied by a parent, guardian or custodian, on a regular basis for periods less than 24 hours per day, in a place other than the child's or children's own home or homes. (Ord. No. 93-25)

Day Care Center means a facility in which day care is regularly provided for compensation for five or more persons not related to the proprietor. The care of four or less persons shall not be considered a day care center. (Ord. No. 93-25)

Day Care Group Home means a residential facility, certified by the Arizona Department of Health Services, in which day care is regularly provided for compensation for periods of less than 24 hours per day for not less than 5 full-time and part-time children, but no more than 10 full-time children through the age of 12 years. The principal use of the Day Care Group Home is a single-family dwelling unit designed as a unit for occupancy by one family. (Ord. No. 93-25)

Department means the Community Development Department, the entity charged with the responsibility for interpreting, administering and enforcing the City of Peoria Zoning Ordinance. (Ord. No. 02-68)

Detention Facility means a facility established by the county sheriff, juvenile court or a city or town or by a private contractor with any of the above for the pre-trial detention of persons unable to be released due to lack of funds or non-compliance with court conditions. Such facilities may include lodging and food service facilities. Detention facilities may be used for post-trial incarceration of juveniles and adults for a period not to exceed six months. Such facilities do not include holding or correctional facilities. (Ord. No. 97-100)

Development means the performance of any building or mining operation, the making of any material change in the use or appearance of any structure or land, the division of land into two (2) or more parcels, or the creation or termination of access rights, and shall include, but not limited to, such activities as the construction, reconstruction, or alteration of the size, or material change in the external appearance of a structure or land; commencement of mining excavation, trenching, or grading; demolition of a structure or removal of vegetation; deposit of refuse, solid waste or fill; alteration of a floodplain or bank of a water course. (Ord. No. 02-68)

Development Plan means a plan that becomes part of the zoning for a property. The plan depicts site characteristics and development information and provides guidance for site plans. (Ord. No. 00-68)
District means a portion of the City within which certain regulations and requirements, or various combinations thereof, are applicable under the provisions of this Zoning Ordinance.

Donation Center means a center operated by an organization that collects and sells donated clothing and household items. All such merchandise shall be displayed and stored in an enclosed building. (Ord. No. 04-188)

Drive Access means that area between the curb of a street, or edge of the traveled portion of a street when no curb exists, and the right-of-way/property line over which the City will permit vehicular travel from the traveled portion of a street to an individual property, or off-street parking space(s). A physical break or cut of a curb (curb cut) may be necessary to create a Drive Access. (Ord. No. 88-09)

Drive-in Establishment means a business enterprise, activity or use of land consisting primarily of sales or services rendered to patrons who normally receive the products or utilize the services while in motor vehicles upon the premises, including but not limited to gas service stations, drive-in restaurants, drive-in laundry and dry cleaning pick-up stations.
Drive-in Restaurant means a restaurant, which provides food and beverage service directly to patrons within parked vehicles for consumption primarily on the premises. (Ord. No. 94-74)

Drive-through Facility means a business operation, which provides goods or services, passed through exterior windows or mechanical devices to patrons within motor vehicles. Such business may include, but not necessarily limited to financial institutions, restaurants and dry cleaning establishments. Drive-through facility incidental to a permitted use is considered to be a permitted accessory use. (Ord. No. 02-21)

Drop-off Lane means an on-site one-way queuing lane for dropping off or picking up passengers. (Ord. No. 00-68)

Dwelling Unit (DU) means a building or portion thereof, designed as a unit for occupancy by one family for cooking, living and sleeping purposes.

1. Dwelling, single-family, attached means a building containing dwelling units attached by common walls without openings with each unit on a single lot. The term attached single-family dwelling primarily applies to non-vertically stacked dwelling units. (Ord. No. 02-83)

2. Dwelling, single-family, detached means a building containing not more than one dwelling unit entirely surrounded by open space on one lot. (Ord. No. 93-12)

3. Dwelling, two-, three-, and four-family means a detached building containing two-, three-, or four-dwelling unit developments on one lot. These types of dwelling units apply primarily to triplexes, fourplexes and condominium developments. (Ord. No. 02-83)

4. Dwelling, multi-family means a building or buildings attached to each other and containing three or more dwelling units on one lot with vertically stacked units. The term multi-family dwelling primarily applies to such dwelling types as apartments and buildings where any dwellings have their primary access to a common hallway or corridor. (Ord. No. 02-83)

Effective Date means the date upon which this Chapter or any amendment hereto becomes effective.

Erected means built, constructed, altered, reconstructed, moved upon; any physical operations on premises which required construction, excavation, fill, drainage and the like, shall be considered part of an erection.

Essential Public Service means the erection, construction, alteration or maintenance by a public service corporation under the jurisdiction of the Arizona Corporation Commission or a political subdivision of this state organized as a special taxing district of underground, surface or overhead gas, electrical, steam, water transmission or distribution systems, poles, wires, mains, drains, sewers, pipes, cables, fire alarm boxes, call boxes, traffic signals, hydrants and other similar equipment and accessories in connection therewith reasonably necessary for the furnishing of adequate service by such public utilities for the public health, safety or general welfare, not including buildings, electrical substations and transmission towers. The provision of telecommunications services, including but not limited to the construction of wireless facilities by a public service corporation under the jurisdiction of the Arizona Corporation Commission or a political subdivision of this state, organized as a special taxing district is specifically deemed not to be an essential service and shall be subject to the provisions of the zoning ordinance. (Ord. No. 98-15)

Excavation means any breaking of ground, except agricultural soil tilling and grounds care.

Family means: (Ord. No. 97-41)

1. An individual or two or more persons related by blood, marriage, or adoption and usual servants living together as a single housekeeping unit in a dwelling unit, or

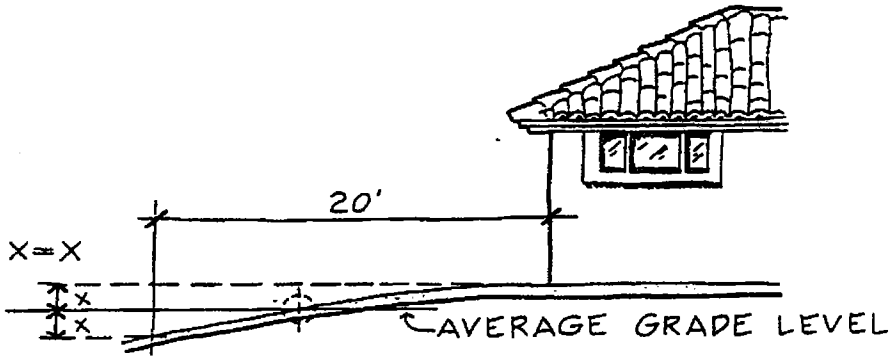
2. A group of not more than ten persons who need not be related, living together as a single housekeeping unit in a dwelling unit.

Floor Area, Gross means the sum of the gross horizontal areas of the several floors of a building measured from the exterior face of exterior walls, or from the centerline of a wall separating two buildings, but not including interior parking spaces, loading space for motor vehicles, or any space where the floor-to-ceiling height is less than six (6) feet. (Ord. No. 94-74)

Floor Area, Net means the total of all floor areas of a building, excluding stairwells and elevator shafts, equipment rooms, interior vehicular parking or loading; and all floors below the first or ground floor, except when used or intended to be used for human habitation or service to the public. (Ord. No. 94-74)

Gas Service Station means any facility or establishment retailing motor fuel on the premises, whether self-service or otherwise and whether or not service is performed from the premises as described in Section 14-10-3A. (Ord. No. 87-39)

Grade means the average level of the finished ground surfaces surrounding a building or structure, within a distance of twenty (20) feet. (Ord. No. 94-74)



Group Care Facility means a facility licensed by the State of Arizona, other than a detention facility, state institution, foster home or Group Foster home for more than ten children, or unwed mothers and children. (Ord. No. 97-41)

Group Home means a single residential dwelling unit shared as their primary residence by not more than ten qualified handicapped individuals living together as a single housekeeping unit, in which staff persons provide on-site care, training or support for the residents. Group homes include licensed and qualified Adult Residential Care homes pursuant to A.R.S. 36-448, Group Foster Homes, Supervisory Care Homes, Adult Foster Care Homes and Adult supportive Residential Living Centers. Group Homes shall not include boarding houses, rooming houses or similar enterprises, nursing homes, personal care homes, adult or juvenile detention facilities, recovery facilities, community residential setting facilities, group care facilities, adult day care facilities or Residential Development Disability Facilities regulated pursuant to A.R.S. 36-582. (Ord. No. 97-41)

GuestHouse means an attached or detached accessory building used to houseguests of the occupants of the principal building, and which is never rented or offered for rent. Any guesthouse providing cooking facilities shall be considered a dwelling unit.

Handicapped means a person whom: (Ord. No. 97-41)

1. Has a physical or mental impairment that substantially limits one or more of such person's major life activities;

2. Has a record of having such an impairment;

3. Is regarded as having such impairment.

However, "handicapped" shall not include current use of or an addiction to a controlled substance as defined in Title 13, Arizona Revised Statutes or Title 21, United State Code.

Holding Facility means a facility established in conjunction with a law enforcement or public safety building, established for the temporary detention of adult or juvenile persons while being processed for arrest or detention by law enforcement. Such facilities do not include lodging or food service facilities to facilitate a stay longer than necessary for processing of the arrest. Holding facilities does not include detention, correctional or release facilities. (Ord. No. 97-100)

Home Occupation means an occupation carried on solely by the occupant of the residence that is subordinate or incidental to the primary function of the principal residence or dwelling unit. (Ord. No. 00-68)

Hospital means a building or group of buildings in which sick or injured persons are given medical or surgical treatment, examination or care, including overnight residence, together with related facilities, e.g., laboratories, training facilities, staff residences, out-patient department and similar facilities which are an integral part of the principal use.

Hotel or Motel means a building or group of buildings used primarily for accommodation of transient guests in rooms or suites, excluding adult motels. (Ord. No. 98-34A)

Junk Yard means 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.

Lattice or Trellis means an open work structure of crossed strips of bars of wood, aluminum or plastic on which vines or other creeping plants may be trained. Specifically excludes chain link, corrugated, metal and similar metal materials or vinyl mesh. (Ord. No. 99-112)

Loading Space means the off-street area required for the receipt or distribution, by vehicles, of material or merchandise. (Ord. No. 00-68)

Lot means a place or parcel of land separated from every other piece or parcel by description, as in a subdivision or on a recorded survey map, or by metes and bounds, for purpose of sale or separate use.

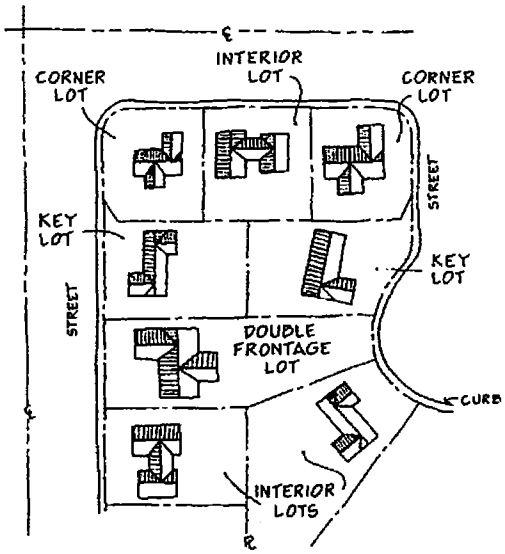
1. Corner lot means a lot abutting on two or more intersecting streets having an interior angle of intersection not exceeding one hundred thirty-five degrees.

2. Interior lot means a lot having only one side abutting on a street.

3. Key lot means an interior lot, one side of which abuts the rear lot (line) of a corner lot, or is separated therefrom by an alley.

4. Double frontage lot means a lot abutting on two or more or less parallel streets.

5. Flag lot means an interior lot in which the buildable area is located to the rear of a lot abutting a street, and which has access to the same street by means of a narrow driveway. (Ord. No. 03-158)



Lot Area means the total area of a lot within the lot lines as measured on a horizontal plane.

Lot Coverage means the part or percentage of a lot occupied by a principal (and) or accessory buildings.

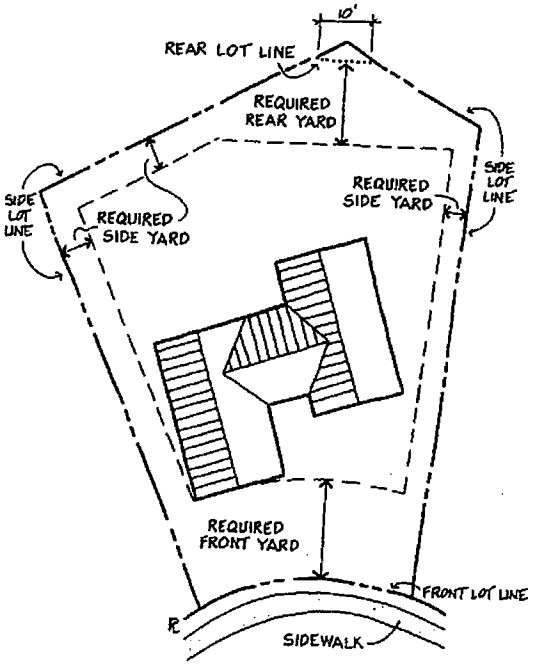
Lot Depth means the horizontal distance between the front and rear lot lines, measured along the median between the side lot lines.

Lot Line means a line bounding a lot; synonymous with street line when a lot line coincides with a right-of-way line of an abutting street.

1. Front lot line means for interior lots, the lot line abutting on a street; for corner lots, the shorter lot line abutting on a street. When a corner lot or double frontage lot has nearly equal frontage on two streets, designation of the front line shall be at the discretion of the owner.

2. Rear lot line means the lot line opposite and farthest from the front lot line. For a pointed or irregular lot, the rear lot line shall be an imaginary line, parallel to and farthest from the front lot line, not less than ten (10) feet long, and wholly within the lot.

3. Side lot line means any lot line other than a front or rear lot line; in the case of a corner lot, the lot line abutting the side street is termed an exterior side lot line; all other side lot lines are termed interior side lot lines.



Lot of Record means a lot which is part of a subdivision plat recorded in the Maricopa County Recorder's office prior to February 9,1971, or a lot or parcel described by metes and bounds and having its description recorded in the Maricopa County recorder's office prior to February 9, 1971.

Lot Width means the horizontal distance between the side lot lines measured at right angles to the line comprising the depth of the lot at a point midway between the front lot line and the rear lot line. (Ord. No. 03-158)

Manufacturing means the mechanical or chemical transformation of materials or substances into new products, including the assembling of component parts, the manufacturing of products, and the blending of materials, such as lubricating oils, plastics, resins, or liquors. (Ord. No. 00-68)

Massage Establishment means any building, room, place, or establishment, other than a regularly licensed and established hospital or dispensary where non-medical or non-surgical manipulative exercises or devices are practiced upon the human body manually or otherwise by any person other than a licensed physician, surgeon, dentist, occupational or physical therapist, chiropractor or osteopath with or without the use of therapeutic, electrical, mechanical or bathing devices. A Massage Establishment shall also include any bathing establishment operated in conjunction with the business. Massage establishments, as established herein, shall not include uses including but not limited to beauty parlors, salons, spas and health and exercise facilities where massage services may be available as an accessory use to a permitted principal use. (Ord. No. 00-28)

Metallurgy means the reduction or extraction of metals from their ores by mechanical, physical or chemical methods, including their refinement and preparation for use as raw materials.

Mining means the extraction from the earth of gravel, stone, sand and metallic or non-metallic ore, and the crushing, washing, grading, storage and loading for transportation thereof.

Mixed Use Development means a tract of land, building, or structure developed for two or more different uses such as, but not limited to, residential, office, light manufacturing, retail, public, or entertainment. (Ord. No. 00-68)

Mobile Home means any vehicle, other than a self-propelled motor vehicle, which was originally designed to be drawn by a motor vehicle and which is used for human occupancy.

Mobile Home Lot means a portion of a mobile home subdivision used or intended to be used for the parking of one mobile home, including the land covered by the mobile home, adjacent open spaces and attached or detached accessory buildings and structures.

Mobile Home Park means a lot, parcel or tract of land having as its principal use the rental of space for occupancy by two or more mobile homes, including any accessory buildings, structures or uses customarily incidental thereto.

Mobile Home Subdivision means a subdivision comprising five or more mobile home lots platted for lease or sale to the public, and restricted to such use by covenant or deed restrictions.

Neighborhood Association means an incorporated or unincorporated group of individuals comprising a homeowner's association, merchant's association, community association or other group of individuals with similar interests due to their residence in a defined area and that has registered with the Community Development Department to receive notice of applicable proceedings. (Ord. No. 98-34A)

Non-Conforming Use means any building, structure, premise, or use lawfully existing at the time of the adoption of this Zoning Ordinance, or lawfully established at such time as the Ordinance is amended, but does not conform with the regulations of the zone in which it is located. (Ord. No. 00-68)

Non Chartered Financial Institution means a business, other than a state or federally chartered bank, credit union, mortgage lender or savings and loan association, that offers check cashing services and loans for payment of a percentage fee. Specifically included are check cashing businesses that charge a percentage fee for cashing a check or negotiable instrument and payday loan businesses which make loans upon assignments of wages received. (Ord. No. 00-28)

Nude Model Studio means any place where a person who appears in a state of nudity or displays "specified anatomical areas" is provided to be observed, sketched, drawn, painted, sculptured, photographed, or similarly depicted by other persons who pay money or any form of consideration. Nude Model studio shall not include a public or private educational institution consisting of community colleges; colleges; universities or private institution that is licensed by the State of Arizona or supported entirely or in part by public taxation and which maintains and operates a recognized educational program in which educational credits are issued to its students and are transferable to another public or private educational institution and complies with the following: (Ord. No. 98-34A)

1. That has no signage visible from the exterior of the structure and no other advertising that indicates a nude or semi-nude person is available for viewing; and

2. When in order to participate in a program, a student must enroll at least three days in advance of the class.

Nudity or a State of Nudity means: (Ord. No. 98-34A)

1. The appearance of the cleft of the buttocks, anus, male genitals, female genitals, or areola of the female breast; or

2. A state of dress which fails to opaquely cover the cleft of the buttocks, anus, male genitals, female genitals, or areola of the female breast.

Nursing or Convalescent Home means a health care institution, other than a hospital or personal care home that is licensed by the Arizona Department of Health Services

as a skilled nursing facility for two or more unrelated persons, excluding, however, institutions for the care of alcoholics, drug addicts and persons with mental or communicable diseases, group care homes, community residential setting facilities and recovery centers licensed by the State of Arizona. (Ord. No. 97-41)

Off-street means land which is not within the right-of-way of any street or alley.

Oral Sexual Contact means oral contact with the penis, vulva or anus. (Ord. No. 98-34A)

Outdoor Display means display of retail merchandise and retail sales outside of an enclosed structure. (Ord. No. 01-167)

Outdoor Storage means exterior storage of material including items for sale, lease, processing and repair for a period greater than 24 hours. (Ord. No. 04-188)

Overlay District means a district established by ordinance to prescribe special regulations to be applied to one or more base zoning district(s); such regulations are intended to protect certain critical features and resources of the areas. (Ord. No. 04-188)

Parking Area, Public means an open area, other than a street or alley designated for use, or used, as temporary parking of four (4) or more vehicles when available for public use, whether free or for compensation or as an accommodation for clients or customers. (Ord. No. 94-74)

Parking Lot means an area other than for single-family dwellings used for the off-street parking of more than two motor vehicles, including parking spaces, access and maneuvering aisles.

Parking Space, Off-street means a space designated for the temporary parking of a motor vehicle not on the right-of-way or alley but accessible from a street or alley. (Ord. No. 94-74)

Parties In Interest means a term identifying the owners of property within one hundred fifty (150) feet, exclusive of street, or specified property.

Paved Parking Space or Surface means an area covered by an impervious dust free surface of asphalt or concrete designed to City specifications. (Ord. No. 94-74)

Pawnshop means any establishment in that is carried on the business of pawn brokerage, or the business of loaning money, receiving as security for payment thereof pawns or pledges of property, or the business of purchasing personal property and reselling or agreeing to resell, trade or exchange such articles to vendors, their personal representatives, or their assignees at a price agreed upon at or before the time of such purchase whether such business be the principal or sole business so carried on or be merely incidental to, or in connection with, or a branch or a department of some other business. (Ord. No. 00-28)

Planned Shopping Center means a business development of two acres or more not divided by a street and characterized by an organized and concentrated grouping of retail and service outlets served by a common circulation and parking system.

Plans Review Committee: That Committee charged with the express intent to review and make recommendations on major site plans to the Planning and Zoning Commission, review and approve minor site plans and to review and approve other development plans as authorized by the City Council. The Committee shall be composed of personnel assigned to the Plans Review Division of the Development Services Department, or any other personnel as appointed by the Development Services Director or City Manager. (Ord. No. 92-14)

Plasma Center means a business, which provides compensation to patrons for plasma drawn from the human body. (Ord. No. 00-28)

Plot Plan means a fully dimensioned line drawing of a specific site identifying the location of all proposed structures, including outdoor display, in relation to abutting streets and existing structures. . (Ord. No. 00-68)

Pre-existing Wireless Communication Facility means any tower or antenna for which a building permit or special use permit has been properly issued prior to the effective date of this ordinance, including permitted towers or antennas that have not yet been constructed so long as such approval is current and not expired. (Ord. No. 98-15)

Private Garage means an enclosed accessory building, attached or detached, used for storage of motor vehicles used by occupants of the principal building and providing no public shop or services in connection therewith.

Public Utility means any person, firm, corporation, city or special taxing district authorized under state statute or city charter or code to provide to the public electricity, natural gas, steam, water, drainage, flood control, irrigation, or wastewater collection and treatment. The provision of telecommunications services by any provider of a public utility or by any person, firm, corporation or special taxing district is not a "Public Utility." (Ord. No. 98-15)

Railroad Use means the occupation and use of land, buildings and structures for purposes directly connected with rail transportation of articles, goods and passengers, including such facilities as tracks, sidings, signal devices and structures, shops and yards for maintenance and storage of rail machinery, loading platforms, passenger and freight terminals, but excluding freight terminals and yards, and similar facilities, which are maintained and operated by the owning railroad or by a lessee for the purposes auxiliary to rail transportation; provided, however, that the operation of such facilities as a hobby or as part of an amusement business shall not be considered a railroad use.

Reception Center means an indoor or outdoor facility for the purpose of hosting meetings, weddings, receptions and/or luncheons. (Ord. No. 99-101)

Recreation and Social Clubs means buildings and grounds used for and operated by membership or fraternal organizations primarily for recreation and service of

members and their guests and not primarily for profit, including but not limited to golf clubs, riding clubs, American Legion halls, Elks clubs, and similar facilities.

Recreational Vehicle means a vehicular type unit as defined in A.R.S. § 41-2142.30 specifically designed for recreational use, watercraft and trailers used to haul watercraft, horse trailers and similar recreation equipment. (Ord. No. 98-18)

Recycling Collection Facility means a facility used for the acceptance of recyclable materials from the public. Recyclable materials may be collected, sorted, bundled, bailed and/or temporarily stored prior to delivery to a permanent disposal site or shipment to others for reuse and/or processing. (Ord. No. 01-26)

Recyclable Collection Point means an accessory incidental structure or enclosed area that serves as a neighborhood drop-off point for recyclable material collection prior to delivery to a broker or user of such materials. No processing or compounding of materials is permitted.

Recyclable Materials means waste materials considered being reusable and intended for remanufacturing or reconstitution. These materials shall include the following, and similar materials: plastics, glass, paper, cardboard, chipboard, polystyrene, metals (e.g. aluminum cans, fixtures, wire), fabric, lawn clippings, leaves, and tree branches. Recyclable materials do not include junk, rubbish, refuse, corrosive, toxic or otherwise hazardous materials, as determined by the City of Peoria Fire Department. (Ord. No. 01-26)

Release Facility means a facility operated by the Arizona Department of Corrections or Arizona Department of Youth Rehabilitation or private contractors with the above for the post-trial incarceration of juveniles and adult convicted felons who are deemed appropriate for release upon completion of their assigned term in a Detention or Correctional Facility. Such facilities are characterized by providing residential housing and restricted living settings to their residents. (Ord. No. 97-100)

Religious Institution means a permanently affixed building, where one of the principal uses is for religious worship such as that of a church, synagogue or temple. (Ord. No. 00-68)

Remediation means the action or measures taken, or to be taken, to lessen, clean-up, remove, or mitigate the existence of hazardous materials existing on the property to such standards, specifications, or requirements as may be established or required by federal, state, or county statute, rule or regulation. (Ord. No. 00-68)

Repair Garage means an establishment where the following services may include: those normal activities of a gas service station, general repair, engine rebuilding, rebuilding or reconditioning of motor vehicles, collision services such as body, frame or fender straightening and repair; general painting and undercoating of automobiles; high speed washing; auto, boat or trailer rental and general sales of auto parts or accessories.

Restaurant means any restaurant (except a drive-in establishment or a convenience food restaurant as defined in this Section), coffee shop, cafeteria, short-order cafe, luncheonette, sandwich stand, drugstore, and soda fountain serving food, and all

other eating or drinking establishments provided that at least forty percent (40%) of the total sales are derived from the sale of food. (Ord. No. 93-06)

Restaurant, fast food with Drive through means a restaurant provides food and beverage service directly to patrons within parked vehicles for consumption primarily on the premises or drive-through service. (Ord. No. 00-68)

Retail Liquor Store means a business that sells beer or intoxicating liquors in an unopened package for consumption off the premises of the business having a Series 9 license issued by the Arizona Department of Liquor License and Control. (Ord. No. 00-28)

Right-Of-Way means a public way established or dedicated for public purposes by a duly recorded plat, deed, grant, governmental authority or by operation of the law. (Ord. No. 94-74)

Rooming House means a building other than a motel or hotel, where for compensation and by pre-arrangement for definite periods of time, lodging is provided for two or more individuals who are not members of a resident family. Rooming House does not include institutions for the care of alcoholics, drug addicts, and persons with mental or communicable diseases; group care homes, community residential setting facilities and recovery centers licensed by the State of Arizona. (Ord. No. 97-41)

Schools, Business, Trade or Vocational means a school, which may be operated as a commercial venture which, is primarily established to teach students skills to be used in a specific trade or occupation. Such facilities may not include lodging for students or faculty. (Ord. No. 99-89)

Schools, Instructional means a school or instructional institution established to provide instruction in recreational or other types of instruction such as swimming, dance, music, martial arts, and similar craft-type activities. (Ord. No. 99-89)

Schools, Private means a private place of general instruction including but not limited to charter, parochial, religious or charitable institutions certified by the Arizona Department of Education, State Board of Charter Schools or Arizona Board of Regents including buildings, athletic fields, and all accessory or accompanying structures and areas used for educational purposes. Such facilities do not include trade or vocational schools. Such facilities may include lodging and services for students or faculty but shall not include day care centers, business, trade or vocational schools or instructional schools as defined herein. (Ord. No. 99-89)

Schools, Public/Charter means a public place of general instruction, including buildings, athletic fields, and all accessory or accompanying structures and areas used for educational purposes, providing primary or secondary instruction, certified by and meeting all of the compulsory education laws of the State of Arizona and the State Board for Charter Schools where applicable. Such facilities may include lodging and services for students or faculty but shall not include day care centers, business, trade or vocational schools or instructional schools as defined herein. (Ord. No. 99-89)

Screen Wall means a masonry wall, wood fence or slatted chain-link fence, so constructed as to completely block at least eighty-five percent (85%) of the view of enclosed activities or uses from adjacent real property that is approximately the same elevation as the activity or use. A wood fence does not include any manufactured material, including but not limited to plywood, pressboard, particleboard, chipboard or masonite. (Ord. No. 95-15)

Service Clubs means buildings and grounds used for and operated by non-profit organizations whose membership is open to any resident of the community, including YMCA, YWCA, Boy Scouts, Girl Scouts, Boys and Girls Club and any similar organization having as its primary objective the improvement of the district, neighborhood or community and its social welfare. Service Clubs shall not include Recreation and Social Clubs as herein defined. (Ord. No. 98-34A)

Setback means the minimum horizontal distance between a lot line and nearest point of a building, structure or use, as the context indicates, located on a lot.

Sexual Encounter Center means a business or commercial enterprise that as one of its principal business purposes offers for any form of consideration: (Ord No. 98-34A)

1. Physical contact between persons of the opposite sex, when one or more of the persons is in a state of nudity in the forms of tumbling, wrestling or other similar activities for the purpose of engaging or attempting to engage in specified sexual activities or oral sexual conduct; or

2. Activities between male and female person and/or persons of the same sex when one or more of the persons is in a state of nudity for the purpose of engaging or attempting to engage in specified sexual activities or oral sexual conduct.

Specified Anatomical Areas means: (Ord. No. 98-34A)

1. Human genitals in a state of sexual arousal;

2. The appearance of the cleft of the buttocks, anus, male or female genitals, or areola of the female breast; or

3. A state of dress that fails to opaquely cover the cleft of the buttocks, anus, male or female genitals, or the areola of the female breast.

Specified Sexual Activities means and includes any of the following: (Ord. No. 98-34A)

1. The fondling or other erotic touching of the human genitals, pubic region, buttocks, anus, or female breasts;

2. Sex acts, normal or perverted, actual or simulated, including intercourse, oral copulation, or sodomy;

3. Masturbation, actual or simulated; or

4. Urinary or excretory functions as part of or in connection with any activities set forth in 1 through 3 above.

Story means that portion of a building included between the surface of any floor and the surface of the next floor above, or if there is no floor above, the space between the topmost floor and the roof having a usable floor area at least one half that of the floor immediately below. A basement shall be considered a story when fifty percent (50%) or more of its cubic content is above grade.

Street means 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. (Ord. No. 94-74)

1. Street, arterial means a street with access control, signals at important intersections, stop signs on the side streets and restricted parking designed primarily to collect and distribute traffic to and from collector streets.

2. Street, collector means a street, which carries (collects) traffic from local streets and connects with minor or major arterial streets.

3. Street, local means a street designed to provide vehicular access to abutting properties and to discourage through traffic.

4. Street, public means any street, which has been dedicated or is otherwise publicly owned by the City. Any street not a public street shall be deemed a private street.

Street Line means a right-of-way line of a street, which abuts a lot line.

Structure means any constructed or erected material or combination of materials the use of which requires location on the ground or attachment to something located on the ground, including inter-alia buildings, stadiums, radio towers, sheds, storage bins and fences. (Ord. No. 79-72)

Swimming Pool means any structure intended for swimming or recreational bathing that contains water over eighteen (18) inches in depth. This includes in-ground, above-ground and on-ground swimming pools, hot tubs, portable and non-portable spas and fixed-in-place wading pools. (Ord. No. 96-21)

Tattoo Studio means a business that marks the skin with any indelible design, letter, scroll, figure, symbol or any other mark that is placed by the aid of needles or other instruments upon or under the skin with any substance that will leave color under the skin and that cannot be removed, repaired or reconstructed without a surgical procedure. A Tattoo Studio may or may not be operated in conjunction with a Body Piercing Studio. (Ord. No. 00-28)

Tavern, bar, lounge or establishment means a business that sells beer or intoxicating liquor for consumption on the premises and having and a Spirituous Liquor License with any of the following classifications: Bar License (Series #06) or Beer and Wine Bar License (Series #07) or the equivalent of such license, and excluding restaurants and recreation and social clubs. (Ord. No. 98-34A)

Temporary Use or Building means a use or structure permitted under this chapter to exist for a limited period of time.

Tower Height means, when referring to a tower or other structure, the distance measured from the finished grade of the parcel to the highest point on the tower or other structure, including the base pad. (Ord. No. 98-15)

Townhouse or Rowhouse means a single dwelling unit arranged side by side with other such units in a multi-family dwelling completely independent of all other such units in the building by reason of separation therefrom by unpierced party walls.

Travel Trailer Park means a lot, parcel or tract of land, or a portion of a mobile home park, having as its principal use the rental of space for temporary, short term, transient occupancy by two or more travel trailers, including any accessory buildings, structures and uses customarily incidental thereto.

Usable Floor Area means a term used in computing parking requirements, meaning the aggregate area of a building measured to the interior face of exterior walls on the first story, and including the floor area, similarly measured, of each additional story which is connected to the floor area or all accessory buildings, measured similarly, but excluding that part of any floor area which is occupied by heating, ventilating or other permanently installed equipment required for the operation of the building and by unenclosed porches, light shafts, public corridors and public toilets. For uses not enclosed within a building, the area for sales, display or service shall be measured to determine equivalent usable floor area.

Use means the purpose, for which a building is arranged, designed or intended, or for which land or a building is or may be occupied.

1. Principal use means the main use to which the premises are devoted and the main purpose for which the premises exist.

2. Accessory use means a subordinate use to the principal use on a lot and used for purposes clearly incidental to those of the principal use.

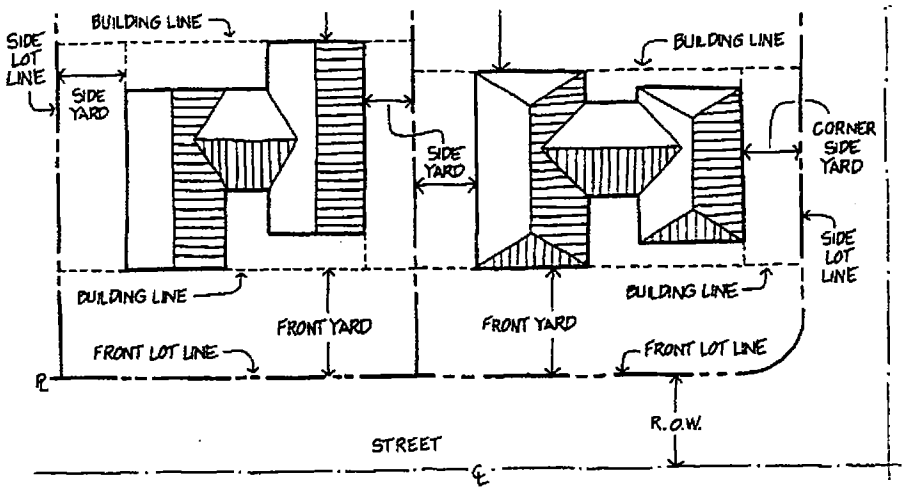
Utility Trailer means a vehicle with or without motive power, other than a pole trailer and semitrailer, designed for carrying property and for being drawn by a motor vehicle. (Ord. No. 98-18)

Variance means a modification of the literal provisions of this chapter granted by the Board upon a finding that strict enforcement of the chapter would cause undue hardship owing to circumstances unique to the individual property for which the variance is granted.

Wireless Communication Facility means any structure or piece of equipment that is designed and constructed primarily for the purpose of sending or receiving wireless transmissions or supporting one or more antennas for telephone, radio and similar communication purposes, including self-supporting lattice towers, guyed towers, and monopole towers. The term includes radio and television transmission towers, microwave towers, common-carrier towers, cellular telephone towers, alternative

tower structures, and the like. The term also includes the structure and any support thereto. (Ord. No. 98-15)

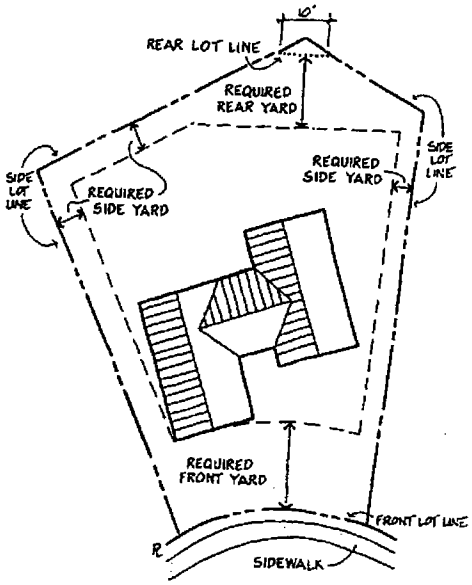
Yard means an open space located between any portion of a building and the nearest lot line, or the nearest adjacent building or group of buildings, as the context indicates, unoccupied and unobstructed from the ground upward, except as otherwise provided for in this chapter.



1. Front yard means a yard extending across the full width of the lot and having a depth equal to the horizontal distance between the nearest point of the principal building and the front lot line, measured at right angles to the front lot line.

2. Rear yard means a yard extending across the full width of a lot, and having a depth equal to the horizontal distance between the nearest point of the principal building and the rear lot line, measured at right angles to the rear lot line.

3. Side yard means a yard extending from the front yard to the rear yard between a side lot line and the principal building, and having a width equal to the horizontal distance between the nearest point of the principal building and the side lot line, measured at right angles to the side lot line.



Yard, Non-Required means any yard with dimensions exceeding those required herein.

Yard, Required means a yard having the minimum dimensions required herein.

Zoning Inspector means the municipal official appointed by the Council and assigned the duties and responsibilities of the Office of Zoning Inspector as hereinafter provided.

ARTICLE 14-3
GENERAL PROVISIONS

(Ord. No. 02-85)

CONTENTS

14-3-1 INTENT
14-3-2 GENERAL USE PROVISIONS
14-3-3 ACCESSORY BUILDINGS AND USES
14-3-4 SCREENING
14-3-5 WALLS AND FENCES
14-3-6 PERFORMANCE STANDARDS
14-3-7 SATELLITE DISH ANTENNAE
14-3-8 MISCELLANEOUS PROVISIONS
14-3-9 HOME OCCUPATIONS
14-3-10 MANUFACTURED HOUSING
14-3-11 MOBILE HOMES, TRAVEL TRAILERS, HOUSE TRAILERS, AND RECREATIONAL VEHICLES
14-3-12 GROUP HOMES, DAY CARE GROUP HOMES, GROUP CARE FACILITIES AND COMMUNITY RESIDENTIAL SETTING FACILITIES
14-3-13 WIRELESS COMMUNICATION FACILITIES

14-3-1 INTENT

The purpose of the General Provisions Article is to set forth provisions that apply to all or various zoning districts. In the case of a conflict between provisions set forth in this Article and provisions for a specific zoning district, the stricter provision shall govern

14-3-2 GENERAL USE PROVISIONS

A. General Use Restrictions

1. *Principal uses.* Only those uses and groups of uses specifically designated as permitted principal uses in zoning district regulations shall be permitted as principal uses; all other uses shall be prohibited, except as otherwise provided in this Ordinance.

2. *Conditional uses.* Certain specified uses designated as permitted conditional uses may be permitted as principal uses subject to special conditions of location, design, construction, operation, and maintenance hereinafter specified in this ordinance or imposed by the City during the development review and approval process.

3. *Accessory uses.* Uses normally accessory and incidental to permitted principal or conditional uses shall be permitted as hereinafter specified. No accessory use

or structure shall be permitted in any zoning district until its principal use or structure is present or under construction with an approved building permit.

4. *Temporary uses.* Certain temporary uses may be permitted by temporary use permit, subject to such special conditions as the City may impose in accordance with provisions of this Ordinance.

5. *Unspecified uses.* The schedule of use listings within each zoning district is intended to establish the character of uses to be permitted, but may not include each and every allowable use. Unspecified uses may be permitted by the Community Development Director or designee thereof upon finding that such uses are similar in character to, and not typically more objectionable than, other uses specifically listed as permitted.

B. Restrictions On Occupation for Dwelling Purposes

1. No cellar, garage, tent, basement with unfinished structure above, or accessory building shall at any time be used as a dwelling unit. This provision shall not apply to guest houses or to quarters for night watchmen where such are allowed.

2. No mobile home or recreational vehicle outside an approved mobile home or recreational vehicle development shall be used as a dwelling unit at any time in any zoning district.

C. General Yard and Setback Requirements

1. *Future streets.* When future street lines have been officially established by the City Council, all required setbacks along said streets shall be measured from such street lines. For private streets or private access-easements, setbacks shall be measured from the street easement or tract boundary.

2. *Separate space requirements.* No lot, yard, parking or loading area, building area, or other space nor any part thereof, that is required about, or in connection with, any building, shall be included as part of a yard, area, or space required for any other building.

3. *Sight distance triangles.* Sight distance triangles shall adhere to the provisions set forth in the Peoria Infrastructure Guidelines.

4. *Cooling units and similar devices in non-residential districts.* In non-residential zoning districts, compressor units, condensing units, cooling towers, evaporative condensers, and similar devices shall be located at a minimum distance of three (3) feet from any interior lot line, except as otherwise provided in this Ordinance. Air conditioning units may be located entirely within a required side or rear yard provided such device conforms to the provisions of the Building Code.

5. *Projections into required yards in all districts.* (Ord. No. 06-07)

   a. Awnings, canopies, standard balconies, open fire balconies, fire escape stairs, exterior stairs and other architectural embellishments shall not project

or extend more than five (5) feet over any required yard, and shall be no closer than two (2) feet to any lot line.

6. *Projections into required yards in residential districts.*

In residential zoning districts, projections shall meet the following standards:

a. Any projection lying within three (3) feet of any lot line shall be subject to provisions of the International Residential Code (IRC), and shall be constructed with 1 Hour Protection as therein defined.

b. Window type refrigeration units not exceeding one and one-half (1.5) tons or a one and one-half (1.5) horsepower rating, suspended or roof evaporative coolers, and forced air furnaces shall not project or extend more than five (5) feet into any required yard and shall be no closer than two (2) feet from any lot line. Air conditioning units may be located entirely within a required side or rear yard provided such device conforms to the provisions of the City's Building Code. (Ord. No. 04-187)

c. Cornices, eaves, and other overhangs shall not project more than three (3) feet over any required yard and shall be no closer than two (2) feet to any lot line; however, any projection within three (3) feet of any lot line shall be subject to provisions of the International Residential Code (IRC), and thereby be constructed with 1 Hour Protection as therein defined.

d. Sills, leaders, belt courses, and similar ornamental features may project up to two (2) feet into any required yard provided that a minimum of five (5) feet remains in the side yard setback dimension.

e. Building projections, such as bay windows, chimneys, pilasters, green house windows, vestibules, built-in bookshelf and entertainment center projections, and similar functional projections may project a maximum of two (2) feet into a required yard provided that said projection is no closer than three (3) feet to any lot line. The projection shall have a maximum width of ten (10) feet, paralleling the nearest lot line, with a maximum width of twenty (20) feet of projection allowed per facade. (Ord. No. 04-199)

f. Terraces, patios, steps, or other similar un-roofed features not over three (3) feet in height above grade may project into any required yard provided that projections into required front yards shall not exceed ten (10) feet. Such projections shall be no closer than three (3) feet from any lot line.

g. Arched masonry entry features may be constructed as part of a fence surrounding the front yard. Such features shall not exceed seven (7) feet in height and shall not exceed three (3) feet in width. Such features shall adhere to the side yard setbacks of the principal building. No more than one such feature shall be permitted on a given lot.

h. A structure, which is a primary front entryway or porch may extend into a required front yard setback a maximum of three (3) feet, provided that such structure is not fully enclosed and is not more than eleven (11) feet in width.

i. A trellis or similar type lattice structure for the purpose of training vegetation may project into any required side or rear yard under the following conditions:

1) Lattice structures not higher than six (6) feet without an attached roof member may be placed on the property line and utilized in the same manner and under the same conditions as a property line fence.

2) Lattice structures that are higher than six (6) feet but no higher than eight (8) feet, with or without an attached roof member, may be located within three (3) feet of a side or rear property line.

3) Lattice structures over eight (8) feet high, with or without an attached roof member, must meet all minimum required yard setbacks for the principal structure.

4) For the purpose of this section trellis and/or lattice structures shall meet the following dimensions:

a) Openings shall be no smaller than one (1) inch by one (1) inch and no longer than twelve (12) inches by twelve (12) inches.

b) Minimum dimensions of cross strips shall not exceed two (2) inches by two (2) inches.

D. Height Exceptions

1. Church spires, belfries, cupolas and domes not for human occupancy; monuments; water towers; and noncommercial radio or television antennas located in any zoning district may be erected to a height not exceeding one hundred (100) feet. (Ord. No. 03-09)

2. Height regulations established elsewhere in this Ordinance shall not apply to the following when located in industrial districts: chimneys; smokestacks; derricks; conveyors; grain elevators; or similar structures wherein the industrial process involved customarily requires a height greater than otherwise permitted in this Ordinance.

3. Religious institutions, schools, public buildings and other similar public assembly uses may exceed the maximum height established by a particular zoning district, provided that the minimum front, side and rear setbacks shall be increased by one additional foot for each foot by which the height of the building exceeds the maximum building height.

E. Trash Enclosures

A permanent concealing enclosure for temporary storage of garbage, refuse, and other waste materials shall be provided for every use, other than single-family dwellings, in every zoning district. Such enclosures shall adhere to provisions set forth in the City's Infrastructure Development Guidelines as most recently amended.

F. Exterior Lighting

1. *Purpose.* The Exterior Lighting regulations are intended to create awareness and maintain a high level of the City's physical and visual qualities by limiting light pollution, promoting energy conservation, reducing glare, and limiting pole height.

2. *Applicability.* All lighting within the Peoria City limits shall comply with the Dark Sky Ordinance (Ord. No. 98-114) set forth in the City Code, Chapter 20, Sections 20-60 through 20-67, and all amendments thereof. These regulations 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. *Allowable Height.* The height of any freestanding light fixture shall not exceed sixteen (16) feet in a residential zoning district or twenty-five (25) feet in any other zoning district. Exempt from the height restrictions are the following uses: (Ord. No. 06-07)

   a. Baseball, softball, soccer, volleyball, or football fields or similar uses

   b. Golf driving ranges

   c. Outdoor arenas and amphitheaters

   d. Public parks

4. *Adjacent to Residential Districts.* Lighting in any non-residential zoning district shall be shielded in a manner in which the light source is not visible from, nor are there spillover effects into, the residential zoning district. Additionally, any outdoor light fixture in a non-residential zoning district shall be a minimum of ten (10) feet from any adjacent residential zoning district. (Ord. No. 06-07)

5. *Within Residential Districts.* 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.

6. *Sign Lighting.* Any lighting used to illuminate wall or ground mounted signs shall be directed downward and shielded in a manner that the illumination source shall not be visible from any adjacent property.

7. *Submittal Requirements.* All new development submittals shall include an outdoor lighting plan for the entire site that describes compliance with the standards of this ordinance and the Dark Sky Ordinance set forth in the City Code, Chapter 20, Sections 20-60 through 20-67.

14-3-3 ACCESSORY BUILDINGS AND USES

A. General Provisions

1. When attached to a principal building or connected to the principal building by a covered passage-way, an accessory building shall be considered an integral part of the principal building for the purpose of determining building heights and setbacks.

2. No accessory building or use shall be constructed or established on a lot prior to the principal building or use being present.

B. Swimming Pools

1. Barriers and/or enclosures shall be provided for all swimming pools in accordance with Chapter 5, "Buildings and Building Regulations," of the City Code, and with any other applicable regulations.

2. Outdoor swimming pools, whether private, public, or commercial, shall not be located in any required front yard, and the water edge shall be a minimum of four (4) feet from the lot line.

C. Sport Courts (Ord. No. 06-07)

All Sport Courts, including but not limited to the following, tennis courts, pickle ball, tetherball, volleyball, basketball and other similar active recreational facilities, including the enclosure and lighting, may be built on a single family lot as follows:

1. Sport courts shall not be permitted in a required front yard.

2. Sport courts without lighting shall be set back five (5) feet from all side and rear lot lines, measured from the edge of the playing surface.

3. Sport courts with lighting shall be set back twenty (20) feet from all side and rear lot lines, measured from the edge of the playing surface and the base of the lighting standard.

4. Outdoor lights shall not be operated between 10:00 PM and sunrise and shall be shielded in accordance with Section 14-3-2, "General Use Provisions," Subsection F, "Exterior Lighting," of this Article.

5. Sport courts shall be fenced with a vinyl netting or coated/painted chain link – type fence, with a maximum height of sixteen (16) feet, to prevent tennis balls from landing on adjacent properties.

6. Plans for the construction of a sport court shall be submitted to the Community Development Department for a determination of zoning compliance. Sport court plans shall include setback dimensions from all property lines and the location and height of any walls, fences, or lighting related to the sport court.

14-3-4 SCREENING

A. Intent

The intent of this Section of the Peoria Zoning Ordinance is to establish general development standards for screening between uses of differing character, density, or intensity and for screening certain uses and activities on a site from public view. The screening standards are intended to assure compatibility of uses, minimize deterioration of properties and property values, and to enhance the health and safety of the residents of Peoria.

B. Use of Screening

1. *Wall or Fence*. A masonry wall or fence a minimum of six (6) feet in height above grade, or as otherwise approved, shall be constructed and maintained between the following uses of differing intensity or character:

   a. Single-family and multi-family developments

   b. Different multi-family developments

   c. Residential and non-residential uses

   d. Different non-residential uses

   e. Rear and/or side lot areas and adjacent public rights-of-way

   f. Recreational vehicle or boat storage areas and areas with public rights-of-way, residential, or non-residential uses

2. *Educational and Municipal Facilities*. Public elementary and secondary and similar private educational facilities, as well as municipal facilities, are exempt from the screening provisions of this section.

3. *Loading and Delivery Bays*. All loading and delivery bays shall be screened from street view in accordance with provisions of Section 14-23-4.

4. *Outdoor Storage*. All outdoor storage for Commercial and Industrial uses, and for materials, equipment, vehicles, or other similar items, shall be screened from public view, public uses, and areas such as rivers, washes, equestrian and bike paths, parks, golf courses, and other public open spaces. Such screening shall consist of a wall or fence with a minimum height of six (6) feet, or a height that will adequately screen the stored items as determined by the Planning Manager during the Site Plan review process. Agriculturally related activities are exempt from this provision.

5. *Utilities*. All utility substations, wells, storage facilities, or other utilities shall be screened from public view. Such screening shall consist of a wall, fence, or landscape screen of a height adequate to screen the facility, as determined by the Planning Manager during the Site Plan review process.

6. *Mechanical Equipment.* All roof mounted mechanical equipment, except for single-family uses, shall be fully screened from public view unless otherwise specified elsewhere this Ordinance.

14-3-5 WALLS AND FENCES

A. General Provisions (Ord. No. 95-15)

1. *Permit Required.* No persons, firm or corporation, except an agriculture activity shall hereafter construct, or cause to be constructed or erected within the City of Peoria any fence or wall over six (6) feet, eight (8) inches in height without first making an application for and securing a permit from the Community Development Department. In addition, no fence or walls shall be constructed within the street right-of-way without obtaining a permit from the Engineering Department.

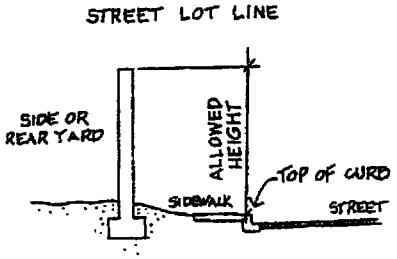
2. *Locations.* All fences or walls shall be located entirely upon the private property of the persons, firms, or corporation constructing, or causing the construction of such fence unless the owner of the property adjoining agrees, in writing, that such fence or wall may be erected on the division line of the respective properties. This shall not apply to the initial wall construction by the homebuilder.

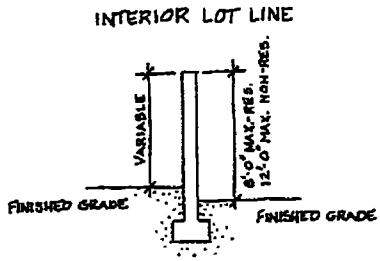
3. *Maintenance.* Every fence or wall shall be maintained in a condition of reasonable repair and shall not be allowed to become and remain in a condition of disrepair, damage, or unsightliness, or constitute a nuisance, public or private. Any such fence or wall which is, or has become, dangerous to the public safety, health or welfare, or has become unsightly through improper maintenance or neglect is a public nuisance and the Code Compliance Officer shall commence proper proceedings for the abatement thereof. Any wall, or a portion of any wall, which is removed for any purpose or by any means whatsoever, shall be restored to its original or upgraded condition relative to construction, material and finish whenever exposed to any street or any adjoining property.

4. *Measuring Fence and Wall Height.* The height of any fence or wall shall be calculated to the uppermost points as follows:

   a. In required yards abutting a street, the height of the fence shall be the height measured from the curb or finished grade on the street side of the fence or wall.

   b. On non-street property lines, the height may be measured from the highest finished grade on either side of the fence or wall. However, in no case shall the height of the fence or wall on either side exceed eight (8) feet in height within or abutting a residential





district, or twelve (12) feet in the case of a non-residential district.

5. *Undulating Wall Required.* All fences and walls along arterial streets with a continuous length greater than two hundred (200) feet shall use an undulating pattern at minimum intervals of one hundred (100) feet or at every other side lot line, whichever is less in distance, to provide variety and visual interest. The undulation depth from the street line shall be minimum of three (3) feet. Alternate patterns to the above requirements may be approved during the Preliminary Plat or Site Plan Review Process. (Ord. No. 04-186)

6. *Finish Elevations.* Any fence or wall that is constructed to have only one 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 property or street.

7. *Exemptions.* Exempt from the height restriction to three (3) feet within or bounding the front yard, as set forth in Section 14-3-5, "Wall and Fences," section (B)(1), "Residential Requirements," are the following:

   a. An agriculture activity

   b. Uses in the Suburban Ranch Districts

   c. Schools and other public or quasi-public institutions when necessary for the safety or restraint of the occupants.

   d. Temporary construction sites which are enclosed for security purposes.

   e. Temporary construction yards for off-site construction.

   f. Arched, masonry entry features in accordance with Section 14-3-2 ©(5)(h) of this Article.

8. *Barbed Wire Fences*: Barbed wire shall be prohibited in the City of Peoria except for the following:

   a. Barbed wire shall be permitted in the General Agriculture and Suburban Ranch zoning districts.

   b. Barbed wire shall be permitted for temporary construction sites or yards in all zoning districts provided that the barbed wire is located six (6) feet or more above grade.

   c. Barbed wire shall be permitted for security purposes for commercial and industrial uses provided that the barbed wire is located six (6) feet or more above grade.

B. Residential Requirements

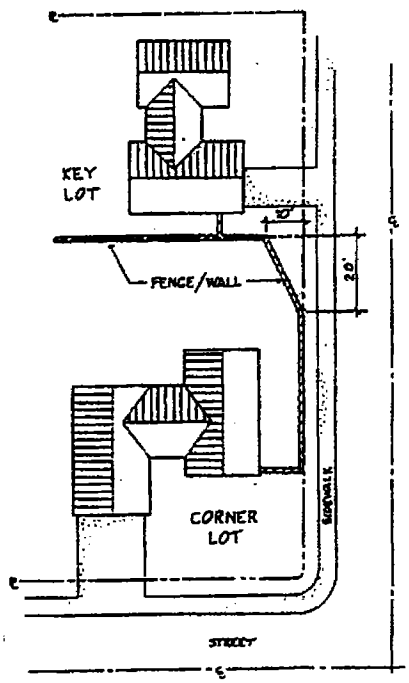
1. *Height of Fences and Walls.* In all Residential Districts, no fence or wall within or bounding the front yard shall exceed a height of three (3) feet, and no fence or

wall within or bounding a side or rear yard shall exceed a height of six (6) feet eight (8) inches, except as may be specified elsewhere within this Ordinance.

2. *Corner Lots and Key Lots.*

   a. On a corner lot contiguous to a key lot a fence or wall over three (3) feet in height may be placed on the property line except within a triangle measured ten (10) feet from the street line along the common lot line, and twenty (20) feet along the property line extending from the common lot line towards the front of the corner lot.

   b. On a key lot contiguous to a corner lot, a fence or wall not exceeding six (6) feet eight (8) inches may be erected along that portion of a key lot contiguous with the rear yard of the corner lot, but such fence or wall shall not come closer to the front line of the key lot than ten (10) feet.



3. *Street Side Lots.* The lot side of a wall shall not exceed six (6) feet eight (8) inches in height, measured from finished grade. The Street side shall not exceed ten (10) feet in height, measured from top of curb. Terracing shall be permitted. Terrace walls shall not exceed four (4) feet in height, measured from finished grade and shall be separated by no less than four (4) feet except as specifically provided elsewhere in this Ordinance. Terraces are to be landscaped. All terracing requirements shall be subject to review by the City Engineer and the Building Safety Division. Wall height requests above ten (10) feet shall be reviewed for approval by the City Engineer. Nothing herein is intended to relax the building code or other applicable city standards.

4. *Retention Lot.* Walls adjacent to planned or natural retention areas, waterways, or natural trails shall be constructed according to Figure A. The non-lot side of the wall will be referred to as the retention side of the wall. This illustration shows the top of wall measuring a maximum of six (6) feet eight (8) inches from finished grade on the lot side of the wall and a maximum of eight (8) feet from the required bench on the retention side of the wall. Note the Total Height is a maximum of ten (10) feet from the toe of the slope. A contiguous grade shall extend a minimum horizontal distance of six (6) feet from the toe of the slope in order to use the toe as a point of measurement.

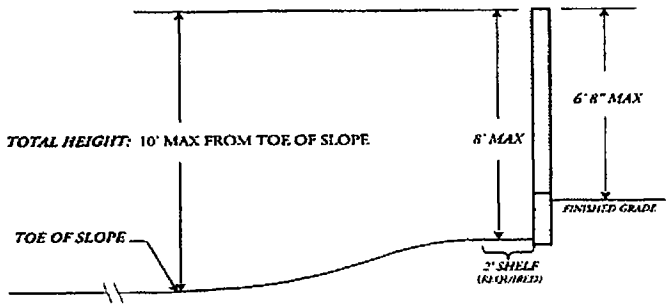


FIGURE A
N.T.S.

If the Total Height exceeds ten (10) feet, all affected walls shall be constructed according to Figure B. Terrace walls shall not exceed four (4) feet in height, measured from finished grade and shall be separated by no less than four (4) feet. Terraces are to be landscaped. Wall standards for theme walls will be applied to terrace walls. Terracing requirements shall be subject to review by the City Engineer and the Building Safety Division. All retaining walls are subject to review by the City Engineer. Nothing herein is intended to relax the building code or other applicable city standards.

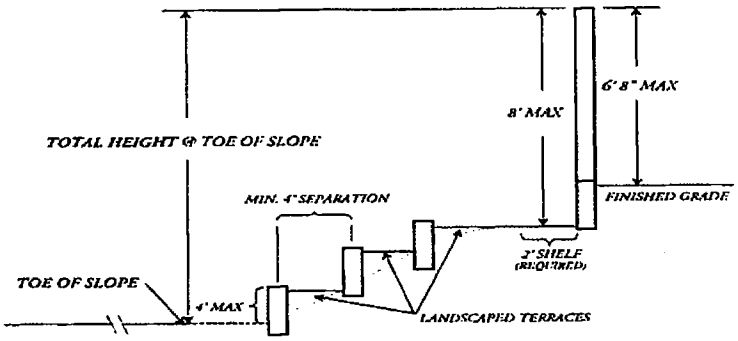


FIGURE B
N.T.S.

5. *Exceptions.* Waivers from the wall requirements may be granted by the Planning Manager. A wall plan and narrative shall be submitted to the Planning Manager for review. Waivers may be granted based on the following:

   a. Topography prohibits walls from conforming to wall requirements.

   b. Waiver will not be detrimental to present or future surrounding property owners.

   c. City Engineer recommends approval of waiver.

   If the waiver request is denied by the Planning Manager, the applicant can file a Variance Request to be heard by the Board of Adjustment, in accordance with Article 14-39 of this Ordinance.

6. *Gates Required.* In those instances where a fence or wall is erected as an enclosure which restricts access from the front to the rear yard, a gate with a minimum of three (3) feet in width shall be included to provide access. The location of such ingress points shall be positioned at any point paralleling the front lot line between the side lot line and the principal structure.

7. *Noise Attenuation Walls Required.* Where adjacent to a transportation corridor a masonry noise attenuation wall eight (8) feet in height constructed of a minimum of six (6) inch (thick) concrete block, or as otherwise approved by the City Engineer, shall be placed adjacent to the transportation corridor for any residential subdivisions recorded after the effective date of this Ordinance. A transportation corridor shall be defined as all arterial streets, truck routes north of Union Hills Drive, Lake Pleasant Parkway, Loop 101, Loop 303, State Route 74, and the Santa Fe Railroad. (Ord. No. 03-11)

C. Commercial and Industrial Requirements.

1. Fences and walls in all Commercial and Industrial Districts shall not exceed ten (10) feet in height except that boundary line fences abutting Residential Districts shall not be greater than six (6) feet eight (8) inches in height, or except as specifically required as a condition of an approved Site Plan or Preliminary Plat as otherwise specified in this Ordinance.

2. In industrial zoning districts, walls and fences on local streets except when adjacent to a Residential District, may exceed three (3) feet in height in the front and corner side yard building setback when located no closer than ten (10) feet to the street line except as may be specified elsewhere in this Ordinance.

14-3-6 PERFORMANCE STANDARDS

All uses within the City shall conform to the performance standards set forth below, and shall be constructed, maintained, and operated so as not to be a nuisance or hazard to persons, animals, vegetation, or property located on adjacent or nearby properties or rights-of-way; or to interfere with the reasonable use or enjoyment of adjacent or nearby property by reason of noise, vibration, smoke, dust, or other particulate matter; toxic or noxious matters; odors, glare, heat or humidity; radiation, electromagnetic interference, tire or explosion hazard, liquid waste discharge or solid waste accumulation. Furthermore no use shall be carried out so as to create any nuisance or hazard which is in violation of any applicable Federal, State, or City laws.

A. Noise

No use shall create sound which is in violation of Chapter 13, "Miscellaneous Provisions and Offenses," of the City Code or any other applicable regulations.

B. Vibrations

No use shall create inherently and recurrently generated ground vibrations that are perceptible without instruments at any point at or beyond the property lines of the property on which the use is located.

C. Smoke, Dust, Dirt, or Other Particulate Matter

No use shall allow the emission of smoke, dust, dirt, or other particulate matter which may cause damage to property or vegetation, discomfort or harm to persons or animals, or prevent the reasonable use and enjoyment of property and rights-of-way, at or beyond the property lines of the property on which the use is located. Furthermore, no use shall be carried out so as to allow the emission of any substances in violation of any Federal, State, or City laws or permits governing the emission of such substances.

D. Odors and Fumes

No use shall be carried out so as to allow the emission of objectionable or offensive odors or fumes in such concentration as to be readily perceptible at any point at or beyond the boundary of the property.

E. Toxic or Noxious Matter

No use shall be carried out so as to allow the discharge of any toxic or noxious matter in such concentration as to cause damage to property or vegetation, discomfort or harm to persons or animals, or prevent the reasonable use and enjoyment of property or rights-of-way, at or beyond the property line of the property on which the use is located; or to contaminate any public waters or any groundwater.

F. Fire and Explosion Hazards

No use shall be carried out so as to create a fire or explosion hazard to adjacent or nearby property or rights-of-way, or any persons or property thereon. Furthermore, the storage, use, or production of flammable or explosive materials shall be in conformance with the provisions of the City Code, Chapter 9, "Fire Prevention and Protection," and with all other applicable regulations.

G. Liquid Waste

No use shall be carried out so as to dispose of liquid waste of any type, quantity, or manner which is not in conformance with the provisions of the City Code, Chapter 25, "Water, Sewers, and Sewage Disposal," and all other applicable regulations.

H. Solid Waste

No use shall be carried out so as to allow the accumulation or disposal of solid waste which is not in conformance with Chapter 22, "Solid Waste," of the City Code, or which would cause solid waste to be transferred in any manner to adjacent or nearby property or rights-of-way.

I. Electromagnetic Interference

No use shall be carried out so as to create electromagnetic radiation which causes abnormal degradation of performance of any electromagnetic receptor of quality and proper design as defined by the principles and standards adopted by the Institute of Electrical and Electronics Engineers, or the Electronic Industries Association. Furthermore, no use shall be carried out so as to cause electromagnetic radiation which does not comply with the Federal Communications Commission regulations, or which causes objectionable electromagnetic interference with normal radio or television reception.

14-3-7 SATELLITE DISH ANTENNAE

A. Intent

The intent of the regulations set forth in this Section, "Satellite Dish Antennae," is to protect and promote the health, safety, and welfare of the residents of the City of Peoria and the aesthetic quality of life as set forth in the goals, objectives, and policies of the Peoria General Plan, while at the same time not unduly restricting the placement of equipment and hence access to communications provided by Satellite Dish Antennae.

B. Definition

For purposes of this Section, a *Satellite Dish Antenna* shall mean a dish antenna that is usually a parabolic, spherical, conical, bowl, disc, or saucer –shaped accessory structure, which includes the main dish and covering, feedhorn, low noise amplifier, structural supports, and all other components thereof, for the purpose of transmitting and/or receiving communications via electromagnetic waves by line of sight with a geosynchronous orbiting satellite.

C. Applicability

These regulations shall apply to all satellite dish equipment situated in the City of Peoria except as may be otherwise provided in the Telecommunications Act of the Federal Communications Commission.

D. All Residential Zoning Districts (Ord. No. 03-174)

1. General

a. A maximum of one (1) satellite dish shall be permitted on the premises of any one single-family residential lot.

b. The satellite dish shall only be utilized for the personal enjoyment of the occupants of the dwelling unit.

c. The satellite dish shall not be utilized for any commercial purpose.

2. Satellite dishes measuring twenty (20) inches or less in diameter may be mounted on the roof or side of the residence or accessory building, or on the ground, and shall be exempt from screening requirements.

3. Satellite equipment measuring more than twenty (20) inches shall be subject to the following:

   a. Issuance of a Conditional Use Permit

   b. Shall not be placed in front yards or corner side yards

   c. Shall be placed in rear or side yards only and shall be set back from the lot line by a distance equal to or greater than the diameter of the dish

   d. Shall be screened so as to not be visible from any public street or right-of-way, or from adjacent property

E. Non-Residential Districts

Satellite dish equipment in non-residential zoning districts shall comply with the following requirements:

1. Satellite dish equipment in Non-Residential Districts shall be considered a permitted accessory use and subject to all provisions thereof, in accordance with Article 14-9, "Non-Residential Districts."

2. Satellite dishes measuring twenty (20) inches or less in diameter may be mounted on the roof or side of a principal or accessory building or on the ground and shall be exempt from screening requirements.

3. Satellite dishes measuring twenty (20) inches or more shall be screened in a manner so as not to be visible from a public street, public right-of-way, or any adjacent property. All screening shall be consistent with provisions set forth in the City's Design Review Manual.

14-3-8 MISCELLANEOUS PROVISIONS

A. Unsuitable Site

If the City determines a site to be an "Unsuitable Site" for a given development, for reasons of flooding, concentrated runoff, inadequate drainage, adverse soil or rock formation, extreme topography, low percolation rate or bearing strength, erosion susceptibility, or any other adverse features, transfer of density shall be permitted in accordance with the density formula established in the Peoria General Plan.

B. Moving of Buildings

No building or structure which has been wholly or partially erected on any premises located within or outside the city, shall be moved to or be placed upon any other premises within the City until a permit for such removal and a zoning compliance

certificate for such relocation shall have been issued by the Community Development Director or designee thereof. Any such building or structure shall conform to all provisions of this Ordinance in the same manner as any new building or structure. No such building or structure shall be used or occupied until an occupancy permit shall have been issued as herein provided. The moving of any building or structure shall, furthermore, comply with requirements of the City Code, Chapter 5, Section 5-6, "Moving of Buildings."

C. Dumping or Disposal

The use of land for the dumping of scrap iron, junk, garbage, rubbish or other refuse or of ashes, slag or other industrial wastes or by-products shall be prohibited in every zoning district, except as may be otherwise provided in this Ordinance or other applicable regulations, and pursuant to provisions of the City Code, Chapter 17, "Nuisances."

D. Essential Services Permitted

Nothing in this Ordinance shall prevent the location of a public utility facility for any essential services herein defined. Such facility shall adhere to all development standards, including but not limited to setback, height, and landscaping requirements, for the given zoning district.

E. Lake Pleasant Parkway Corridor Specific Area Plan (Ord. 04-186)

All development located within the specified Lake Pleasant Parkway corridor shall conform to the Lake Pleasant Parkway Corridor Specific Area Plan.

14-3-9 HOME OCCUPATIONS

A. General

A Home Occupation is an accessory use of the primary dwelling unit permitted either by-right or by conditional use permit. Home occupations are generally conducted and located such that the average neighbor, under normal circumstances, would not be aware of their existence. The home occupation is generally carried on by a member of a family, residing on the premises, and is clearly incidental to the use of the structure for dwelling purposes and does not change the exterior character of the premises in any way.

B. Standards

The standards set forth in this Section are intended to ensure compatibility of the Home Occupation use with the residential character of the neighborhood. The proposed use shall be clearly accessory or incidental to the residential use of the main building to qualify as a home occupation use under this Section.

1. *Home Occupation as Permitted Accessory Use.* A home occupation where permitted, except for Day Care Group Homes, shall be considered a permitted accessory use when it complies with the following regulations:

a. Changes or alterations to the exterior of the building(s) that are inconsistent with the residential character of the building(s) or with the character of the surrounding area shall not be allowed. Such changes or alterations include, but are not limited to, construction of parking areas or garages at a scale exceeding the scale of such structures in the surrounding area.

b. Signs advertising a home occupation shall be strictly prohibited.

c. Exterior display or storage of materials or equipment, or any other exterior indication of the home occupation, shall be prohibited.

d. Emissions of noise, light, dust, gas, vibration, odor, smoke, or any other noxious matter emanating from the home occupation at a scale greater than that normally associated with the residential use shall be prohibited.

e. The home occupation shall not involve more than one (1) business caller or visitor at a time and not more than two (2) visitors per hour, nor commercial deliveries or outside services beyond those normal and incidental to the residential uses in the district.

f. The home occupation shall be conducted by a resident or residents of the dwelling unit only. No outside employees shall be employed at the site and not more than one (1) employee may report to the site for off-site employment.

g. No unusual load shall be placed on power, sewer, water, or other utilities as a result of the home occupation use.

h. External activity resulting from the home occupation shall be limited to the hours between 7:00 A.M. and 10:00 P.M.

i. Storage of commercial vehicles used in conjunction with the home occupation is not permitted on the home occupation site. Up to two (2) commercial vehicles may be parked on the home occupation site if these commercial vehicles are used for both business and personal needs. Commercial vehicles must be parked in accordance with Article 14-23, "Parking," of this Ordinance.

j. All home occupations shall be subject to the standards contained herein and shall be approved by the City prior to the initiation of any business activity.

k. A valid City sales tax and/or business license shall be obtained for the home occupation use.

2. *Home Occupation as Conditional Use.* A Conditional Use Permit for a home occupation shall be required in cases where any of the following conditions may result

a. The home occupation use requires or uses storage or space accessory to the principal residence, will utilize or require outdoor or open storage of materials

or will require or result in the construction or installation of additional parking on-site.

b. The home occupation use will produce or make noticeable the appearance of a non-residential use or will cause the emission of noise, light, dust, gas, vibration, odor, smoke, or other noxious matter from the premise.

c. The home occupation will have more than one (1) business caller or visitor at any one time, more than two (2) visitors per hour, or more than one (1) commercial delivery per business day.

d. Pedestrian or vehicular traffic will increase beyond what is considered normal and incidental to the zoning district in which the use is located.

e. An increased load will be placed on any of the power, water, sewer or other utilities.

f. The home occupation use will require the services of a single employee or assistant who is not a resident of the household.

3. *Prohibited Home Occupations* Home occupations expressly prohibited shall include, but not be limited to, the following:

a. Personal service offices such as physicians, dentists, massage therapists, and barber and beauty shops

b. Animal services such as commercial stables, dog grooming, veterinary offices, hospitals, and kennels

c. Permanent real estate offices

d. Restaurants

e. Vehicle services such as repairing, painting, storage, washing, or sales, where vehicle is defined as any motorized or non-motorized means of transportation

4. *Violations.* The City may deem any violation of the above conditions as just cause for the termination of the home occupation. In such cases, the City may issue a Cease and Desist Order, and, if the violation continues, file a criminal complaint in City Court.

14-3-10 MANUFACTURED HOUSING

A. Applicability

Manufactured homes shall be homes built and manufactured in accordance with the National Manufactured Home Construction and Safety Standards Act of 1974 and Title VI of the Housing and Community Development Act of 1974 (P.L. 93-383, as amended by P.L. 95-128, 95-557, 96-153 and 96-339).

B. General Requirements

Manufactured homes may be installed in any single-family residential zoning district. Such installation must meet all requirements of the City's Zoning Code and applicable State regulations. The Community Development Director or designee thereof may require such enclosures, roof overhang, and roofing or siding materials as may be necessary for compatibility with other residential structures in the area. (Ord. No. 82-36)

14-3-11 MOBILE HOMES, TRAVEL TRAILERS, HOUSE TRAILERS, AND RECREATIONAL VEHICLES

A. Within RMH-1 and RMH-2 Districts

A mobile home, travel trailer, house trailer, or recreational vehicle may be placed, constructed, assembled, or used, whether for residential or any other purpose, exclusively in the RMH-1 or RMH-2 zoning districts, except as may be otherwise specifically allowed or permitted in this Ordinance.

B. Outside RMH-1 and RMH-2 Districts

1. Permits in I-1, I-2 and Agricultural Districts.

Mobile homes, travel trailers, recreational vehicles, or house trailers may be placed in zoning districts I-1, I-2, or Agriculture, provided a permit is obtained from the Community Development Director or designee thereof. Such permits shall not exceed one (1) year in duration and shall be renewable. No permit or renewal thereof shall be issued unless proof is presented that the mobile home, trailer, or vehicle is necessary for, or related to, the industrial or agricultural uses of the property.

2. Special Permits in Other Districts.

a. The Community Development Director may issue special permits for placement of travel trailers, house trailers, or mobile homes in other zoning districts for the following purposes (Ord. No. 05-22):

1) Sales office for the sale of those products characterized as being "open" land uses, such as automobiles, mobile home, or travel trailer sales

2) Construction field office for use by contractors while a permanent building is under construction

3) Quarters for the night watchman or caretaker in industrial, commercial, or residential zones, provided no person other than the night watchman or caretaker shall occupy the unit

4) Quarters for the night watchman or caretaker in a mobile home sales lot, provided no person other than the night watchman or caretaker shall occupy the unit

5) Temporary place of business for the owner or lessee during the course of construction of a new building on the site

6) Temporary residence during reconstruction of a residential unit following damage by fire, flood, or other similar casualty

b. Fee

A fee established by the City Council shall be required for all permits issued pursuant to this section; such fee shall be in addition to all other applicable fees.

3. Development Standards outside RMH-1 and RMH-2 Districts.

In addition to all other requirements of this Ordinance, travel trailers, house trailers, recreational vehicles, or mobile homes located outside an RMH-1 or RMH-2 district shall comply with the following:

a. The unit shall be equipped with wheels that remain on the unit; however, the wheels may be blocked for stability.

b. Setbacks shall be subject to all regulations of the applicable zoning district. (Ord. No. 05-22)

c. No permanent room addition shall be attached to the unit nor shall the unit be attached to any permanent structure.

d. The unit shall contain a water closet and lavatory connected with the City sewer, unless other acceptable sanitary provisions are made as set forth in the City Plumbing Code.

e. The unit shall comply with the Uniform Electrical Code, and be connected with a minimum of one hundred (100) ampere service on a suitable temporary pole approved by the serving agent, observing all necessary wire clearances.

f. Permit shall be approved for one (1) year and may be granted for a longer period of time as determined by the Community Development Director or designee. (Ord. No. 05-22)

g. Any temporary or mobile structures shall be removed prior to Certificate of Occupancy. (Ord. No. 05-22)

14-3-12 GROUP HOMES, DAY CARE GROUP HOMES, GROUP CARE FACILITIES, AND COMMUNITY RESIDENTIAL SETTING FACILITIES

A. Group Homes (SFR, RM-1, AG, SR-43, SR-35)

Group Homes shall comply with the following:

1. The single-family residential character of the structure shall be maintained, and additions, alterations, modifications, or accessory uses shall be subject to the same requirements as individual single family detached dwelling units.

2. The applicant, owner, or proprietor shall file a Certificate of Registration with the Community Development Department, and the Community Development Director or designee, after ascertaining compliance with all applicable regulations, shall administratively approve the Certificate.

3. The property line of the lot on which the Home is located shall be a minimum of one thousand, three hundred twenty (1320) feet, measured in a straight line in any direction, from the property line of a lot where any other similar residential facility is located.

4. In the event that the appropriate State licensing agency revokes or terminates an applicant's license, the Certificate of Registration filed with the City shall be deemed to be revoked as of the date of said revocation or termination.

B. Day Care Group Homes (SFR, RM-1, RMH-1, AG, SR-43, SR-35)

Day Care Group Homes with five (5) or more children shall comply with the following:

1. Provide evidence of certification by the Arizona Department of Health Services to the Community Development Department.

2. Provide no identification that is visible from a public street, by signage, graphics, display, or other visual means.

3. Provide a six (6) foot high solid (opaque) fence or wall between all outdoor play areas and adjacent properties.

4. To avoid any over concentration of group homes and similar facilities in a particular neighborhood, ensure adequate spacing between any existing and proposed facilities in accordance with the following:

   a. Provide a separation by a distance of at least six hundred (600) feet measured along the right-of-way line on either street frontage; or

   b. If significant physical features such as arterial streets, canals, parks, or similar features exist between the proposed facility and any other existing or proposed facility of a similar nature, then the Planning manager may determine that adequate spacing exists to meet the intent of the spacing requirements.

5. The Planning and Zoning Commission may waive the requirements of subsection (B) (4) (above) if sufficient mitigating measures are provided to eliminate potential adverse impacts on adjacent properties and to preserve the existing character of the residential neighborhood.

C. Group Care Facilities and Community Residential Setting Facilities (SFR, RM-1, AG, SR-43, SR-35)

Group Care Facilities and Community Residential Setting Facilities shall comply with the following:

1. Group Care Facilities and Community Residential Setting Facilities located in an Office District (O-1) shall adhere to the following provisions:

   a. All vehicular access to the facility shall be from arterial or collector streets.

   b. The property line of the lot on which the Home is located shall be a minimum of one-thousand, three-hundred-twenty (1,320) feet, measured in a straight line in any direction from the property line of a lot where any other similar residential facility is located.

   c. In the event that the appropriate State licensing agency revokes or terminates an applicant's license, the conditional use permit issued by the City shall be deemed to be revoked as of the date of the license revocation or termination.

2. Group Care Facilities and Community Residential Setting Facilities located in Single Family Residential Districts (R1-43, R1-35, R1-18, R1-12, R1-10, R1-8, and R1-6), Multi-Family Residential District (RM-1), General Agricultural District (AG), Suburban Ranch District (SR-43), or Suburban Ranch District (SR-35) shall comply with all provisions set forth above in section (C) (1) and the following provisions:

   a. Provide no identification that is visible from a public street by signage, graphics, display, or other visual means.

   b. Provide a six (6) foot high solid (opaque) fence or wall between all outdoor recreation areas and adjacent properties.

14-3-13 WIRELESS COMMUNICATION FACILITIES (Ord. No. 98-15)

It is the intent of this Section to promote the use of appropriate wireless communication facilities while encouraging co-location and design techniques that minimize the impacts of such facilities on the community. The City of Peoria encourages providers to explore all co-location options, locations on existing municipal facilities or locations on existing vertical elements prior to the application for a new facility. The City further encourages applicants to explore all camouflaging and screening options available to reduce the visual and environmental impacts of such facilities to the community.

ARTICLE 14-3 GENERAL PROVISIONS

A wireless communication facility, as defined in Article 14-2, shall be a permitted principal or permitted conditional use in all zoning districts subject to the limitations herein contained in this Article and as otherwise set forth in the Peoria City Code.

A. *General Requirements.* All wireless communication facilities (hereinafter referred to as facility) shall meet the following general requirements regardless of whether they are a permitted principal use or a permitted conditional use.

1. *Inventory of Existing Sites.* Each applicant for a facility shall provide to the City an inventory of its existing facilities or sites approved for facilities that are located either within the City of Peoria, City of Peoria planning area boundary or a county island within the City of Peoria. In addition to showing all existing and approved sites, inventories shall show all other wireless communications sites located within one mile of the proposed site, regardless of jurisdictional location. Each inventory shall include general information about the location, height, and design of each tower. The City may share such information with other applicants applying for administrative approvals or conditional use permits under this ordinance or other organizations seeking to locate antennas within the City; provided however, that the City is not, by sharing such information, in any way representing or warranting that such sites are available or suitable.

2. *State or Federal Requirements.* All facilities must meet or exceed current standards and regulations of the Federal Aviation Administration (FAA), the Federal Communications Commission (FCC), and any other agency of the state or federal government with the authority to regulate towers and antennas. If such standards and regulations are changed, then the owners of the towers and antennas governed by this ordinance shall bring such towers and antennas into compliance with such revised standards and regulations within six (6) months of the effective date of such standards and regulations, unless a different compliance schedule is mandated by the controlling state or federal agency. Failure to bring facilities and antennas into compliance with such revised standards and regulations shall constitute grounds for the removal of the tower or antenna at the owner's expense.

3. *Building Code Safety Standards.* To ensure the structural integrity of towers, the owner of a tower shall ensure that it is maintained in compliance with standards contained in applicable state or local building codes and the applicable standards for towers that are published by the Electronic Industries Association, as amended from time to time. If, upon inspection, the City concludes that a tower fails to comply with such codes and standards and constitutes a danger to persons or property, then upon notice being provided to the owner of the tower, the owner shall have thirty (30) days to bring such tower into compliance with such standards. Failure to bring such tower into compliance within said thirty (30) days shall constitute grounds for the removal of the tower or antenna at the owner's expense.

4. *Measurement.* For the purpose of determining separation distances, distances from properly lines or districts, and setback distances, distance shall be measured from the closest portion of the pole to the property line, district or pole in question. Tower setbacks and separation distances shall be calculated and applied to facilities located in the City of Peoria, irrespective of municipal and

county jurisdictional boundaries. Minimum setbacks for equipment panels shall conform with the International Building Code.

5. *Franchises or licenses.* Owners and/or operators of wireless facilities shall certify that all franchises or licenses required by law for the construction and/or operation of a wireless communication system in the City of Peoria have been obtained and shall file a copy of all required franchises or licenses with the City.

6. *Pre-existing towers.* Pre-existing towers shall be allowed to continue their usage as they presently exist. Routine maintenance (routine maintenance does not include replacement with a new tower of like construction and height) and construction related to the use of the pole for the purposes of adding additional carriers shall be permitted on such pre-existing towers. New construction, including replacement of an existing tower, other than routine maintenance on a pre-existing tower, shall comply with the requirements of this ordinance.

7. *Rebuilding Damaged or Destroyed Nonconforming Towers or Antennas.* Notwithstanding this ordinance, bona fide nonconforming towers or antennas that are damaged or destroyed shall not be rebuilt without first obtaining administrative approval or a conditional use permit and meeting the separation requirements specified in this ordinance. The type, height, and location of the tower onsite shall be of the same type and intensity as the original facility approval. Building permits to rebuild the facility shall comply with the then applicable building codes and shall be obtained within 180 days from the date the facility is damaged or destroyed. If no permit is obtained, or if said permit expires, the tower or antenna shall be deemed abandoned as specified in this ordinance.

8. *Abandonment of Towers or Facilities.* A facility shall be deemed abandoned when such facility is not in use for a period of twelve (12) consecutive months. The owner of the facility shall remove the same within ninety (90) days of receipt of notice from the City notifying the owner of such abandonment. Failure to remove an abandoned antenna or tower within said ninety (90) days shall be grounds to remove the tower or antenna at the owner's expense. If there are two or more users of a single tower, then this provision shall not become effective until all users cease using the tower.

B. Permitted Principal Use.

A wireless communication facility shall be a permitted principal use when the facility complies with the following minimum development standards:

1. The antennas or towers are located on: property owned or otherwise controlled by the City of Peoria, provided a license, lease or revocable permit authorizing such antenna or tower has been approved by the City Manager or his designee; property owned by a school district and approved by the appropriate school board or their designee (for purposes of this Article, school district shall not include private schools or charter schools); an existing wireless communications facility; existing utility poles; or are located on existing poles within the existing walls of an electrical substation owned, leased or otherwise controlled by a public utility;

2. The facility is developed as an Alternative Tower Structure and meets all other provisions of this code;

3. The maximum height of a facility, except for rooftop or wall mounted facilities, facilities co-locating on an existing wireless communications facility, facilities locating on existing utility poles, or facilities locating on existing vertical structures on school or municipal property, is sixty-five (65) feet, provided however, if the facility is located within any residential district or within one hundred (100) feet of the property line of a residential use or district, the maximum height is fifty (50) feet; (Ord. 98-111)

4. An installation co-locating on an existing wireless communications facility may not increase the overall pole height by more than fifteen (15) feet, and the antennas shall not exceed a maximum height of eighty (80) feet or sixty-five (65) feet in any residential district. Installations co-locating on existing utility poles may increase the height of the pole by not more than fifteen (15) feet. Installations locating on existing vertical structures on school or municipal property shall follow the non-residential height requirements; (Ord. 98-111)

5. The facility replacing an existing pole on school or park grounds does not increase the original pole circumference by more than a 2:1 ratio;

6. Facilities located within a residential zoning district shall not have antennas other than panel antennas and/or whip antennas. Such facilities shall be allowed a single microwave dish not in excess of twenty four (24) inches in diameter;

7. The pole shall be setback from all adjacent residential zoning districts or residential land use property lines a minimum of two hundred percent (200%) of the height of the tower or pole. The pole shall be setback from all non-residential zoning districts or non-residential property lines and all street property lines a minimum of one hundred and ten percent (110%) of the height of the tower or pole;

8. Facilities co-locating on utility poles, facilities within the right-of-way, or facilities located on school or City property, including supporting equipment and cabinets, shall not be required to meet the setbacks requirements set forth above;

9. The freestanding building or equipment structure contains four hundred and fifty (450) square feet or less of gross floor area and is twelve (12) feet or less in height, except when a facility utilizes co-location, the building or equipment structure may contain nine hundred (900) square feet or less of gross floor area. Where ground-mounted cabinets are utilized, they shall not exceed eight (8) feet in height or an area greater than two hundred and fifty (250) square feet;

10. The facility is screened in conformance with Section 14-3-4, "Screening," subsection 14-3-4 (B) (6), of this Article.

11. The rooftop or wall mounted facility is hidden from off-site views and shall be screened to the extent possible by screen walls and/or the building parapet;

12. The colors and texture of the facility shall be compatible with the surrounding environment as determined by the City, except as otherwise required by the FAA;

13. No commercial advertising or signage is allowed on site;

14. The facility has at least one (1) parking space designed to City standards. This requirement includes maneuvering areas and access drives. This requirement may be waived when sufficient hard surfaced parking exists;

15. The rooftop mounted facility is fifteen (15) feet or less in height as measured from the surrounding rooftop height to the top of all appurtenances;

16. The wall mounted antennae are eight (8) feet or less in height. Wall mounted facilities shall be mounted so as not to extend above the roof-line of the building and shall not project more than twelve (12) inches from the building face;
17. The facility shall not be artificially lighted, unless required by the FAA or other applicable authority;

18. The facility is not located within the Hillside Development Overlay District or within thirteen hundred and twenty (1320) feet of a City or state designated historical site; and

19. The minimum separation between facilities, except for approved alternative tower structures, rooftop or wall mounted facilities, facilities located within the industrial zoning districts, and facilities located on existing vertical structures on school or municipal property, is one thousand three hundred and twenty (1320) feet. (Ord 98-110)

C. *Permitted Conditional Use.* A wireless communication facility which does not meet the conditions specified above for "Permitted Principal Use," subsection 14-12-11 (B) of this Article, shall be a permitted conditional use and processed in accordance with Article 14-39, Administrative Procedures, Section 14-39-10, Conditional and Special Conditional Use Permits," of this Ordinance. All permitted conditional uses shall meet the following minimum development standards:

1. The maximum height of the facility, except for rooftop or wall mounted facilities, facilities co-locating on an existing wireless communications facility, facilities locating on existing utility poles, or facilities located on existing vertical structures on school or municipal property, shall be eighty (80) feet, provided however, if the facility is located in any residential district or within seventy-five (75) feet of the property line of a residential use or district, the maximum height shall be sixty-five (65) feet; (Ord. 98-111)

2. An installation co-locating on an existing facility shall not increase the overall pole height by more than fifteen (15) feet, and the antennas shall not exceed a maximum height of ninety-five (95) feet or sixty-five (65) feet in any residential district. Installations co-locating on existing utility poles may increase the height of the pole by not more than fifteen (15) feet. Installations locating on existing vertical structures on school or municipal property shall follow the non-residential height requirements; (Ord. 98-111)

3. The facility replacing an existing pole on school or park grounds does not increase the original pole circumference by more than is necessary to accommodate the additional structural requirements;

4. Such facilities located within a residential zoning district shall not have antennas other than panel antennas and/or whip antennas. Such facilities shall be allowed a single microwave dish not in excess of twenty four (24) inches in diameter;

5. The pole shall be setback from all adjacent residential zoning district or residential land use property lines a minimum of one hundred and ten percent (110%) of the height of the tower or pole. The pole shall be setback from all non-residential zoning district or non-residential property lines a minimum of five (5) feet and shall be setback from all street property lines equal to or greater than the building setback for the district in which the pole is located;

6. Facilities co-locating on utility poles, facilities within the right-of-way, or facilities located on school or City property shall not be required to meet the setbacks requirements set forth above;

7. The facility shall by screened in conformance with Section 14-3-4 of this Article.

8. A rooftop or wall mounted facility shall be hidden from off-site views and shall be screened to the extent possible by screen walls and/or the building parapet;

9. The colors and texture of the facility shall be compatible with the surrounding environment as determined by the City, except as otherwise required by the FAA;

10. No commercial advertising or signage shall be allowed on-site;

11. A facility shall have at least one (1) parking space designed to City standards. This requirement shall also include maneuvering areas and access drives. This requirement shall be waived when sufficient hard surfaced parking exists;

12. A rooftop mounted facility shall be twenty-five (25) feet or less in height as measured from the surrounding rooftop height to the top of all appurtenances;

13. A wall mounted facility shall be twelve (12) feet or less in height. Wall mounted facilities shall be mounted so as not to extend above the roof-line of the building and shall not project more than twelve (12) inches from the building face;

14. The facility shall not be artificially lighted, unless required by the FAA or other applicable authority;

15. A facility may not be allowed within the Hillside Development Overlay District or within thirteen hundred and twenty (1320) feet of a City or state designated historical site; and

16. The minimum separation between facilities, except for approved alternative tower structures, rooftop or wall mounted facilities, facilities located within the industrial zoning districts, and facilities locating on existing vertical structures on school or

municipal property, shall be one thousand (1000) feet, unless otherwise approved by the City Council. (Ord. 98-111)

ARTICLE 14-5
SINGLE-FAMILY
RESIDENTIAL DISTRICTS
R1-43, R1-35, R1-18, R1-12, R1-10, R1-8, AND R1-6
(Ord. No. 93-12)

CONTENTS

14-5-1 INTENT
14-5-2 PERMITTED PRINCIPAL USES
14-5-3 PERMITTED CONDITIONAL USES
14-5-4 PERMITTED ACCESSORY USES
14-5-5 PROPERTY DEVELOPMENT GENERAL PROPERTY DEVELOPMENT STANDARDS
14-5-6 PROPERTY DEVELOPMENT STANDARDS FOR PERMITTED RESIDENTIAL USES
14-5-7 PROPERTY DEVELOPMENT STANDARDS FOR PERMITTED CONDITIONAL USES
14-5-8 PROPERTY DEVELOPMENT STANDARDS FOR ACCESSORY BUILDINGS
14-5-9 EXCEPTIONS

14-5-1 INTENT

These districts comprise single-family residential areas and certain land areas where such development is desirable. They provide for a range of single-family lot sizes and establish minimum property development standards directly related to such lot sizes. Each district is restricted to the same principal, accessory and conditional uses and affords each residential property a uniform degree of protection from encroachment and adverse influence, regardless of its price class or lot size. Regulations are designed to stabilize and protect the single-family character of the districts, to promote and encourage creation of a favorable environment for family life where most families include children and to prohibit all incompatible activities. Certain essential and complementary uses are also permitted under conditions and standards, which assure their compatibility with the character of the district.

14-5-2 PERMITTED PRINCIPAL USES

A. One detached single-family dwelling per lot. (Ord. No. 93-12)

B. Publicly-owned and operated parks and recreation areas and centers.

C. Group Homes, in accordance with provisions of Article 14-3, General Provisions Section 14-3-12, "Group Homes, Day Care Group Homes, Group Care Facilities and Community Residential Setting Facilities," Subsection 14-3-12(A). (Ord. No. 02-85)

D. Public/Charter Schools and Private Schools, provided that the facility shall have direct vehicular access to an arterial or collector street and that facilities for repair or storage of vehicles and equipment shall be prohibited. (Ord. No. 99-89).

E. Churches, synagogues, temples, chapels, or similar places of worship, and related facilities, subject to review and approval of vehicular access by the City Engineer. (Ord. No. 02-19)

F. Public utility buildings, uses, structures, equipment and storm water retention areas; provided that repair or storage facilities in connection therewith are expressly prohibited. (Ord. No. 04-207)

14-5-3 PERMITTED CONDITIONAL USES

Any of the following uses may be permitted as principal uses subject to approval by the Commission of site development plans prepared in accordance with provisions of this Article and Article 14-24 of this Chapter.

A. Public buildings providing cultural, educational, administrative, fire and police protection services to district residents; provided that all vehicular access shall be restricted to public streets.

B. Colleges or university facilities, such facilities shall have direct vehicular access to an arterial or collector street. Facilities for the repair or storage of vehicles and equipment shall be prohibited. (Ord. No. 05-58A)

C. Non-commercial recreational uses, provided that all direct vehicular access is from an arterial or collector street. (Ord. No. 93-12)

D. Golf courses, including clubhouses, provided that:

1. All direct vehicular access shall be from abutting arterial or collector streets.

2. All principal and accessory buildings shall be located not less than fifty (50) feet from any property line adjoining any residential district,

3. Any accessory restaurant or bar shall be an integral part of a principal building, shall have no public entrance except from within the building, and shall make no exterior display or advertising of any commercial activity.

4. Golf greens and tees, swimming pools, tennis courts and similar outdoor recreation facilities shall be located not less than twenty-five (25) feet from any property line.

E. Day Care Group Homes with five (5) or more children, in accordance with provision of Article 14-3, General Provision, Section 14-3-12, "Group Homes, Day Care Group

Homes, Group Care Facilities, and Community Residential Setting Facilities," subsection 14-3-12 (B), "Day Care Group Homes" and upon a finding by the Planning and Zoning Commission, that such homes will be operated in a manner that is compatible with and not detrimental to, adjacent properties or the neighborhood in general: (Ord. No. 02-85)

F. Group Care Facility or Community Residential Setting Facility in accordance with provision of Article 14-3, General Provision, Section 14-3-12, "Group Homes, Day Care Group Homes, Group Care Facilities, and Community Residential Setting Facilities," subsection 14-3-12 (C) "Group Care Facilities and Community Residential Setting Facilities. (Ord. No. 02-85)

G. Preschool centers or day care centers in accordance with State Department of Health Care Services regulations provided that: (Ord. No. 02-19)

1. The use shall be in conjunction with a non-residential principal or conditional use within Article 14-5.

2. All vehicular access shall be from an existing arterial or collector street.

3. No on street parking or drop-off shall be permitted.

4. Playgrounds or other outdoor activity area shall be separated from adjacent residential land uses by no less than twenty-five (25) feet.

5. All playgrounds or outdoor activity areas shall be properly fenced using the following methods:

   a. Solid masonry wall no shorter than 4'–6" or

   b. Wrought-iron view fence no shorter than 4'-6" with vertical members no greater than 4" apart; or

   c. Other fencing method approved by the Planning and Zoning Commission.

6. Hours of operation shall be between 6:00 a.m. and 7:00 p.m., or as otherwise established by the Planning and Zoning Commission

7. Hours of outdoor activity shall be limited to between 8:00 a.m. and 6:00 p.m.

14-5-4 PERMITTED ACCESSORY USES

A. Any accessory use customarily incidental to a permitted principal use.

B. Off-street parking serving a permitted principal use, in accordance with Article 14-23.

C. Private garage or carport for storage or parking of vehicles.

D. Garden house, tool house, ramada, outdoor swimming pool and similar home recreational facilities; provided that such facilities are used solely by occupants of the premises and their guests.

E. Storage or parking of recreational vehicles and utility trailers, in accordance with Chapter 14 Motor Vehicles and Traffic of the Peoria City Code (1992 Edition). (Ord. No. 98-18)

F. Guest house or servant's quarters; subject to 14-5-9B.

G. Home occupation, in accordance with Article 14-3, General Provision, Section 14-3-8, "Homes Occupations," of this Ordinance. (Ord. No. 02-85)

H. Where the keeping of horses and other livestock is otherwise lawful, structures customarily accessory to such use.

I. Day care for four (4) or less children. (Ord. No. 93-25)

14-5-5 GENERAL PROPERTY DEVELOPMENT STANDARDS (Ord. No. 03-158)

A. On any lot, no structure shall exceed three (3) feet in height above grade within the required front setback area. (Ordinance No. 95-72).

B. Side lot lines shall be substantially at right angles or radial to street lines, except where other treatment can be justified.

C. All Flag Lots, except as provided under Section 14-22A-4, shall be subject to the following standards:

1. The access portion of the flag lot ("flag pole") must be under the same ownership as the flag portion

2. 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.

3. The area of the flag pole portion of the flag lot shall not be included in the calculation of minimum lot area.

4. For flag lots, the Planning Manager 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 ordinance.

5. Flag lots shall have the street address clearly visible from the street to identify a dwelling that is set back from the street.

6. The driveway providing access to the flag lot shall be placed as close as possible to an existing driveway on adjacent property.

7. 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.

Table 14-5-5, Maximum Number of Flag Lots

Size of Subdivision or Minor Land Division	Maximum Number or Percentage (%) of Flag Lots
10 or fewer lots	1 lot
11-50	10%
50+	5%

14-5-6 PROPERTY DEVELOPMENT STANDARDS FOR PERMITTED RESIDENTIAL USES (Ord. No. 89-36)

A. The following property development standards shall apply in zoning districts R1-43, R1-35, R1-18, R1-12, R1-10, R1-8, R1-7 and R1-6: (Ord. No. 03-158)

Property Development Standards	R1-43[1]	R1-35	R1-18	R1-12	R1-10	R1-8	R1-7[2]	R1-6[3]
Minimum Lot Area (acreage)	43,560	35,000	18,000	12,000	10,000	8,000	7,000	6,000
Minimum Lot Width (ft)	145	125	90	70	70	70	70	50
Minimum Lot Depth (ft)	100	100	100	100	100	100	100	100
Maximum Lot Coverage (percentage)	30%	35%	35%	35%	40%	45%	45%	45%
Maximum Building Height (ft) [4]	30	30	30	30	30	30	30	30
Front Setback (ft)	35	30	20	20	20	20	20	20
Interior Setback (min/total ft)	10/30	10/20	5/15	5/15	5/15	5/15	5/15	5/8/13
Rear Setback (ft)	30	20	15	15	15	15	15	15
Corner Setback (ft)	10	10	10	10	10	10	10	10

1. Ordinance 97-95

2. Residential District R1-7 shall only apply to property zoned R1-7 on or before February 13, 1991. No property shall be re-zoned to the R1-7 district after February 13, 1991. (Ord. No. 99-92)

3. Ordinance 93-42

4. Ordinance 04-187

14-5-7 PROPERTY DEVELOPMENT STANDARDS FOR PERMITTED CONDITIONAL USES

A. Maximum height of principal buildings conditionally permitted. Two stories of not more than thirty (30) feet, except as provided in Section 14-3-8 of this Code. (Ord. No. 04-187)

B. Minimum setbacks. Every conditionally permitted principal and accessory building shall maintain required setbacks.

14-5-8 PROPERTY DEVELOPMENT STANDARDS FOR ACCESSORY BUILDINGS (Ord. No. 04-187)

When not part of the principal building, accessory buildings shall be subject to the limitations contained in this Section 14-5-7 and as otherwise set forth in the Peoria City Code. Accessory buildings attached to the principal building shall be subject to all applicable provisions of the Peoria City Code which would be applicable to the Principal building. Nothing herein is intended to relax the building code or other applicable City standards.

A. *Maximum Height.* The height of an accessory building shall not exceed twenty (20) feet in height except in the R1-18 and R1-35 zoning districts OR other zoning districts with minimum lot sizes 18,000 square feet or greater. Where a property is located in a zoning district with a minimum lot size of 18,000 square feet or greater, all accessory buildings shall have a maximum height of twenty-five (25) feet. (Ord. No. 04-187)

B. No accessory building shall be located in any front yard.

C. A detached accessory building, less than eight (8) feet in height and with a total floor area or projected roof area which does not exceed two hundred (200) square feet, may be located in the required side or rear yard adjacent to the property line provided the structure is not served by utilities and is screened from public view. (Ord. No. 04-187)

D. A detached accessory building between eight (8) and nine (9) feet in height or greater than two hundred (200) square feet in area, may be located a minimum of three (3) feet from the side or rear property line provided the structure is screened from public view. (Ord. No. 05-51)

E. Accessory buildings exceeding nine (9) feet in height and/or three hundred (300) square feet in area shall meet the required setbacks of the respective zoning district. Accessory buildings exceeding nine (9) feet in height and located along property lines abutting golf courses, water tanks, well sites, utility substations, water treatment plants and similar land uses as determined by the Planning Manager shall be allowed a three (3) foot side or rear setback provided that the height of the structure shall not exceed the height of the principal building. (Ord. No. 04-187)

F. Accessory buildings nine (9) feet in height or greater OR three hundred (300) square feet or greater shall conform to the City of Peoria Design Review Manual. (Ord. No. 04-187)

G. All structures shall be located in accordance with any applicable City building and/or fire code. (Ord. No. 04-187)

H. On or before June 15, 1990 owners of accessory buildings whether attached or detached, constructed prior to January 23, 1990, that conformed to the Uniform

Building Code adopted by the City upon construction, that do not conform to the development standards within this Section 14-5-7 of Article 14-5 of Chapter 14 of the Peoria City Code, may submit to the City of Peoria an application supplied by the City to the City of Peoria Building Safety Department together with such plans as may be required by the Building Safety Department to register the non-conforming accessory buildings. The Building Safety Department will review the accessory buildings in which registration is sought and after the review of the application, drawings and plans, herein provided for, shall issue a special building permit if the accessory building was constructed in accordance with the then existing Uniform Building Code, recognizing such accessory building may be registered as an exception to the limitations imposed by this Section 14-5-7.

The plans which may be required by the Building Safety Department shall show the location of the accessory building in relation to other structures on the lot and the lot lines of the property and such other information as may be necessary to determine if such building conformed to the Uniform Building Code upon its construction.

14-5-9 EXCEPTIONS

A. Side yards, interior lots of record. On each lot or record, see Section 14-2-32-E, having a width of fifty (50) feet or less, the least side yard shall have a width not less than three (3) feet, and the other side yard shall have a width not less that seven (7) feet, and the aggregate width of both side yards shall be not less than ten (10) feet upon adoption of this Ordinance.

B. Detached guesthouses or servant's quarters. Detached guesthouses and servant's quarters are permitted in any R1-35 and R1-18 districts; provided, however, that they shall conform to all yard requirements applicable to the accessory building.

ARTICLE 14-9
NON-RESIDENTIAL DISTRICTS

(Ord. No. 02-68)

CONTENTS

14-9-1 INTENT
14-9-2 ZONING DISTRICTS

Office Commercial	O-1
Convenience Commercial	C-1
Planned Neighborhood Commercial	PC-1
Planned Community Commercial	PC-2
Intermediate Commercial	C-2
Central Commercial	C-3
General Commercial	C-4
Regional Commercial	C-5
Business Park Industrial	BPI
Planned Light Industrial	PI-1
Light Industrial	I-1
Heavy Industrial	I-2

14-9-3 LAND USE MATRIX
14-9-4 GENERAL REGULATIONS FOR O-1, C-1, PC-1, PC-2,C-2, AND C-3
14-9-5 LIMITATIONS ON USES
14-9-6 PROPERTY DEVELOPMENT STANDARDS

14-9-1 INTENT

The non-residential districts are intended to collectively facilitate the development and operation of all types of employment-generating uses, including, but not limited to, retail and service establishments, neighborhood convenience stores, business parks and professional offices, research and development centers, storage warehouses and other light-industrial uses in a manner consistent with the Peoria General Plan.

14-9-2 ZONING DISTRICTS

A. *Office Commercial District* (O-1)

The O-1 District is intended to provide an environment conducive to the establishment of professional offices, medical and legal services, and ancillary retail uses. Certain other types of uses are permitted under conditions and standards that ensure their compatibility with surrounding uses as well as nearby residential districts. The O-1 Districts provide for land use transition between more intensive commercial developments and the less intensive residential neighborhoods.

B. *Convenience Commercial District* (C-1)

The C-1 District is intended to accommodate neighborhood-scale retail and service establishments that provide the incidental daily necessities for the local residential areas. This district constitutes the secondary level of neighborhood commercial development. In order to prevent the undesirable "strip" commercial development, it is intended that each development be contiguous and limited in scale. The C-1 Districts should generally be restricted to the intersection of major arterial streets while providing one-mile separation from other non-adjacent commercial districts. The regulations and development standards are designed to preserve adjacent residential amenities and to prohibit encroachment by more intensive commercial uses.

C. *Planned Neighborhood Commercial District* (PC-1)

The PC-1 District is intended to accommodate small-scale retail and service establishments that provide the incidental daily necessities for the local residential areas. This district allows for planned neighborhood shopping centers typically having a principal tenant (i.e. supermarket) and an accompanying trade area generally limited to adjacent neighborhoods. It is further intended that PC-1 Districts be restricted to the intersection of selected arterial streets while generally providing one-mile separation from other non-adjacent commercial districts. The regulations and development standards are designed to preserve adjacent residential amenities and to prohibit encroachment by more intensive commercial uses.

D. *Planned Community Commercial District* (PC-2)

The PC-2 District is intended to accommodate large-scale planned commercial complexes providing comparison shopping goods and services to a community wide and regional trade area. It is further intended that such commercial centers shall be planned, developed and managed as integrated complexes under unified or condominium ownership.

E. *Intermediate Commercial District* (C-2)

The C-2 District is intended to provide a shopping center for the sale of convenience goods and personal services. In order to prevent the establishment of undesirable "strip" commercial development, it is intended that each development be contiguous and limited in scale. The C-2 districts should generally be restricted to the intersection of major arterial streets while providing one-mile separation from other non-adjacent commercial districts. The regulations and development standards are designed to preserve adjacent residential amenities and to prohibit encroachment by more intensive commercial uses.

F. *Central Commercial District* (C-3)

The C-3 District is intended to accommodate retail and service establishments in the original plat of Peoria, what is now called the 'Old Town' area. While the C-3 District is intended for buildings to be grouped together in compact arrangements in order to provide maximum shopping convenience and efficient use of off-street parking, the

development standards contained herein recognize the existing characteristics of individually owned, small-lot business establishments. The regulations and development standards are designed to preserve adjacent residential amenities and to prohibit encroachment by more intensive commercial uses.

G. *General Commercial District* (C-4)

The C-4 District is intended to facilitate a wide range of retail, office, service establishments, and other uses not suitable to be located adjacent to residential zones but necessary to accommodate the larger community. This district is particularly suitable along Grand Avenue and Bell Road (Ord. No. 94-27) where uses are primarily related to auto-borne clientele and by nature, create a high degree of turning movement.

H. *Regional Commercial District* (C-5)

The C-5 District is intended to accommodate large-scale commercial establishments or developments that provide goods and services to a community-wide and regional trade area. These districts are typically located along major arterials (typically 110' of right-of-way) or other regional transportation corridors.

I. *Business Park Industrial District* (BPI)

The BPI District is intended to accommodate the development of office parks, support retail services, warehousing and certain light industrial uses in a comprehensively planned and attractive setting. The regulations and development standards contained within this district include generous screening, landscape buffering and performance standards to ensure compatibility with neighboring districts, particularly when located near residential districts.

J. *Planned Light Industrial District* (PI-1)

The PI-1 District is intended to accommodate certain industrial structures and uses having physical and operational characteristics that might have potential adverse impacts on adjacent properties. The regulations and development standards are designed to permit those industrial uses which can be operated in a relatively clean, quiet and safe manner, and are compatible with adjoining industrial uses without causing adverse impacts, danger or hazard to nearby non-industrial uses.

K. *Light Industrial District* (I-1)

The I-1 District is intended to accommodate certain light industrial developments such as manufacturing uses which can be operated in a relatively clean, quiet and safe manner without causing adverse psychological influence or nuisance effects on surrounding property or similar reasons. The regulations and development standards are designed to accommodate, control and limit such special uses for their own protection as well as for protection of the character of surrounding districts.

L. *Heavy Industrial District* (I-2)

The I-2 District is intended to accommodate certain industrial structures and uses, including large-scale or very specialized industrial operations, having potential adverse environmental impacts on adjoining residential and commercial developments, and, to some extent, the nearby light industrial districts. The regulations and development standards are structured to permit uses involve processing of raw materials and the manufacturing, processing and compounding of semi-finished or finished products.

14-9-3 LAND USE MATRIX

The following land use matrix (Table 14-9-3) indicates uses which are permitted outright, conditionally permitted, or prohibited in specific non-residential zoning districts in the City of Peoria. The land use matrix is intended to serve as a guide for the convenience of the user of this zoning ordinance. Where the text of this zoning ordinance differs from the land use matrix, the text shall prevail. In the event of a specific use not being identified on the matrix, the Community Development Director or designee(s) shall determine the closest associated use based on the provisions of this ordinance. The City will permit any accessory use customarily incidental to a permitted principal use in the same zoning district.

Table 14-9-3 Land Use Matrix

LAND USE	O-1	C-1	PC-1	PC-2	C-2	C-3	C-4	C-5	BPI	PI-1	I-1	I-2
ADMINISTRATIVE & FINANCIAL												
Automatic Teller Machine (ATM)	P	P	P	P	P	P	P	P	P	P	P	P
Banks and Financial Institution	P	P	P	P	P	P	P	P	P	-	-	-
Bonding Companies & Non-Chartered Financial #	-	-	-	-	C	C	C	C	-	C	C	-
Professional, Administrative or Business Offices	P	P	P	P	P	P	P	P	P	P	P	P
AUTOMOBILE RELATED												
Auto Auction	-	-	-	-	-	-	C	-	-	P	P	P
Auto Dismantling, Scrap Dealers, Recycling Centers	-	-	-	-	-	-	-	-	-	-	-	C
Auto Parking Lot or Garage as Principal Use	P	-	P	P	P	P	P	P	P	P	-	-
Auto Parts and Accessory Store	-	-	P	P	P	P	P	P	-	-	-	-
Auto Sound System Installation, Auto Glass Tinting & Repair and similar uses #	-	-	-	-	C	C	P	P	-	P	P	P
Autobody Repair and Painting Facilities #	-	-	-	-	-	-	P	-	-	P	P	P

P = Permitted Use
C = Permitted Conditional Use. Conditional Use Permit required. See Article 14-39-10.
A = Accessory use
# = Subject to special limitations (see the following section 14-9-5)
- = Not Permitted

LAND USE	O-1	C-1	PC-1	PC-2	C-2	C-3	C-4	C-5	BPI	PI-1	I-1	I-2
AUTOMOBILE RELATED - CONTINUED												
Automobile Dealerships, Boat, RV, or Motorcycle Sales, including Outdoor Sales & Rental (Ord. No. 05-58A)	-	-	-	-	-	-	P*	P*	-	-	P*	P*
Automobile Diagnostic and/or Service Establishment , include engine & transmission overhaul, repair facilities & similar services.# (Ord. No. 05-58A)	-	-	-	-	C	C	P*	P*	-	P*	P*	P*
Automobile Rental Facility, limit to six (6) vehicles #	-	-	C	C	C	C	P	P	-	-	-	-
Automobile Towing & Impound Facilities (Ord. No. 05-58A)	-	-	-	-	-	-	C	-	-	P*	P*	P*
Boat & RV Repair	-	-	-	-	-	-	C	C	-	C	C	P
Car Wash, Automated	-	-	-	-	C	C	C	C	-	-	P	P
Car Wash, Self Service	-	-	-	-	C	C	C	C	-	-	P	P
Emissions Testing Facility	-	-	-	-	-	-	P	-	P	P	P	P
Gas Service Station #	-	-	C	C	C	C	C	C	-	-	-	-
Tire Sales, Repair and Mounting #	-	-	-	-	C	C	C	C	-	-	-	-
Truck Stop, including Wash (Ord. No. 05-58A)	-	-	-	-	-	-	-	P*	-	-	-	P*
EATING & DRINKING ESTABLISHMENTS												
Catering Establishment (Ord. No. 03-171)	P	P	P	P	P	P	P	P	P	P	P	P
Food & Beverage Vendor Cart #	A	A	A	A	A	A	A	A	A	A	A	A
Outdoor Dining and Seating Areas # (Ord. No. 06-07)	C	C	C	C	C	C	C	C	C	C	C	C
Restaurants, Drive-thru (Ord. No. 06-07)	-	P	P	P	P	-	P	P	-	-	-	-
Restaurants (Ord. No. 06-07)	P	P	P	P	P	P	P	P	A	A	A	A
Tavern, Bar, Lounge or establishment that sells alcoholic beverages for consumption on premise, excluding restaurants #	-	-	C	C	C	C	C	C	-	-	-	-
ENTERTAINMENT AND RECREATION												
Adult Uses #	-	-	-	C	C	-	C	C	-	C	C	C
Convention, Exhibition Centers and similar uses (Ord. No. 05-58A)	-	-	-	-	C	C	C	C	C	-	-	-
Dance, Theatrical, Art, Music Studio & similar uses (Ord. No. 05-58A)	-	-	P	P	P	P	P	P	P	P	P	P
Golf Courses	-	-	-	-	C	-	P	P	-	-	-	-
Health and Exercise Center # (Ord. No. 03-171)	P	P	P	P	P	P	P	P	P	P	P	P
Indoor Recreation/Entertainment include Bowling Alleys, Game Rooms, Video Arcades, Ice & Roller Skating Rinks, Shooting Ranges, Pool & Dance Halls, Bingo Halls, & similar uses, excluding Adult Uses & Taverns Bars & Lounges	-	-	P	P	P	P	P	P	-	-	-	-

P = Permitted Use
C = Permitted Conditional Use. Conditional Use Permit required. See Article 14-39-10.
A = Accessory use
* = Any uses located within 200 feet of a residential district shall be subject to a Conditional Use Permit (Ord. No. 05-58A)
# = Subject to special limitations (see the following section 14-9-5)
- = Not Permitted

LAND USE	O-1	C-1	PC-1	PC-2	C-2	C-3	C-4	C-5	BPI	PI-1	I-1	I-2
ENTERTAINMENT AND RECREATION - CONTINUED												
Recreation and Social Clubs #	-	-	P	P	P	P	P	P	P	-	-	-
Resorts	-	-	-	-	P	P	P	P	-	-	-	-
Outdoor Recreation including Tennis, Racquet Clubs, Miniature Golf & similar uses (Ord. No. 03-171)	-	-	-	-	C	-	P	P	-	-	-	-
Theater, indoor	-	-	P	P	P	P	P	P	-	-	-	-
Wedding and Reception Center # (Ord. 02-21)	-	C	-	C	C	C	C	C	-	-	-	-
GENERAL INDUSTRIAL & MANUFACTURING												
Bulk Fuel Sales and Storage (Ord. No. 05-58A)	-	-	-	-	-	-	-	-	-	-	-	P*
Call Center	-	-	-	-	-	-	C	P	P	P	P	P
Cement & Asphaltic Concrete Batch Plants	-	-	-	-	-	-	-	-	-	-	-	C
Commercial Laundry & Dying Plant	-	-	-	-	-	-	-	-	-	P	P	P
Commercial Livestock Feeding, Hog Ranches, Poultry Hatcheries, Dairy Farms, Cattle Sales & Livestock Auctions	-	-	-	-	-	-	-	-	-	-	-	C
Commercial Slaughtering, Lard & Tallow Rendering, Meat Packing, Poultry & Game Dressing & Packing	-	-	-	-	-	-	-	-	-	-	-	C
Contractors Storage Yard, including outdoor storage of construction equipment & materials (Ord. No. 05-58A)	-	-	-	-	-	-	C	-	-	P*	P*	P*
Cotton Ginning & Baling, Wood Preserving by pressure impregnation, Rubber or Oil Reclaiming	-	-	-	-	-	-	-	-	-	-	-	C
Data Center (Ord. 02-21)									P	P	P	P
Drilling, Production, Refining of Petroleum, Gas or Hydrocarbons												C
Electric Power Generating Plants, Transformer Stations & Sub-stations, Gas Pumping Plants	-	-	-	-	-	-	-	-	-	-	-	P
Environmental Remediation Facility	-	-	-	-	-	-	-	-	-	-	C	C
Essential Public Service or Utility Installation	P	P	P	P	P	P	P	P	P	P	P	P
Incineration or Reduction of offal, garbage or refuse when conducted entirely within an approved enclosed facility	-	-	-	-	-	-	-	-	-	-	-	C
Machine Shops (Ord. No. 05-58A)	-	-	-	-	-	-	-	-	P	P	P	P
Manufacturing, Fabrication & Processing of Goods #	-	-	-	-	-	-	-	-	P	P	P	P

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# = Subject to special limitations (see the following section 14-9-5)
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LAND USE	O-1	C-1	PC-1	PC-2	C-2	C-3	C-4	C-5	BP	PI-1	I-1	I-2
GENERAL INDUSTRIAL & MANUFACTURING - CONTINUED												
Manufacturing of chemical & allied products, petroleum & coal products, leather & tanning, wool pulling/scouring, explosives, fertilizers, detergents, soaps & animal fat by-products, sugar, starches, serums, toxins & viruses, oils & fats, animal & vegetable	-	-	-	-		-	-	-	-	-	-	C
Manufacturing of lumber & wood products, primary metal industries, fabricating metal products, machinery, & transportation equipment excluding ore reduction & smelting, production or refining of petroleum, gas or hydrocarbons	-	-	-	-	-	-	-	-	-	-	-	P
Mini-Storage Warehouses, RV, Boat, & Trailer Storage indoor only (Ord. No. 05-58A)	-	-	-	C	C	-	C	C	P	P	P	P
Moving Company Storage & Transfer Facility (Ord. No. 05-58A)	-	-	-	-	-	-	P*	-	-	P*	P*	P*
Moving Truck, Trailer & Equipment Rental (Ord. No. 05-58A)	-	-	-	-	-	-	P*	P*	-	P*	P*	P*
Outdoor Automobile, RV, Boat, & Trailer Storage (Ord. No. 05-58A)	-	-	-	-	-	-	-	-	-	P	P	P
Outdoor Storage	-	-	-	-	-	-	C	C	-	P	P	P
Parcel Delivery Service (Ord. No. 05-58A)	-	-	-	-	-	-	-	-	P	P	P	P
Printing and Publishing Facilities	-	-	-	-	-	-	-	P	P	P	P	P
Processing & Compounding to reform recyclable materials into a useable state	-	-	-	-	-	-	-	-	-	-	-	C
Railroad Shops & similar heavy service facilities	-	-	-	-	-	-	-	-	-	-	-	P
Recycling Collection Facility #	-	-	-	-	-	-	-	-	-	-	C	C
Recycling Collection Point	A	A	A	A	A	A	A	A	A	A	A	A
Research Laboratories #	-	-	-	-	-	-	-	-	P	P	P	P
Storage, Processing & Sale of scrap metal & junk	-	-	-	-	-	-	-	-	-	-	-	P
Wholesaling, Warehousing, Distributing, Repair, Rental & Servicing of any commodity excluding live animals, explosives & storage of flammable liquids & gases.	-	-	-	-	-	-	-	-	P	P	P	P
GENERAL RETAIL												
Antiques, Crafts, and Collectibles Sales	-	-	P	P	P	P	P	P	-	-	-	-
Bait and Tackle Shops	-	-	P	P	P	P	P	-	-	-	-	-
Book, Stationery & Greeting Card Store	P	P	P	P	P	P	P	P	-	-	-	-

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LAND USE	O-1	C-1	PC-1	PC-2	C-2	C-3	C-4	C-5	BP	PI-1	I-1	I-2
GENERAL RETAIL - CONTINUED												
Candy and Ice Cream Store	P	P	P	P	P	P	P	P	-	-	-	-
Carpet and Floor Covering Store	-	-	-	-	P	P	P	P	-	-	-	-
Copy Center	P	P	P	P	P	P	P	P	P	P	P	P
Donation Center # (Ord. No. 03-171)	-	-	-	-	C	-	C	C	P	P	P	P
Florist	P	P	P	P	P	P	P	P	-	-	-	-
Gift, Novelty and Souvenir Shop	P	P	P	P	P	P	P	P	-	-	-	-
Hobby, Stamp and Coin Shop	P	P	P	P	P	P	P	P	-	-	-	-
Newsstand (Ord. No. 05-58A)	P	P	P	P	P	P	P	P	P	A	A	A
Pawn Shop #	-	-	-	-	C	-	C	C				
Pet Shop # (Ord. No. 05-51)	-	-	P	P	P	P	P	P	-	-	-	-
Plumbing, Heating & Air-conditioning Sales and Service	-	-	-	-	-	-	P	-	-	P	P	P
Retail Decorative Rock Sales	-	-	-	-	C	-	P	-	-	P	P	P
Retail Sales of New & Used Merchandise, Indoor, excluding Sale of Automobile, Boats RVs and Motorcycles (Ord. No. 05-36)	-	P	P	P	P	P	P	P	-	-	-	-
Retail Liquor Store #	-	-	-	-	C	-	C	C	-	-	-	-
Small Merchandise Vendor Carts # (Ord. No. 05-36)	A	A	A	A	A	A	A	A	A	A	A	A
Video Rental Store	P	P	P	P	P	P	P	P	-	-	-	-
Water and Ice Store	-	P	P	P	P	P	P	P	-	-	-	-
INSTITUTIONAL												
Art Gallery	P	P	P	P	P	P	P	P	-	-	-	-
Cultural Institutions	P	P	P	P	P	P	P	P	P	-	-	-
Day Care Centers or Pre-school Centers #	P	P	P	P	P	P	P	-	-	-	-	-
Group Care Facility or Community Residential Facility # (Ord. No. 05-58A)	-	-	-	-	C	-	P	P	-	-	-	-
Homeless Shelter & similar uses	-	-	-	-	-	-	-	-	-	-	P	P
Libraries and Museums	P	P	P	P	P	P	P	P	-	-	-	-
Non-profit Social services #	P	P	P	P	P	P	P	P	P	P	P	P
Nursing or Convalescent Home, Long term Care Facility #	-	-	-	-	C	-	P	P	-	-	-	-
Public Buildings #	P	P	P	P	P	P	P	P	P	P	P	P
Public/Private Schools, College and University Facilities excluding College & University Campuses# (Ord. No. 05-58A)	P	P	P	P	P	P	P	P	P	P	P	P
Public Utility Buildings, Structures, Uses, Facilities and Equipment #	P	P	P	P	P	P	P	P	P	P	P	P
Religious Institutions & similar places of worship #	P	P	P	P	P	P	P	-	-	-	-	-
Substance Abuse Detoxification & Treatment Centers	-	-	-	-	-	-	C	-	-	P	P	P

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LAND USE	O-1	C-1	PC-1	PC-2	C-2	C-3	C-4	C-5	BPI	PI-1	I-1	I-2
INTENSE RETAIL												
Appliance, Furniture, & Household Equipment Sales and Rentals	-	-	P	P	P	P	P	P	-	-	-	-
Commercial Service Establishments combining retail, showroom with workshop # (Ord. No. 03-171)	-	-	-	C	C	C	P	P	-	-	-	-
Department Store	-	-	P	P	P	P	P	P	-	-	-	-
Equipment Sales, Rental and Storage Yard	-	-	-	-	-	-	P	P	P	P	P	P
Farmers Markets	-	-	-	-	-	-	P	-	-	P	P	P
Hardware & Home Improvement Store with outdoor storage (Ord. No. 03-171)	-	-	C	C	C	C	C	C	-	-	-	-
Large-Scale Retail # (Ord. No. 05-16)	-	-	-	-	C	-	C	C	-	-	-	-
Mobile Home Sales	-	-	-	-	-	-	C	-	-	P	P	P
Monument Sales and Engraving Shop	-	-	-	-	P	P	P	P	P	P	P	P
Office Supply & Machine Sales & Service	-	-	P	P	P	P	P	P	P	-	-	-
Outdoor Sales and Display Area # (Ord. 02-21) (Ord. No. 05-36)	P	P	P	P	P	P	P	P	-	P	P	P
Plant Nursery, Retail	-	-	-	-	C	-	P	-	-	P	P	P
Plant Nursery, Wholesale	-	-	-	-	-	-	P	-	-	P	P	P
Retail Sales of lumber & Building Materials #	-	-	-	-	-	-	C	-	-	P	P	P
Sales & Storage of grain, feed, seed, fertilizer, farm & garden supplies (Ord. No. 05-58A)	-	-	-	-	C	C	P*	-	-	P*	P*	P*
Swap Meet, indoor	-	-	-	-	-	-	P	-	-	-	-	-
Swimming Pool and Spa Sales, (may include outdoor model display) # (Ord. No. 03-171)	-	-	-	-	C	-	P	-	-	P	P	P
Upholstery Shop (Ord. No. 05-58A)	-	-	-	-	-	P	P	-	-	-	P	P
Wholesale Produce Storage or Market	-	-	-	-	-	-	C	-	C	P	P	P
LODGING												
Bed and Breakfast Inn #	-	-	-	-	-	C	-	-	-	-	-	-
Hotel or Motel #	-	-	-	P	P	P	P	P	P	-	-	-
Living quarter for night guards	-	-	-	-	-	-	A	-	A	A	A	A
MEDICAL												
Ambulance Service Facility	-	-	-	-	C	C	P	P	-	P	P	P
Emergency Medical Care Facility #	-	-	-	-	C	C	P	P	-	P	P	P
Hospitals	-	-	-	-	-	-	-	P	-	-	-	-
Medical, Dental, Optician or Health, Clinics and Laboratories	P	P	P	P	P	P	P	P	P	P	P	P
Veterinary Hospital # (Ord. No. 05-51)	-	-	-	-	C	C	C	C	P	P	P	P
Veterinary Offices and Clinics, excluding animal boarding # (Ord. No. 05-51)	-	-	-	-	C	C	C	C	P	P	P	P

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LAND USE	O-1	C-1	PC-1	PC-2	C-2	C-3	C-4	C-5	BPI	PI-1	I-1	I-2
PERSONAL SERVICES												
Animal Shelter	-	-	-	-	-	-	C	-	-	C	C	C
Appliance Repair	-	-	-	-	-	-	P	-	-	P	P	P
Auction Houses and Estate Sales	-	-	-	-	-	-	P	-	-	P	P	P
Blueprint Shop	-	-	-	-	-	-	P	P	P	P	P	P
Boarding & Training Kennels (Ord. No. 03-171)	-	-	-	-	-	-	C	-	-	C	C	C
Cabinet and Carpentry Shop	-	-	-	-	-	-	P	-	-	P	P	P
Custom Dressmaking, Furrier, Millinery or Tailor Shop #	-	-	-	-	-	-	P	P	P	P	P	P
Day Labor Hiring Centers (Ord. No. 05-58A)	-	-	-	-	-	-	C	-	-	C	C	C
Dry Cleaning and Laundry Establishment	-	P	P	P	P	P	P	P	P	P	P	P
Employment Agencies, not including Day Labor Hiring Centers	-	-	P	P	P	P	P	P	P	P	P	P
Laundromat, self-service	-	P	P	P	P	P	P	P	-	-	-	-
Locksmith	-	-	P	P	P	P	P	P	P	P	P	P
Messenger Delivery Service	P	P	P	P	P	P	P	P	P	-	-	-
Palm Readers, Phrenologists, Fortune Tellers and Astrologers	-	-	P	P	P	P	P	P	-	-	-	-
Pest Control Service	-	-	-	-	-	-	P	-	-	P	P	P
Pet Grooming Shop # (Ord. No. 05-51)	-	-	P	P	P	P	P	P	-	-	-	-
Photographic Developing and Printing	P	P	P	P	P	P	P	P	P	P	P	P
Photographic Studio	-	-	P	P	P	P	P	P	-	-	-	-
Plasma Center, Massage Establishment, Tattoo & Body Piercing Studio #	-	-	-	-	C	-	C	C	-	C	-	-
Radio and Television Sales and Service	-	-	P	P	P	P	P	P	-	-	-	-
Recording Studio	-	-	-	P	P	P	P	P	P	P	P	P
Remote Mail Service (Ord. No. 05-58A)	P	P	P	P	P	P	P	P	-	-	-	-
Shoe Service & Clothing Alteration (Ord. No. 03-171)	-	-	P	P	P	P	P	P	-	-	-	-
Sightseeing Tour Companies	-	-	P	P	P	P	P	P	P	P	P	P
Tanning Salon, Nail Salon, Barber Shop, Beauty Parlor & similar uses	-	-	P	P	P	P	P	P	P	P	P	P
Ticket and Travel Agency	P	P	P	P	P	P	P	P	P	-	-	-
Watch and Clock Repair Shop	-	-	-	-	P	P	P	P	P	P	P	P
TRANSPORTATION												
Aviation uses such as Aircraft Repair, Aircraft Sales & Air Charter Services (Ord. No. 05-58A)	-	-	-	-	-	-	-	-	-	P*	P*	P*
Bus Terminals (Ord. No. 05-58A)	-	-	-	-	C	C	C	-	-	P*	P*	P*
Marine Fuel Facility (Ord. No. 05-58A)	-	-	-	-	-	-	-	-	-	-	-	P*
Rail and Motor Freight Terminals & Facilities (Ord. No. 05-58A)	-	-	-	-	-	-	P	-	-	P	P	P
School Bus Parking and Maintenance Facilities # (Ord. No. 05-58A)	C	C	C	C	C	C	C	C	C	P*	P*	P*

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14-9-4 GENERAL REGULATIONS FOR O-1 C-1, PC- 1, PC-2, C-2 & C-3

In Zoning Districts O-1, C-1, PC-1, PC-2, C-2, & C-3, the following general regulations shall apply:

A. All activities, except as otherwise permitted herein, shall be conducted entirely within enclosed buildings.

B. Outdoor storage of goods and materials shall be prohibited.

C. Warehousing or indoor storage of goods or material beyond that normally incidental to permitted uses shall be prohibited.

14-9-5 LIMITATIONS ON USES

A. Automobile Related

1. Automotive Diagnostic and/or Service Establishments, including those that perform automotive repairs, engine and transmission overhaul, lubrication; tire repair and/or replacement and wheel balancing and alignment; muffler repair or replacement; brake service, repair or replacement; shall be subject to the following additional requirements: (Ord. No. 03-171)

   a. No outdoor displays or storage shall be permitted, except for merchandise normally sold from the premises that is displayed during normal business hours. No temporary parking of vehicles waiting for repair shall be permitted except in the garage, or in C-4, C-5, PI-1, I-1, and I-2 zoning districts. The parking area shall be fully screened from public view.

   b. All activities shall be performed entirely within an enclosed building. High-speed washing, body repair, machining of auto parts, painting, vehicle or trailer rental shall be expressly prohibited.

   c. Paved areas shall be reduced to the smallest area commensurate with efficient operation and function of the site. All unpaved areas shall be maintained in landscaping. All exterior design shall be compatible with surrounding developments.

2. Autobody Repair and Painting, Tire Sales, Repair and Mounting, and Auto Sound System Installation, Auto Window Tinting, Auto Glass Repair and similar uses shall have no outdoor displays other than merchandise normally sold from the premises that is displayed during normal business hours. No outdoor storage shall be permitted.

3. Automobile Rental Facility, excluding moving truck, trailer & equipment rental, shall be subject to all of the following additional requirements:

   a. No more than six (6) vehicles shall be stored on site in association with the office location.

b. The facility shall be located within a developed commercial center or building.

c. Automobile storage shall be limited to hard surfaced areas.

d. The automobile storage area shall not occupy required parking spaces or access lanes.

4. Gas Service Stations shall be subject to all of the following additional requirements: (Ord. No. 03-171)

a. Minimum frontage of one hundred-eighty (180) feet on one arterial street is required.

b. All of the following development standards shall apply:

1) The minimum side and rear building setback including canopies, from a property line abutting a residential zoning district: twenty-five (25) feet.

2) The minimum side and rear building setbacks including canopies, from a property line abutting a non-residential zoning district: ten (10) feet.

3) The minimum street setback for buildings, including canopies: twenty-five (25) feet.

4) All fuel pump mechanism and any accessory equipment dispensing fuel shall be covered by canopies.

B. Eating & Drinking Establishments

1. Food & Beverage Vendor Cart and Small Merchandise Vendor Cart shall be subject to the following additional requirements: (Ord. No. 05-36)

a. The use must be part of an existing permitted principal development.

b. The use shall not occupy any required parking stalls of the principal development.

c. The use shall not be located within any right-of-ways or interfere with traffic circulation. (Ord. No. 06-07)

d. The use shall not interfere with pedestrian access ways, fire lanes, driveways, or traffic visibility at driveways or street intersections.

2. Outdoor Dining and Seating Areas: (Ord. No. 06-07)

a. Such areas shall be located immediately adjacent to the restaurant or establishment to which it is an accessory use.

b. The use shall not interfere with pedestrian access, fire lanes, driveways, or traffic visibility at driveways or street intersections.

c. Such areas shall not exceed 25% of the gross floor area (GFA) of the establishment. The Planning and Zoning Commission may waive this requirement if is found that sufficient mitigating measures are provided to eliminate potential adverse impacts on adjacent properties.

d. Through the Conditional Use Permit (CUP) process, the conditions considered for imposition by the Planning and Zoning Commission may include, but is not limited to, a restriction on operating hours, additional screening, re-location of the outdoor dining and seating area, noise and visual mitigation and other measures appropriate to the relevant circumstances.

3. Tavern, Bar, Lounge or establishment that sells beer or intoxicating liquor on the premises for consumption on premises shall be subject to the following additional requirement:

   The exterior building wall shall not be located within one thousand (1000) feet of the exterior property lines of a state designated Local Alcohol Reception Center.

C. Entertainment & Recreation

1. Adult Uses, which are subject to the provisions of Special Conditional Use Permits section of this ordinance (Ord. No. 98-34), shall be subject to all of the following additional requirements:

   In the development and execution of this Article, the City recognizes that there are some uses which, because of their very nature, have serious objectionable operational characteristics, particularly when several of them are concentrated under certain circumstances thereby having a deleterious effect upon the adjacent areas. Special regulation of these uses is necessary to ensure that these adverse effects will not contribute to the blighting or downgrading of the surrounding neighborhood. The primary control or regulation is for the purpose of preventing a concentration of these uses in any one area. Adult Uses subject to these regulations and development standards are as follows:

   Adult Arcade
   Adult Bookstore, Adult Retail Store or Adult Video Store
   Adult Cabaret
   Adult Motel
   Adult Motion Picture Theater
   Adult Theater
   Nude Model Studio
   Sexual Encounter Center
   Any combination of classifications listed above.

a. Any person who intends to establish any of the Adult Uses shall submit an application in the same manner as all other Conditional Uses.

b. For purposes of this Article, the maintenance of two or more Adult Uses in a single building that are not at least 51% owned by the same entity shall be

treated as two separate Adult Uses for purposes of applying the locational provisions of this section.

c. An Adult Use shall meet the locational criteria prescribed in this Section. The Board of Adjustment shall not have the jurisdiction to grant variances from these locational criteria. For the purpose of measuring separation distances required in this section, the measurements shall be taken in a straight line from the closest exterior building walls of an Adult Use to the affected structures, property line or district boundary line, as the context indicates, without regard to intervening structures, objects, or jurisdictional boundaries.

d. The exterior building wall of Adult Use shall not be located within one thousand (1000) feet of the exterior property lines of any one or more of the following uses:

1) Preschool, kindergarten, elementary, or secondary school.

2) Public library, service club, neighborhood or community public park, or publicly owned and operated swimming or aquatics facility.

3) A state designated Local Alcohol Reception Center.

4) A community residential facility or release facility.

5) Tavern, bar, lounge or an establishment that sells beer or intoxicating liquor for consumption on the premises.

6) Vacant land acquired and owned by the state or a political subdivision for one of the purposes identified in (1) to (5) of this Subsection.

e. The exterior building wall of an Adult Use shall not be located within five hundred (500) feet of an existing residential district boundary line. A residential district for the purposes of this section shall include the following zoning districts: AG, SR-43, SR-35, R1-43, R1-35, R1-18, R1-12, R1-10, R1-8, R1-7, R1-6, RM-1, RMH-1, RMH-2, or residentially designated property within a P.A.D., P.U.D. or PC zoning district.

f. An Adult Use shall not be located within one thousand (1000) feet of any other Adult Use, measured from exterior building wall to exterior building wall.

g. An Adult Use lawfully operating is not rendered in violation of these provisions by the subsequent location of a preschool, kindergarten, elementary, or secondary school, public library, service club, neighborhood or community public park publicly owned and operated swimming or aquatics facility; community residential facility or release facility. An Adult Use lawfully operating is not rendered in violation of these provisions by the subsequent rezoning of land to a residential zoning district.

h. For the purposes of calculating the locational requirements in this Section, the distance shall be measured from the exterior surface of the walls of the buildings or portions thereof in which the businesses are conducted or

proposed to be conducted to a point which is the required distance apart, in a straight line, not taking into account any buildings, natural or artificial obstructions or structures including the rights-of-way of any public or private roadway or easements.

i. For the purposes of calculating the locational requirements in this Section, the distance measured shall include those areas of unincorporated Maricopa County that are entirely surrounded by the City of Peoria or the City of Peoria and some other incorporated City. The locational requirements in this Section shall also apply to the itemized list of sensitive uses regardless of whether their distance from a proposed Adult Use places them within a county island of unincorporated Maricopa County, unincorporated Maricopa County or an adjacent incorporated City.

j. Prior to the granting of a Special Conditional Use permit for any Adult Use, the Planning and Zoning Commission may impose only those conditions or limitation upon the establishment, location, construction, maintenance or operation of the Adult Use specifically authorized under Sections 14-24-1, 14-24-4 of Article 14-24 and this Section.

k. No person may resubmit an application for an Adult Use which City has been denied in whole or in part for a period of one (1) year from the date of the denial.

l. An applicant may appeal a denial of a Special Conditional Use permit by the City Council in accordance with Title 12, Chapter 7, Article 6, Arizona Revised Statutes.

2. Health & Exercise Center shall be subject to the following conditions: (Ord. No. 03-171)

   a. The total building floor area shall not exceed 5,000 square feet in the O-1, C-1, PC-1, and PC-2 Districts.

   b. Hours of operation in the O-1, C-1, PC-1, and PC-2 shall be limited to 5:00am to 7:00 pm. (Ord. No. 04-188)

3. Recreation, Social Clubs and similar establishments shall have vehicular access to the site only from arterial or collector streets.

4. Wedding Reception Centers shall be subject to both of the following additional requirements:

   a. Maximum building height shall be thirty (30) feet or two (2) stories, whichever is greater.

   b. Outdoor events between the hours of 10:00 p.m. and 7:00 a.m. shall require a temporary use permit.

D. General Industrial & Manufacturing

1. Manufacturing, Fabrication, Processing of Goods and similar uses shall not be engaged in any stamping, punching or pressing machinery exceeding five tons in weight.

2. Mini-storage warehouses shall be subject to the following additional requirements:

   a. Doors of the storage areas shall not front on any public street.

   b. Only storage shall be permitted. No sale of goods, materials or other tangible or intangible property from the facility or any part thereof shall be permitted. No activities conducted on the premises, whether related to the stored items or otherwise. The sale of insurance by the operator on goods stored therein or the sale by the operator of items used in connection with the storage of goods at the site shall not be prohibited.

   c. No hazardous or flammable materials, as defined in the Peoria City Building Code, shall be stored in such facility.

   d. The City may exempt any structure from side and rear yard setbacks, except that in all cases where the conditional use abuts any residential district on its side or rear lot lines, there shall be a side yard of not less than twenty-five (25) feet and a rear yard of not less than twenty-five (25) feet.

   e. All direct vehicular access shall be from an abutting arterial street.

   f. The locations of the driveways, wall, landscaping, and buildings shall be so arranged as to minimize traffic disruptions.

   g. A wall with a minimum height of six (6) feet and a landscaping screen, all as approved by the Planning and Zoning Commission, shall be constructed on the side and/or rear property lines of a conditional use which abuts any residential district.

   h. All vehicle storage shall be limited to hard surfaced areas.

   i. Lighting shall be directed toward the site and shall not cause undesirable glare to nearby residential properties.

3. Recycling Collection Facility and similar establishments shall not be engaged in any processing or compounding to reform materials into a useable state. The Planning and Zoning Commission may require screening, landscaping, and the restriction of use/materials to enclosed structures.

4. Research Laboratories whose principal function is basic research, design and pilot or experimental product development shall have all activities conducted within a completely enclosed building.

E. General Retail (Ord. No. 03-171)

1. Donation Centers shall be subject to the following conditions:

   a. Donation drop off shall be limited to business hours only.

   b. Drop off location shall be at the rear of the building and shall be fully screened from view.

   c. No drop off items shall be stored outside the screened area.

2. Pet Shops, including commonly associated accessory uses such as grooming, veterinary care, training, pet day camp services and the boarding of animals sold or adopted on the premises, shall be subject to the following conditions: (Ord. No. 05-51)

   a. Veterinarian and grooming services shall be restricted to the medical care and treatment of small animals during regular business hours.

   b. The boarding and breeding of animals shall be prohibited.

   c. All activities shall be completely contained within enclosed buildings; the building shall be designed and constructed to achieve a Sound Transmission Control Value of 50 or greater.

   d. All refuse shall be stored within a completely enclosed building.

   e. Outdoor runs or exercise pens shall be prohibited.

F. Institutional Uses

1. Day Care Centers or Pre-school Centers shall be permitted in accordance with State Department of Health Care Services regulations. (Ord. No. 83-16)

2. Group Care Facility or Community Residential Setting Facility in accordance with Article 14-3, General Provision, Section 14-3-12, "Group Homes, Day Care Group Homes, Group Care Facilities, and Community Residential Setting Facilities," subsection 14-3-12 (C), Group Care Facilities and Community Residential Setting Facilities." (Ord. No. 02-85)

3. Non-profit Social Services shall be permitted provided that their primary activities are administrative and clerical rather than residential in nature.

4. Nursing or Convalescent Home, Long Term Care Facility and Hospices shall have all vehicular access from an abutting arterial or non-residential collector street. The site shall contain a net land area of at least one thousand (1000) square feet per dwelling unit. (Ord. No. 97-41)

5. Public utility buildings, water pumping plants and storage tanks and electric substations wherein service to district residents requires location within the district shall have no repair or storage facilities.

6. Religious institutions, similar places of worship and related facilities shall have vehicular access reviewed and approved by the City Engineer.

7. Public/charter schools, private schools, colleges, universities or instructional, business, technical or vocational schools shall have direct vehicular access to an arterial or collector street. (Ord. No. 99-89)

G. Large-Scale Retail (LSR) (Ord. No. 05-16)

Large-scale retail must adhere to all requirements of this Section in addition to all other applicable requirements of this Ordinance. In the event of conflicting requirements, the more restrictive shall govern.

1. Definitions

   a. *Large-Scale Retail (LSR)* means the following:

      1) *Single Establishment.* Any retail establishment accommodating one-hundred thousand (100,000) square feet (G.F.A.) or more for either a single tenant or for multiple tenants sharing a common building entrance and common interior space; and/or

      2) *Site.* A site containing multiple retail establishments with more than five-hundred thousand (500,000) square feet (G.F.A.) of interior space in the aggregate.

   b. *Site* means that area as shown on the site plan for which the Conditional Use Permit is issued, inclusive of all amendments.

   c. *Vacancy* means ceasing of the type and/or level of use as established in the Conditional Use Permit. Said vacancy shall apply to the principal LSR establishment, and/or any portion thereof, and/or accessory facilities or operations.

2. Applicability of Provisions

   a. Provisions of this ordinance shall apply to 1) any single LSR establishment, as defined above, and 2) the entire site on which any LSR meeting the criteria set forth above for "Single Establishment" LSR or "Site" in the LSR definition.

   b. Except as provided above, in subsection 2.a., provisions herein do not apply to the following buildings, so long as said buildings are not accessory to a Single Establishment LSR, as defined above: individual pad buildings, shop buildings, or similar commercial establishments.

3. Location. Large-Scale Retail development is permitted only with a Conditional Use Permit in only those areas with a Land Use designation of Community Commercial (CC) or Regional Commercial (RC) in the General Plan.

4. Vacancy. During any period of vacancy, the property owner must maintain the property in a safe, sanitary, and aesthetically pleasing condition.

   a. All landscaping must be maintained professionally.

   b. The site must remain externally lit in the same manner as when the facility was fully operational, to maintain the premises in a safe condition and to avoid the appearance of neglect.

   c. All architectural elements, including but not limited to building exteriors, roofs, signs, walkways, accessory structures, monuments, etc., must be maintained in good repair and functional condition as when the facility was fully operational.

   d. Within thirty (30) days of vacating a facility, all signage for said facility must be removed from the building(s) and premises. Any walls or areas behind signs must be repainted; or, in the case of internally lit monument signs, a blank panel must be used as a temporary sign replacement.

H. Intense Retail

1. Commercial Service Establishment combining retail, office, showroom with workshop, such as interior decorator, custom dressmaking or tailor, photographer, minor household appliance repair and similar activities shall be subject to the following conditions: (Ord. No. 03-171)

   a. Maximum size of building shall not exceed 15,000 thousand square feet. No more than fifty percent (50%) of the usable floor area shall be used for workshop activities.

2. Outdoor Display and Sales Area shall be subject to all the following requirements:

   a. Outdoor Display at existing development shall be allowed only pursuant to an approved plot plan.

   b. Proposed developments on vacant land intending to incorporate outdoor display uses shall include the areas planned for outdoor display in the site plan for the project.

   c. Plot Plans shall contain a description of all outdoor display and sales areas.

   d. Outdoor Display shall not be located in or interfere with any landscaped area, setback area, required yard, required parking space, parking aisle, easement or drainage facility.

   e. Outdoor Display shall be limited to products and services sold or provided inside the principal building.

   f. Outdoor Display shall be limited to an area equal to 10% of the gross floor area of the principal building.

g. The setback of an outdoor display area from any residentially-zoned property shall be twenty five (25) feet. Such setback shall include a six (6) feet block wall at the property line separating the commercial and residential use districts.

h. Outdoor Display in the Central Commercial District (C-3) shall be subject to the following additional conditions:

1) Outdoor Display may be conducted on a public sidewalk where the principal building of the use is located immediately adjacent to the public sidewalk, subject to the liability and insurance requirements of the City Engineer.

2) Evidence of insurance shall be submitted and approved by the City Engineer prior to placement of any merchandise or materials in the public right-of-way.

3) No merchandise shall be located beyond three (3) feet from the principal building of the business.

4) A five (5) feet unobstructed walkway shall be maintained at all times.

5) Outdoor Display setback and wall provisions of Section 14-10-3.C.6 shall not apply.

6) Hanging items suspended from a building, awning or overhang shall maintain a minimum clearance of seven (7) feet.

7) All merchandise and equipment used in an outdoor display shall be removed from the public sidewalk and stored inside the principal building at the close of a normal business hour.

3. Retail Sales of Lumber and Building Materials shall have no outdoor storage, repair, processing or manufacturing activities.

4. Swimming Pool and Spa Sales with outdoor swimming pool display shall be subject to the following conditions: (Ord. No. 03-171)

a. All outdoor swimming pool and spa models shall be displayed on a horizontal position.

b. No models displayed outdoor shall be located in the required setback or landscaped areas.

c. All sales services shall be conducted in the principal building.

d. Outdoor storage and display of equipment and pool supplies are prohibited.

I. Lodging

1. Bed and Breakfast Inns shall be subject to all the following additional requirements: (Ord. No. 99-101)

   a. Maximum building height shall be thirty (30) feet or two (2) stories, whichever is greater.

   b. Paved areas shall be reduced to the smallest area commensurate with efficient operation and function of the site. All unpaved areas shall be maintained in lawns or landscaping.

   c. Short-term lodging for the purposes of a Bed and Breakfast Inn shall be for a period not exceeding fourteen (14) consecutive days.

   d. Meals shall be restricted to registered guests.

2. Hotels and Motels shall be subject to all of the following additional requirements:

   a. All direct vehicular access shall be from an abutting arterial or collector street.

   b. Paved areas shall be reduced to the smallest area commensurate with the efficient operation and function of the site.

J. Medical

1. Emergency Medical Care Facilities shall have all direct vehicular access from an abutting arterial street. The site shall contain a net land area totaling at least four (4) acres for the first one hundred beds or less, plus one additional acre for each additional twenty-five beds. (Ord. No. 97-41)

2. Veterinary Hospitals shall have no outdoor runs, pens or enclosures. Veterinary Hospitals shall not be located closer than one hundred (100) feet to any street, residential district or existing restaurant, hotel or motel.

3. Veterinary Offices and Clinics (excluding animal boarding) shall be subject to all of the following additional requirements:

   a. Clinic activities shall be restricted to the medical care and treatment of small animals during regular office hours. The confinement of such animals on the premises shall be limited to essential and occasional overnight care.

   b. The boarding and breeding of animals shall be prohibited.

   c. Clinic activities shall be completely contained within enclosed buildings; the building or suite containing the clinic shall be designed and constructed to achieve a Sound Transmission Control Value of 50 or greater. (Ord. No. 05-51)

   d. All refuse shall be stored within a completely enclosed building.

e. Outdoor runs or exercise pens shall be prohibited.

K. Personal Services (Ord. No. 05-51)

1. Body Piercing Studios, Massage Establishments, Tattoo Studios, Retail Liquor Stores, Plasma Center, Non Chartered Financial Institutions, and Pawnshops shall be subject to all of the following additional requirements: (Ord. No. 00-28)

   a. All vehicular access shall be from arterial streets.

   b. The uses shall not be located on a lot with a property line within one thousand (1,000) feet measured in a straight line in any direction of the lot line of a Body Piercing Studio, Massage Establishment, Non Chartered Financial Institution, Pawnshop, Retail Liquor Store, Plasma Center and Tattoo Studio, Adult Use, Correctional Facility or State Local Alcohol Reception Center.

   c. For purposes of calculating the locational requirements of this subsection, the distance shall include those areas of Maricopa County surrounded by the City of Peoria and some other city on three or more sides. The locational requirements shall also apply to the uses regardless of whether their distance from such other use includes area within Maricopa County or some other incorporated city and regardless of whether the other use is located in Maricopa County of some other incorporated city.

2. Pet Grooming Shop (Ord. No. 05-51)

   a. The building or suite containing the pet grooming shop shall be designed and constructed to achieve a Sound Transmission Control Value of 50 or greater.

L. Transportation

1. School bus parking and maintenance facilities shall provide primary access from an arterial or collector street. Parking areas for school buses shall be screened from adjacent streets or property lines by an eight-foot high solid wall. (Ord. No. 03-171)

SECTION 14-9-6 PROPERTY DEVELOPMENT STANDARDS

A. The following property development standards shall apply in zoning districts O-1, C-1, PC- 1, PC-2, C-2, C-3, C-4 and C-5:

Property Development Standards	O-1	C-1	PC-1	PC-2	C-2	C-3	C-4	C-5
Minimum Lot/site Area (acreage)	n/r	n/r	3	20	n/r	n/r	n/r	n/r[1]
Minimum Lot Width (ft)	50	n/r	n/r	n/r	n/r	n/r	n/r	n/r
Minimum Lot / Site Depth (ft)	n/r	120	250	660	n/r	n/r	n/r	660
Minimum Frontage on One Arterial (ft)	n/r	n/r	450	660	n/r	n/r	n/r	660
Maximum Lot Coverage (percentage)	n/r	n/r	30%	n/r	n/r	100%	n/r	n/r
Maximum Building Height (ft)	30	30	30	60	48[2]	48	48[2]	60
Front Setback (ft)	15	15	60	120	15	n/r	15	40
Corner Setback (ft)	15	15	60	120	15	n/r	15	40
Rear Setback (ft)	20	20	20	60	20	n/r	20	30
Interior Rear/Side Setback (ft)	n/r	n/r	60	60	n/r	n/r	n/r	n/r
Setback from Residential Zones (ft) (Ord. No. 05-58A)	30	30	30	120	30	n/r	30	120
Accessory Building Height & Setbacks (ft) (Ord. No. 02-21)	(a)	(a)	(a)	(a)	(a)	(a)	(a)	(a)

[1] C-5: Required minimum 10 acres site area.

[2] Building Height: Maximum thirty (30) feet high within thirty (30) feet of any residential district. The height may be increased by one (1) foot per each three (3) feet of additional setback to a maximum of forty-eight (48) feet. (Ord. No. 05-58A)

n/r No minimum requirements

(a) All regulations and development standards applicable to the principal building shall apply, except for covered parking canopies which shall comply with the standards established in Section 14-23-3 of the Zoning Ordinance. (Ord. No. 04-23)

B. The following property development standards shall apply in zoning districts BPI, PI-1, I-1, and I-2:

Property Development Standards	BPI	PI-1	I-1	I-2
Minimum Size of Lot by Use				
Area (acreage)	n/r	n/r	n/r	n/r
Width (ft)	80	80	80	80
Minimum Setbacks for Principal Buildings				
Front Setback (ft)	30	40	20	60
Least Side (ft)	20	0	0	0
Total Sides (ft)	40	20	20	30
Interior Setback (ft) (Ord. No. 04-188)	n/r	n/r	n/r	n/r
Rear Setback (ft)	25	25	25	40
Corner Side (ft)	20	20	20	30
Residential Zone Boundary (ft)	30	50	50	50
Maximum Lot Coverage				
Percentage - by all Buildings	n/r	40%	n/r	n/r
Maximum Building Height				
Principal Building Height (ft)	48	48	48	60
Accessory Building Height & Setbacks (ft) (Ord No. 02-21)	(a)	(a)	(a)	(a)

n/r No minimum requirements

(a) All regulations and development standards applicable to the principal building shall apply, except for covered parking canopies which shall comply with the standards established in Section 14-23-3 of the Zoning Ordinance. (Ord. No. 04-23)

ARTICLE 14-22A
HILLSIDE DEVELOPMENT OVERLAY DISTRICT

(Revised Ord. No. 04-201)

CONTENTS

14-22A-1 INTENT
14-22A-2 DENSITY
14-22A-3 SLOPE DETERMINATION
14-22A-4 GENERAL PROVISIONS FOR CONSTRUCTION ON A HILLSIDE LOT
14-22A-5 HEIGHTS AND APPEARANCES
14-22A-6 DISTURBED AREA
14-22A-7 GRADING AND DRAINAGE
14-22A-8 DRIVEWAYS
14-22A-9 PERIMETER WALLS, PRIVACY WALLS, RETAINING WALLS AND SPILL SLOPES
14-22A-10 LIGHTING, SEWERS, UTILITIES
14-22A-11 MOUNTAIN RIDGE PROFILE
14-22A-12 SUBMITTAL REQUIREMENTS FOR CONSTRUCTION ON A HILLSIDE LOT
14-22A-13 RESERVED
14-22A-14 INSPECTIONS
14-22A-15 ENFORCEMENT/COMPLIANCE
14-22A-16 DEFINITIONS

SECTION 14-22A-1 INTENT (Ord. No. 99-105)

A. It is the purpose of this Article to establish regulations which recognize that development of land in hilly or mountainous areas involves special considerations and unique situations which result from the slope of the land. These special considerations and unique situations include but are not limited to increased hazards to development from rock falls, storm water runoff, geologic hazards, increased limitations on vehicular travel, and increased difficulties in providing public services. In addition, steeply sloped lands introduce design limitations to roadways, cuts and fills, and building sites. In general, the more steeply the land slopes, the greater the hazard and development limitation.

B. The Hillside Development Overlay District is an overlay district that applies to all land wherever the natural terrain of any lot or parcel or any portion thereof has a slope of ten percent (10%) or greater. The Hillside Development Overlay District shall apply to all lots or parcels less than five (5) gross acres in size which have over fifty percent (50%) of the gross area of the lot or parcel having a slope of ten percent (10%) or greater. For those lots or parcels not having fifty percent (50%) or greater of the gross lot or parcel area within a Hillside Development Area or those lots or parcels in excess of five (5) gross acres in size, the requirements of the Hillside Development Overlay District shall be applied only to that portion of the lot

containing slopes of ten percent (10%) or greater. Commercial, Office, Industrial and Resort Developments shall comply with all applicable provisions of the Hillside Development Overlay District. The provisions of this Article may not be modified, except as expressly provided within this Article. All rezoning applications to Planned Community (PC) and Planned Area Developments (PAD) shall conform with the provisions of this Article unless expressly modified through an approved PC or PAD District Standards/Guidelines Report and Development Plan. (Ord. No. 02-27)

C. Conservation features identified in Article 14-22B shall be preserved in accordance with that Article.

SECTION 14-22A-2 DENSITY

A. The maximum number of residential lots or units permitted within hillside development areas shall be the sum of the number of lots allowed by the zoning district, or the sum of the number of lots allowed in each slope category of land as shown by the following table, whichever is the lesser number.

TABLE – 1
DENSITY ALLOCATION

Slope of Land	Maximum Number of Lots Per Gross Acre
10% to 15%	1.50[1]
15% to 20%	1.00[1]
20% to 25%	0.70[1]
25% to 30%	0.50[1]
30% to 35%	0.30
35% to 40%	0.20
40% & Over	0.10

[1] The allowable density these slope categories may exceed the Maximum Number of Lots Per Gross Acre shown above when density is transferred from a higher slope category. In no case shall the density exceed the sum of the number of lots allowed by the zoning district and in no case shall units be transferred to a location of higher elevation within the project. Plateau geographical features shall be addressed according to slope category and not according to elevation.

There shall be no more lots created than permitted by the slope category, except that lots not placed in a slope category may be placed in a lower slope category so long as the total number of lots in the Hillside Development Area shall not exceed the sum of the lots permitted in each slope category. Lots shall comply with the underlying zoning requirements or as set forth in Section 14-22A-2.C.

B. Disturbance and dwelling units/development rights that are allowed within preserved public and private open space may be transferred to other parcels within the same development. When all of the allowable dwelling units are transferred from a Hillside Development Area above the ten percent (10%) slope line to a non-hillside development area, resulting in a minimum fifty (50) acre undisturbed area above the ten percent (10%) slope line, the density transfer from the Hillside Development Area to the non-hillside development area may occur at a rate of 1:1.25 allowable dwelling units.

C. The transfer of density within a Hillside Development Area shall not be an assumed right and in no case shall a transfer of density occur without the approval of the Planning Manager. Approvals of a density transfer shall be made only upon a finding that the proposed transfer will not be detrimental to the intent of the Hillside Development Overlay District and upon a finding that the transfer will advance the City's interests in protecting a Hillside Development Area.

SECTION 14-22A-3 SLOPE DETERMINATION

A. A Slope Category Determination Study shall be required by the Community Development Department prior to the initiation of any Site Disturbance Activities for all land located north of Pinnacle Peak Road and shall be prepared pursuant to the requirements of this Section. (Ord. No. 05-44)

B. A property owner subject to Subsection A above shall prepare a Slope Category Determination Study utilizing one of the two methodologies outlined in this Article. A property owner or authorized agent shall submit to the Planning Manager a Slope Category Determination Study pursuant to this Section, or request for a waiver from such, as follows:

1. Simultaneously with a rezoning application;

2. If a rezoning action is not required, simultaneously with a preliminary plat or site plan; or

3. If a rezoning, plat, site plan, or minor land division is not required, prior to the issuance of any building permit or site grading permit.

C. Applicants seeking a waiver from the provisions of this Section may request a waiver of the requirements for a Slope Category Determination Study to the Planning Manager. A written waiver request shall be submitted to the Planning Manager with an explanation of why a waiver is warranted and shall include such supporting materials as site photographs, site specific topography information and all other such information which may provide information on the request. The Planning Manager may approve or deny an application as submitted or may request additional information if necessary. It shall be the sole burden of the applicant requesting such a waiver to show that the subject property does not qualify as a Hillside Development Area under this Article. The Planning Manager may grant the requested waiver upon a finding that reasonable evidence exists that the subject site does not contain potential slope area that would qualify as a

Hillside Development Area. Appeals from the Planning Manager decision pursuant to this paragraph may be appealed to the Administrative Hillside Hearing Officer subject to the provisions of Section 14-22A-13.

D. Applicants may prepare a Slope Category Determination Study utilizing a methodology differing from those outlined in this Article, if acceptable to the Planning Manager. Applicants seeking to utilize an alternative methodology shall provide both a written explanation of the proposed alternative methodology and a graphical example of its use. If, upon review of the proposed alternative Slope Category Determination Study by the Planning Manager, the slope analysis is not acceptable, the applicant shall utilize on of the adopted methodologies contained herein. Appeals from the Planning Manager decision pursuant to this paragraph may be appealed to the Administrative Hillside Hearing Officer subject to the provisions of Article 14-39 of the Zoning Ordinance. (Ord. No. 05-44)

E. To determine parcel density and the location and extent of slope categories, carry out one of the following procedures:

1. *Manual Slope Determination Method:*

a. Utilize a topographic map at a scale of two hundred (200) feet or less to the inch and with contours shown at two (2) foot intervals. Applicant may utilize maps containing contours at five (5) foot intervals for grades of more than twenty percent (20%). All contour lines shall be extended onto adjacent properties to a distance that establishes the overall slope of the land but in no case shall they be extended less than fifty (50) feet onto the adjacent properties.

b. The Hillside Development Area shall commence at the midpoint of the one hundred (100) foot horizontal dimensions used to determine the slope as illustrated by Figure 1, attached hereto and by this reference made a part hereof. The one hundred (100) foot slope determination lines shall be located perpendicular to the site or property contour bands. Those properties containing multiple slope planes should provide slope information for all such planes.

c. To determine those locations where slopes of ten percent (10%), fifteen percent (15%), twenty percent (20%), twenty-five percent (25%), thirty percent (30%), and thirty-five percent (35%) begin by the application of one hundred (100) foot straight lines that fall within each category. The one hundred (100) foot slope determination lines shall be extended onto adjacent properties to a distance that establishes the overall slope of the land but in no case shall they be extended less than fifty (50) feet onto the adjacent properties.

d. Connect the midpoints of each series of one hundred (100) foot lines of the same slope category to establish the limits of that slope category.

e. Measure the areas resulting between each series of straight lines to determine the areas in each slope category.

f. Figure 2, attached hereto and by this reference made a part hereof, illustrates the method used in calculating the slope categories.

2. *Computer Generated Slope Determination Method:*

a. Utilize digital topographic information with contours shown at a maximum of two (2) foot intervals, except as established herein. Areas known or shown to contain slopes of more than twenty percent (20%) may utilize digital topographic information with contours shown at five (5) foot intervals.

b. Utilizing a slope generating software application, slope categories shall be determined utilizing the slope categories established in Section 14-22A-2 of this Section.

c. Computer generated slope analyses shall be prepared utilizing the following modeling parameters:

i. Maximum two (2) foot slope contour intervals for slopes less than twenty percent (20%);

ii. Maximum five (5) foot slope contour intervals for slopes more than twenty percent (20%);

iii. The slope analysis shall utilize the above noted slope contour intervals through the modeling basis of grid evaluation to determine slope facets or contours;

iv. The analysis shall utilize a twenty-five (25) foot grid system.

d. All data generated through the use of a computer generated slope determination shall be presented in both chart and graphical formats. The presentation of all graphical slope information shall be presented in a clear and easily understandable format.

e. The final map shall be plotted at 1" = 200' and submitted to the Planning Manager for review. If the Planning Manager finds the analysis acceptable, the final slope determination map shall be approved. The Planning Manager may reject the analysis and require correction(s) to the digitized slope category lines to more accurately reflect the generalized slope conditions of the property or other revisions necessary to ensure compliance with this Article. Appeals from the decision of the Planning Manager may filed for disposition by the Administrative Hillside Hearing Officer pursuant to Article 14-39 of the Zoning Ordinance.(Ord. No. 05-44)

3. *The Final Slope Category Map* resulting from either Section 14-22A-3.E.1 or Section 14-22A-3.E.2 shall be utilized in determining allowable densities, lot area, lot disturbance and lot coverage requirements. Preliminary Plats shall reflect proposed disturbance/coverage envelopes for each lot and shall contain tabular information necessary to determine compliance with this Article.

SECTION 14-22A-4 GENERAL PROVISIONS FOR CONSTRUCTION ON A HILLSIDE LOT

A. In those situations where a density transfer is being utilized, the increased density permitted under Table 1 shall only be permitted in an amount equal to the number of lots being transferred.

B. In those situations where density has been transferred from a higher slope category to a lower slope category minimum lot sizes shall be limited as shown in Table 2. The Planning Manager shall have authority to further reduce lot sizes by up to twenty percent (20%) provided that all dwelling units/development rights have been transferred off of slope categories greater than twenty percent (20%).

Table 2	
Slope Category	**Minimum Lot Size**
10% to 15%	10,000 square feet
15% to 20%	32,000 square feet
20% to 25%	43,560 square feet
25% to 30%	75,000 square feet
Over 30%	Same as Table 1

C. No residential lot within the Hillside Development Overlay District and having slope areas in excess of fifteen percent (15%) shall have a front lot width less than seventy-five (75) feet. The front lot width of all flag lots located within the Hillside Development Overlay District shall be measured from the point at which the drive access intersects with the main body of the lot or at a point not to exceed two hundred and fifty (250) feet from the front lot line of the flag lot.

D. Building setbacks shall be as required by the zoning district.

E. Maximum lot coverage by the main building and all accessory buildings shall not occupy more than that permitted by the zoning district or Table 3, whichever is the lesser area.

F. No building shall exceed a height of twenty-eight (28) feet, above the natural grade of the land at any section through the structure.

G. All hillside lots shall conform to Table 3 and an individual analysis of each lot or parcel shall be prepared prior to recording the final plat or minor land division. For existing lots of record as of the date of adoption of this ordinance, an individual site analysis shall be submitted prior to the approval of any development permits. Following review and approval of the Slope Category Determination Study by the Planning Division, the individual site analysis shall be submitted in conjunction with a grading and drainage plan. No building permit shall be issued prior to approval of the grading and drainage plan and individual site analysis.

H. All Hillside lots or parcels which abut a dedicated public open space or preserve area shall provide a one foot (1') non-vehicular access easement along the common property line.

SECTION 14-22A-5 HEIGHTS AND APPEARANCES

For development within hillside areas, the height of structures shall be determined by the following Sections and not by the definitions described in Section 14-2 of the Zoning Ordinance.

A. No part of any structure shall penetrate an imaginary plane, the height of which is twenty-eight (28) feet measured vertically from any point outside of the building where the face of the building or support intersects natural ground (see Figure 3), except that:

B. Where natural grade is not restored back against the building, no exposed face in any vertical plane shall exceed a height of twenty-eight (28) feet measured from the lowest exposed base.

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.

   1. Structures, walls, roofs and fences shall blend with the surrounding terrain and there shall be no material or colors used which have an LRV (Light Reflecting Value) greater than forty percent (40%). Mirror surfaces, or any treatment which changes ordinary glass into a mirror surface is prohibited. Bright untarnished copper or other metallic surfaces shall be treated so they are non-reflective.

   2. All electrical service equipment and subpanels and all mechanical equipment including, but not limited to, air conditioning and pool equipment, solar panels, and antennas, shall not be visible from outside the property when viewed from the same or a lower elevation. Restrictions on visibility of solar panels and mechanical equipment may be modified if they are integrated into the roof design.

D. The principal and accessory buildings, excluding chimneys, shall not exceed forty (40) feet from the highest point of the building to the lowest exposed base of a supporting structure (see Figure 3). The subterranean portion of a structure is not included in the total height calculation.

SECTION 14-22A-6 DISTURBED AREA

Lots shall be developed to provide for the minimum amount of ground disturbance during the time of construction so as to prevent rock slides and falls, erosion and seepage. At final construction, disturbed areas shall be hidden or supported by retaining walls, buildings, finished surfaces or restored and landscaped to its original natural condition to

the maximum extent possible. All cut and fill areas visible from off-site locations shall be treated with a natural staining or aging agent.

A. All buildings, structures and roads shall to the fullest extent practicable, utilize the natural contours of the land so as to minimize the disturbed area.

B. The maximum height of any cut or fill used to establish a building site or a driveway shall not exceed fifteen (15) feet and must comply with the provisions of the Peoria Building Codes. The maximum height of any cut or fill used to establish a road or roadway shall not exceed thirty (30) feet. All areas of cut or fill necessary to establish a public or private roadway and falling outside of the public right-of-way or private roadway easement shall be counted against the total disturbed lot area of the individual lot or parcel. All roadway cuts shall be re-vegetated and all roadway fills shall utilize retaining walls to minimize spill areas. All spill slope areas shall be re-vegetated and all retaining walls shall be designed to minimize the visual impact of any required retaining wall.

C. The limits of construction and proposed disturbed areas shall be clearly designated on the property prior to and during construction with visible roping and shall conform to the approved individual site analysis plan. No disturbance outside the designated area shall take place.

D. All lots less than 24,000 sf net area are eligible for mass grading.

E. All lots greater than 24,000 sf net area shall establish a construction envelope equal to the combined area of the maximum disturbed area and maximum lot coverage from Table 2, below.

F. All surplus excavated material shall be removed from the lot.

G. Up to ten percent (10%) of the gross land area above the ten percent (10%) slope line may be used for roadways (public and private) that shall not be included in disturbed area calculations. The disturbed area and roadways and driveways (that exceed the 10% roadway allowance), storm water retention areas and accessory use areas, shall not exceed the total disturbed area as set forth in Table 3.

Building Site Slope Category	Disturbed Area	Maximum Coverage	Total Disturbed Area
10% to 15%	25%	30%	55%
15% to 20%	20%	25%	45%
20% to 25%	20%	20%	40%
25% to 30%	15%	15%	30%
30% to 35%	12%	10%	22%
35% to Over	10%	7.5%	17.5%

H. Transfer of Disturbed Area and dwelling units/development rights to a lower slope category shall be subject to the following conditions:

1. The Disturbed Area for each individual development or development parcel shall be the sum of the amount of disturbance allowed within each of the individual slope categories found on the development parcel.

2. Permitted Disturbed Area from a higher slope category may be transferred to a lower slope category only with the sum of the transferable disturbed area and the permitted disturbed area comprising the new Disturbed Area amount.

3. The transfer of a disturbed area allowance to a lower slope category shall only occur when accompanying the actual transfer of dwelling units for residential development and transfer of disturbable area and development rights for non-residential development.

4. The transfer of Disturbed Area within a Hillside Development area shall not be an assumed right and in no case shall a transfer of Disturbed Area occur without the approval of the Planning Manager.

5. Approvals of a disturbed area transfer shall be made only upon a finding that the proposed transfer will not be detrimental to the intent of the Hillside Development Overlay District and upon a finding that the transfer will advance the City's interests in protecting a Hillside Development Area.

6. Transfer of all Disturbed Area and dwelling units/development rights shall be to the lowest slope category of the development or development parcel. Transfers that exceed the maximum allowable densities or Disturbed Area in the lowest slope category shall be transferred to the next highest slope category.

7. The location of the Disturbed Area and the allocation of Disturbed Area among parcels or lots shall require approval of the Planning Manager; such approval shall be made upon a finding that:

    a. The proposed location will not be detrimental to the intent of the Hillside Development Overlay District and, to the maximum extent feasible, is located in the lowest slope categories;

    b. The difference of allocated Disturbed Area does not vary by more than twenty percent (20%) among lots of comparable size and location;

    c. The resulting change in Disturbed Area on an individual lot is taken from a Transitional Area and does not interfere with the preservation of Natural Open Space;

d. The resulting change in Disturbed Area does not result in more cuts into hillside slopes above the twenty percent (20%) slope line or changes in contours that will remain unrestored;

e. The location will advance the City's interest in protecting a Hillside Development Area; and

f. The development or development parcel is otherwise in compliance with this article.

I. Within the ten to fifteen percent (10-15%) slope area only, the amount of Disturbed Area being transferred may exceed one hundred percent (100%) and any excess Disturbed Area may be transferred to a parcel other than the receiving parcel within the development lot. In no case shall excess permitted Disturbed Area not associated with transfer of dwelling units/development rights be transferred to parcels or portions of parcels above the twenty percent (20%) slope line.

J. In those cases where an increase in the maximum lot coverage is desired due to a transfer of density, the maximum lot coverage shall only be increased on the parcels receiving density transferred from a higher slope area. In those cases where all of the density has been transferred from a higher slope category to lower slope areas, all parcels or portions thereof within those slope categories may utilize the increased lot coverage allowance.

K. A Disturbed Area (up to 50% over Table 3, for slope areas over 10%) may be excluded from Disturbed Area calculations when the applicant has committed to comply with the following restoration conditions:

1. The restored area shall be re-contoured to match pre-existing contours.

2. The restored area shall be re-vegetated to its pre-development condition utilizing native plant types arranged and placed at a density matching the surrounding native desert.

3. The restoration area shall be treated with an aging agent approved by the Planning Manager and restored with indigenous desert material.

4. The restoration plan and process shall be prepared by a registered engineer or landscape architect and shall be approved prior to issuance of a building permit.

SECTION 14-22A-7 GRADING AND DRAINAGE

All proposed development within a Hillside Development Area shall be required to submit for and receive Grading and Drainage Plan approval through the City of Peoria Engineering and Public Works Department prior to the commencement of any development or Site Disturbance Activities.

SECTION 14-22A-8 DRIVEWAYS

A. If any portion of a driveway grade is more than twenty percent (20%), the entire residence and all accessory buildings over one hundred twenty (120) square feet of roof area shall be protected with an approved fire sprinkling system.

B. Driveways with turning radii of less than forty (40) feet may be used provided all structures are protected with an approved fire sprinkling system.

C. To reduce the visual impact of driveways the following is intended to be an incentive to preserve the natural mountain vistas. Driveways surfaced with paving bricks, colored concrete or with exposed aggregate, colored to blend with existing native color of the site, shall only be included in disturbed area calculations at fifty percent (50%) of their total area.

D. Any driveway cut greater than eight (8) feet in depth shall not have a length greater than one hundred (100) feet; and the maximum height of any cut or fill used to establish a driveway shall not exceed fifteen (15) feet.

SECTION 14-22A-9 PERIMETER WALLS, PRIVACY WALLS, RETAINING WALLS AND SPILL SLOPES

A. The design of all retaining walls and ground coverings shall be prepared by a registered engineer or architect and shall be designed to blend with the surrounding environment and/or development in color, materials and style.

B. Raw spill slopes are prohibited.

C. All exposed disturbed area fill shall be contained behind retaining walls or covered with a natural rock veneer and treated with an aging agent and landscaped with indigenous plant material.

D. Residential retaining walls shall not exceed six (6) feet in height; non-residential retaining walls shall not exceed eight (8) feet in height; 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, whichever is greater. View fences not exceeding 6 (six) feet in height above the highest part of adjacent natural grade may be added to a retaining wall. Increases in the height of view fences may be granted by the Planning Manager provided that the retaining wall contains unique design and materials or other amenity features that, in the determination of the Planning Manager, mitigate the impact of the additional height. (Ord. No. 05-44)

E. Fences or walls on lots within a hillside district shall be restricted to privacy walls attached to or directly screening a portion of the main residence. Privacy walls shall not exceed six (6) feet in height, shall be architecturally compatible with the main residence and shall be limited to the development envelope area only. Perimeter walls and fences surrounding a lot, tract or parcel shall be prohibited

except as provided by Section F of this Article. Privacy walls shall not be erected on a retaining wall and shall be offset a minimum of four (4) feet when utilized.

F. Within the ten to fifteen percent (10-15%) slope category only, exceptions to the limitations on fences or walls may be permitted. In those instances where an exception is desired, applicants shall submit a detailed Wall Plan to the Planning Manager for review and action. In conjunction with the submittal of the Wall Plan to the Planning Manager, the applicant shall submit a copy of the Wall Plan to the Public Works / Engineering Department for review and approval for conformance with all City Grading and Drainage requirements. Wall Plans shall indicate the proposed locations of walls or fences, the proposed materials, colors and design of any wall or fence, and fence construction and disturbance mitigation measures. Such plans shall be accompanied by a narrative explaining the reasons why such an exception should be made. Upon completion of the review of the Wall Plan by the Planning Manager, and following the review and approval of the Wall Plan by the Public Works / Engineering Department, the Planning Manager may approve the Wall Plan. Wall Plans may be approved by the Planning Manager upon a finding that the proposed location and design of the wall(s)is in accordance with this Article and further that the proposed wall will not be contrary to the intent and purpose of this Article.

G. Perimeter walls or fences approved by the Planning Manager within the ten to fifteen percent (10-15%) slope category and abutting an open space area or tract, shall be a maximum of six feet eight inches (6'-8") in height with no more than three (3) feet being constructed of a solid or opaque material. That portion of the wall or fence not constructed of a solid or opaque material shall be open in design and may not include chain-link or wood materials. Notwithstanding the foregoing, walls exceeding six (6) feet eight inches in height and constructed of solid or opaque material may be approved by the Planning Manager if the wall is for the purpose of screening non-residential uses.

H. All fences and walls within a Hillside Development Area shall be required to obtain a fence permit from the Community Development Department, in addition to all other necessary City of Peoria permits, prior to the initiation of any fence or wall related construction activities.

SECTION 14-22A-10 LIGHTING, SEWERS, UTILITIES

A. All outdoor lighting concepts, fixture types, lamps and wattage shall be indicated on the site plan.

B. Connection to a public sewer system is required in connection with Chapter Twenty-Five (25) of the City Code where available.

C. Private individual lot sewer systems shall be designed by a registered engineer.

D. All on-site utilities shall be placed underground.

SECTION 14-22A-11 MOUNTAIN RIDGE PROFILE

A. Within a hillside development area and above the twenty percent (20%) slope line, no construction shall occur which will alter the mountain top profile and no building or structure shall be constructed which will project above a ridge line of significance when viewed from adjacent properties. Ridge lines of significance shall be identified in the hillside analysis accompanying the project submittal for a subdivision or shall be shown on the individual site analysis plan for individual lots. Upon review of the project submittal, the Planning Manager or their designee, shall determine the ridges of significance for the site. Ridge lines of significance shall include, but not be limited to the following, and may include ridge lines or ridge line complexes which meet the criteria listed below:

1. Ridge lines and ridge line complexes which are visible from existing and/or planned collector and arterial roadways,

2. Ridge lines and ridge line complexes which are visible from surrounding vantage points when viewed from a location with an elevation difference of a maximum of three hundred (300) vertical feet from the property line of the subject parcel/structure,

3. Ridge lines and ridge line complexes which have a vertical height increase of more than three hundred (300) feet as measured from the point of the ten percent (10%) slope line of the ridge or ridge complex, and

4. Other significant ridge lines or ridge line complexes as determined during the site analysis process.

B. Prior to the issuance of any building permits, cross-sections shall be submitted showing the relationship of the proposed development with established mountain top ridge lines and ridge lines of significance when applicable.

SECTION 14-22A-12 SUBMITTAL REQUIREMENTS FOR CONSTRUCTION ON A HILLSIDE LOT

A. In addition to drawings, plans, specifications and details necessary to obtain a building permit, the following documentary requirements and certifications shall be provided for staff review:

1. A topographic map at an appropriate scale on a 24" x 36" sheet presenting the total lot and a twenty (20) foot area beyond the property line shall be submitted with the application. This map shall show existing and proposed finished contours at two (2) foot intervals within a twenty (20) foot perimeter from any proposed building, five (5) foot intervals elsewhere. Existing contours shall be shown with dashed lines. This map shall show limits of excavation and fill, slope of cut and fill, total cubic yards of excavation and fill. The location and area of the sewage disposal systems, if public sewers are not provided.

2. Detailed site plans and landscape plans at an appropriate scale, shall be submitted with each application and shall include, but not be limited to, the following: grade and slope in percent at all disturbed areas. Dimensions and calculations of all cut and fill for the building site, roads, drives, swimming pools, septic systems and the method of concealment for each fill or exposed cut. Dimensions of length and height of retaining walls, fences and other attachments; the location and grade of all drainage channels, swales, drain pipes, etc. The amount and degree of surface disturbance, destruction or removal of natural vegetation. Protected desert vegetation shall be preserved in an appropriate manner in accordance with the Desert Lands Conservation Overlay district. (Ord. No. 05-44)

3. Cross sections at 1:1 scale, at two (2) or more locations perpendicular to the contours through the building site. Location of the cross-sections shall be clearly shown on the topographic map. Properties impacting ridge lines shall provide additional cross-sections indicating their relation and impact on such ridge lines as established in Section 14-22A-9.

4. An overall excavation, grading and drainage plan shall be prepared in accordance with sound professional engineering practices and to address minimum standards adopted by the City. Said plans shall be prepared and certified by a professional engineer registered in the State of Arizona. If any drainage structures or culverts are involved, it will be necessary to include calculations for peak flows for a 100 year storm to establish appropriate drainage facilities, cross-sections and details. Storm water diverted from its original drainage pattern shall be returned to its natural course before leaving the property.

5. Where possible and appropriate on less complex lots and lots with acceptable site conditions, the combining of the above maps into one drawing may be acceptable.

6. The Planning Manager, or their designee, may require an accurate oblique view architectural rendering in color; showing the appearance of the building, lot, landscaping, and skyline. The Planning Manager may also require a model if determined necessary to evaluate the project. The model may be a three dimensional physical model or it may be a computer generated model in a three dimensional format and presented by a series of prints or by a disc that can be viewed on a monitor. The rendering and the model will remain in the custody of the Planning Manager until a Certificate of Occupancy is issued. On the rendering or attached thereto, the applicant shall list all colors depicted on the exterior of all structures according to Section 14-22A-4.B.

7. Plans for any structure to be constructed on any land governed by these Hillside Regulations shall be sealed by a registered engineer or architect.

8. The plans for any hillside development of any kind or nature whatsoever, must be approved by the staff and appropriate permit(s) issued, before any grading, bulldozing, blasting, or movement of earth is commenced.

SECTION 14-22A-13 RESERVED

SECTION 14-22A-14 INSPECTIONS

A. Inspections may be made to insure compliance with this Article.

B. Prior to the inspection of property, an authorized employee shall attempt to obtain the consent of the property owner or representative pursuant to this Article. If consent is denied, the employee may conduct an inspection as permitted pursuant to applicable state or federal law.

SECTION 14-22A-15 ENFORCEMENT / COMPLIANCE

A. Violations should be reported by the City to the property owner, together with a Compliance Order describing the measures required to correct the violation(s). Failure to comply with the terms of a Compliance Order shall constitute a violation of this Article.

B. In those instances where a Site Disturbance Activity has commenced within a Hillside Development Area without an approved Slope Category Determination Study or where another violation of this Article has occurred, the City may issue a Stop Work Order to terminate immediately all development or construction related Site Disturbance Activity on the site, parcel or property. In addition, the City may revoke any or all of the permits issued by the City for the site, parcel or property. Upon the issuance of a Stop Work Order, the responsible party shall immediately terminate all activities on the site and then contact the City of Peoria Planning Division regarding what measures should be taken to eliminate any problems resulting from the development activity. Failure to comply with the terms of a Stop Work Order shall be a violation of this Article.

C. Violations of this Article are subject to prosecution by the City of Peoria as a Misdemeanor violation under the City Code and shall be punishable as provided by law.

SECTION 14-22A-16 DEFINITIONS

Alter the Mountain Top Ridge Line. Means to alter or change the view or appearance of an established ridge line or ridge line of significance with cuts, fills or structures when viewed from a distance.

Construction Envelope. A specific area defined by the sum of the maximum allowable disturbed area plus the maximum coverage allowed for the lot pr parcel.

Cut. The land surface which is shaped through the removal of soil, rock, or other materials.

Disturbed Area. That area of natural ground that has been or is proposed to be altered through grading, cut and fill, removal of natural vegetation, placement of material, trenching, or by any means that causes a change in the undisturbed natural surface of the land or natural vegetation.

Disturbed Area Reclaimed. Disturbed areas may be reclaimed if they are restored to their natural contours, vegetation and colors to the satisfaction of the Staff.

Fill. The deposit of soil, rock, or other materials placed by man.

Finished Grade. The final grade and elevation of the ground surface after grading is completed.

Grading. Any excavating, or filling or combination thereof, including the conditions resulting from any excavation or fill.

Hillside Development Area. Building areas, other than sloped areas within washes and rivers, with a building site slope of ten percent (10%) or greater, measured as a vertical rise of ten (10) feet in a horizontal distance of one hundred (100) feet.

Landscape Development Areas: Areas within a site with different recommended plant palettes based on their proximity to natural open space, soil stabilization attributes and the desired visual character for the area.

1. ***Oasis Area:*** A landscaped area consisting of enclosed courtyards, similar semi-private areas and other areas located within the Disturbed Area where the use of Native Sonoran, Sonoran Character and Arid Zone plants are strongly encouraged, but where Exotic Zone plants are also allowed.

2. ***Transitional Areas:*** A landscaped area consisting of open backyards, commercial and public areas, streetscapes and common areas where use of Arid Zone plants is limited to 30% by area and where a buffer of Native Sonoran Zone plants is required at the perimeter of the lot or parcel or between the Disturbed Area and Natural Open Space.

3. ***Buffer Area:*** A landscaped area consisting of open areas adjacent to preserved wash corridors and Natural Open Space areas where the use of plants is limited to the Native Sonoran Zone palette.

Natural Grade. The grade and elevation of the ground surface in its natural undisturbed state.

Natural Open Space. Areas dedicated for public ownership or retained in private ownership containing naturally occurring conservation features and accreted Sonoran Desert that have not been altered except to allow decomposed granite trails (private or public) in accordance with ADA guidelines, roadways and utility easements as necessary.

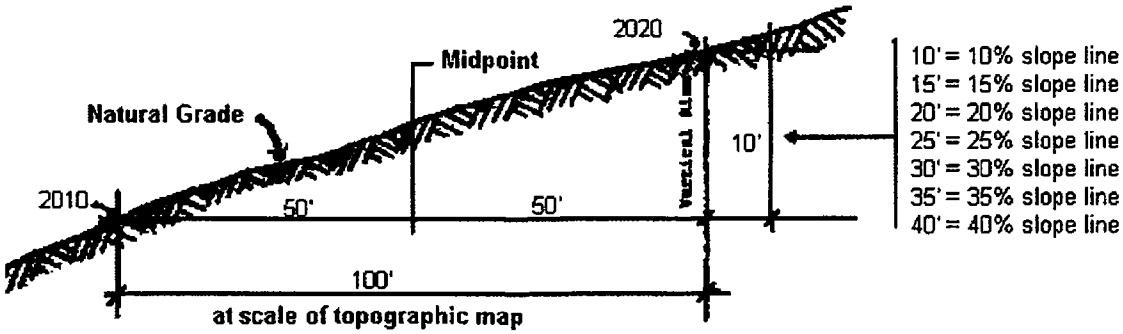
Retaining Wall. A retaining wall is a wall used solely to retain more than eighteen inches (18") of material but not to support or to provide a foundation or wall for a building.

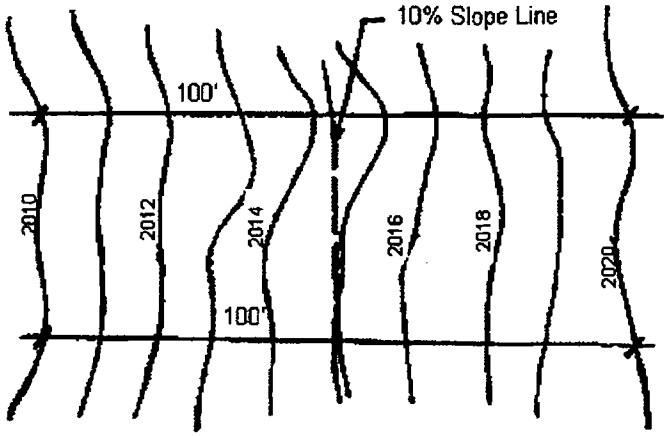
Site Disturbance Activity. Any action which results in a cutting of the natural soil grade, creation of an un-natural soil fill or movement of a significant natural landscape feature. A Site Disturbance Activity may include, but not be limited to the following activities: digging, trenching, filling, drilling, grading or clearing.

Slope Category Determination Study. A detailed study of the topography and slope of a development site, parcel or property. The study shall include a detailed graphic showing all slope areas on the site utilizing the methodologies established in this Article and shall be composed of both graphical, numerical and textual information.

Spill. To cause or allow earth or other material to fall, flow or run down a slope, thereby creating a change in the natural appearance and topography.

SLOPE CALCULATION





Typical Example for determining 10% slope line.

FIGURE 1

HILLSIDE DEVELOPMENT

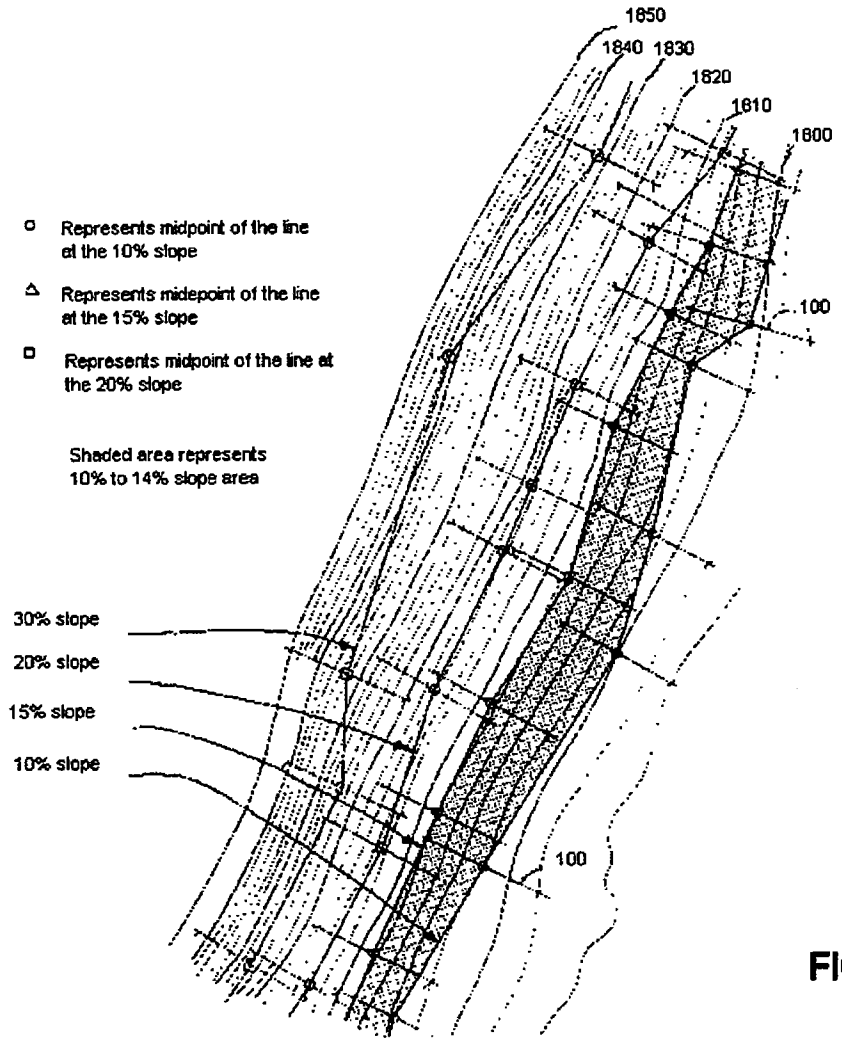


FIGURE 2

MAXIMUM BUILDING HEIGHTS

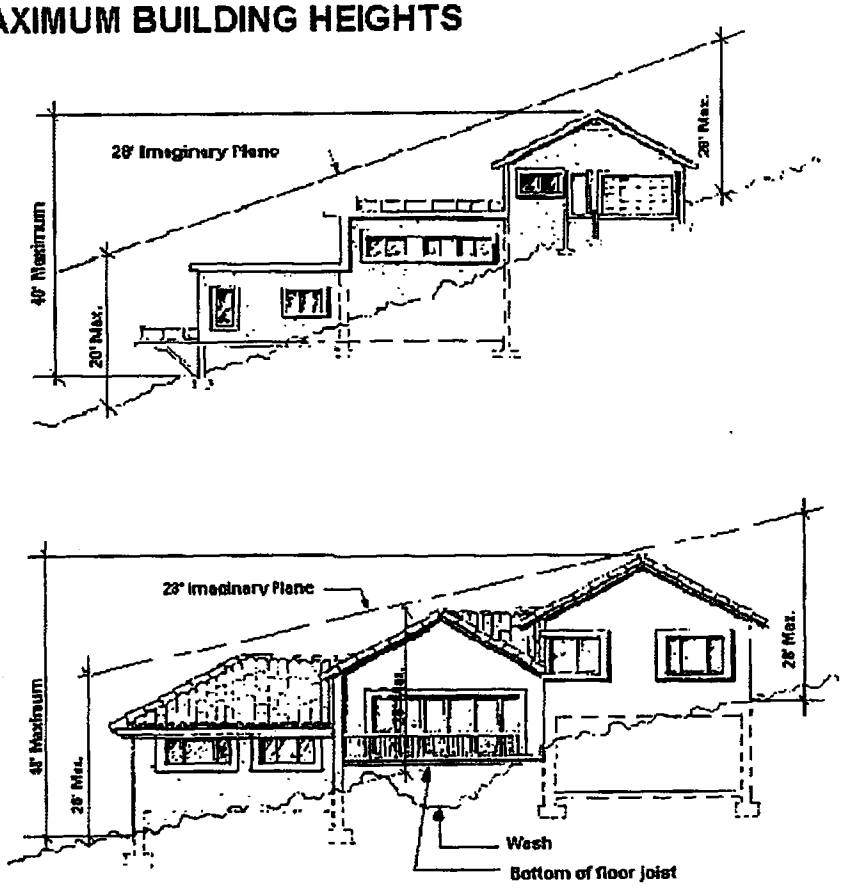


FIGURE 3

ARTICLE 14-22B
DESERT LANDS CONSERVATION OVERLAY

(Ord. No. 04-201)

CONTENTS

14-22B-1 INTENT
14-22B-2 APPLICABILITY
14-22B-3 DEFINITIONS
14-22B-4 REVIEW AND APPROVAL PROCESS
14-22B-5 CONSERVATION STANDARDS
14-22B-6 NATIVE PLANT PERMIT
14-22B-7 INSPECTIONS
14-22B-8 ENFORCEMENT
14-22B-9 APPEALS

SECTION 14-22B-1 INTENT

The purpose of the Desert Lands Conservation Overlay (DLCO) is to identify and protect the unique and environmentally sensitive Sonoran Desert lands in the City and to promote the public health, safety and welfare by providing appropriate and reasonable controls for the development of such lands. Specifically the lands are located north of Pinnacle Peak Road. The DLCO is intended to:

A. Identify sensitive desert conservation features and resources.

B. Protect and preserve Peoria's distinctive desert landscapes and wildlife habitats for the enjoyment of current and future generations.

C. Protect people and property from hazardous conditions characteristic of environmentally sensitive lands and their development.

D. Integrate conservation design into the development of sensitive desert lands and employ development standards and guidelines that equitably balance conservation and development objectives.

In addition, the DLCO is intended to implement the goal, policies and objectives of the Desert Lands Conservation Master Plan (DLCMP). The overlay establishes a holistic approach to evaluating the environmental conditions of each site that allows both City staff and the development community a better basis for determining conservation areas. The overlay also establishes criteria for determining conservation priorities based on the potential to expand or extend a regional open space corridor, the opportunity to provide a link to an existing or future trail system, the possibility of expanding an existing open space, or the possibility of creating a buffer zone between different intensities of uses.

ARTICLE 14-22B DESERT LANDS CONSERVATION OVERLAY

The DLCO not only preserves sensitive and unique desert features, but also native plants and plant communities in order to enhance the City's aesthetic appeal by conserving distinctive scenic character. Native plant communities are also preserved because they thrive in the local desert environment and provide soil stabilization to fragile desert soils, stabilization that is lost after development activity that disturbs plants and top soil layers. Canopied plants such as mesquite provide nurturing shade and protection for lower level plants. Native plants identified for preservation are chosen on the basis of their slow growth habit, the fact that the plant alone or in combination with others provides unique wildlife habitat and soil stabilization support, its rarity in this environment, and its proven success rate for salvage in this region.

Finally, the DLCO establishes standards and design guidelines for development within desert areas and adjacent to conservation areas. These regulations and guidelines vary by landform type in order to address the three distinctive types of geography (Desert Floor, Bajada and Hillside) found in the Peoria desert areas. The classification system assumes a single vegetation type in Peoria, Lower Sonoran, consisting of creosote, bursage, and saltbush associations. The DLCO is to be applied in conjunction with the 2003 International Urban-Wildland Interface Code (IUWIC). In cases where there is conflicting provisions, the IUWIC will take precedence.

SECTION 14-22B-2 APPLICABILITY

A. The Desert Lands Conservation Overlay (DLCO) establishes a special overlay zoning district, which applies to specific resources and environmental conditions north of Pinnacle Peak Road. In order to accomplish the purpose of this district, the City of Peoria shall apply these provisions to these lands that contain any of the following special conservation features and resources:

B. Conservation Features:

1. **Cultural Resource:** Prehistoric and historic sites identified according to standards established by the State Historic Preservation Office. Includes artifacts such as rock walls, etc.

2. **Isolated Peak:** The prominent peaks which jut out of a typically flatland area. These are landmark features whose rugged vertical form contrasts sharply with the horizontal ground plain.

3. **Mountainous Area:** Areas such as the Hieroglyphic Mountain Range which include numerous peaks, rugged topography, steep slopes and small v-bottomed washes flowing out of the area. The limits of a mountainous area is established when more than 60% of the area has slopes of 25% or greater.

4. **Plateau:** An extensive land area characterized by slopes leading to a relatively level surface and situated at a uniformly higher elevation than adjacent land on at least one side.

5. **Primary Peak:** Prominent peaks that are visual landmarks from various

points of view and rise at least 400 feet above the surrounding base elevation.

6. **Riparian Vegetation:** Native vegetation that grows where there is a concentration of sustainable drainage water resulting in larger plants, greater species diversity and greater density. Generally lines washes, rivers, tanks and springs.

7. **Riverine Area:** Environmentally diverse riparian areas associated with the New River and Aqua Fria Rivers and Major Washes.

8. **Rock/Boulder Formation:** Formations including escarpments, cliffs or pinnacles which consist of exposed rock faces with limited vegetative cover.

9. **Significant Vegetation Area:** A stand of Sonoran Desert vegetation that is thirty percent more concentrated than the general aspect of the immediate context area and difficult to salvage due to slope, rocky soil conditions or exposed roots due to an adjacent wash. Generally located adjacent to a wash or other source of water and maintains the character of the site best when protected in place.

10. **Significant Vegetation Specimen:** A native tree with an 8" or greater caliper trunk and multi-trunk in good health, a saguaro over 20 feet in height and/or multiple arms or crest or other unusual configuration in good heath, or other mature protected species, such as Ocotillo.

11. **Skyline Ridge:** Ridge lines and ridge line complexes which are visible from existing and/or planned collector and arterial roads, have an elevation difference of a maximum of three hundred (300) vertical feet from the property line of the subject parcel, have a vertical height increase of more than three hundred (300) feet as measured from the point of the ten percent (10%) slope line of the ridge or ridge complex, are composed primarily of a cliff face with a total height of at least 50 feet measured from the base of the cliff, or are determined by Staff to be significant during the site analysis process.

12. **Spring:** A permanent small stream or source of water coming out of the ground.

13. **Talus Slope:** A slope strewn with a layer of loose rock debris, usually over unconsolidated soils.

14. **Unstable Slope:** A slope that exhibits one or more of the following conditions: boulder collapse, boulder rolling, rock falls, slope collapse and talus slopes.

15. **Wash, Major:** Washes that by their size are more riverine in character than washes. They are characterized by extraordinary depth and width,

strewn rock and vegetative rubble, diversity, density and sizes of vegetation and volumes of water that they can accommodate. Major washes include Morgan City Wash, Big Spring Wash and Twin Buttes Wash. Maximum flow capacity exceeds 500 cubic feet per second.

16. **Wash, Primary:** Wide, sand bottom washes that carry drainage from a relatively broad watershed and are fed by a number of smaller tributary washes. These washes generally have dense thickets of tree and shrub vegetation along their edges and are easily identified from aerial photographs. Maximum flow capacities are between 20 and 500 cubic feet per second.

17. **Wash, Secondary:** Tributaries to the significant washes and the rivers. The majority of these washes are the finger washes, which occur between slopes in the rugged areas. They have narrow sand bottoms or are V-shaped. There is increased vegetation density along these washes but the vegetation is more in the large shrub category. Maximum flow capacities are up to 20 cubic feet per second.

18. **Wildlife Corridor:** Pathways or habitat linkages that connect discrete areas of natural open space otherwise separated or fragmented by topography, changes in vegetation, and other natural factors in combination with urbanization, and which 1) permit animals to move between remaining habitats allowing depleted populations to be replenished and promoting genetic exchange; 2) provide escape routes from fire, predators, and human disturbances, thus reducing the risk that catastrophic events, such as fire or disease, will result in population or species extinction; 3) serve as travel paths for individual animals as they wander throughout their home ranges in search of food, water, mates, and other needs, or for dispersing juveniles in search of new home ranges.

19. **Wildlife Habitat:** Locations where native wildlife has a tendency to congregate due to provision of food, shelter and/or water.

SECTION 14-22B-3 DEFINITIONS

A. ***Archaeologist***: A person engaged in the study of human activity, primarily through the study of its material remains, which includes structures still standing, and has received certification from the Register of Professional Archaeologists.

B. ***Alter***: Change or modify natural vegetation an/or topography by removal, cuts, fills, grading or the building of structures.

C. ***Conservation Features or Areas***: Individual conservation features, defined above, and/or areas of the highest significance and preservation priority.

D. ***Cut***: A land surface, which is shaped through the removal of soil, rock, or other materials.

E. ***Desert Lands Conservation Report (DLCR)***: A submittal required with any development application to the City for property within the Desert Lands Conservation Overlay, and which contains the following individual documents: Project Identification and Descriptive Data, Project Narrative and Overview, and Existing Conditions Data Report.

F. ***Destroy***: To kill, or cause the death of any protected native plant by any means.

G. ***Developer***: the property owner or his representative that is undertaking the development of land subject to the Desert Lands Conservation Overlay District.

H. ***Disturbed Area***: That area of natural ground that has been or is proposed to be altered through grading, construction, cut and fill, removal of natural vegetation, placement of material, trenching, or by any means that causes a change in the undisturbed natural surface of the land or natural vegetation. The Disturbed Area is coterminous with the Disturbed Area identified in the Hillside Development Overlay District of this code and shall be subject to the same requirements of that Article.

I. ***Disturbed Area, Reclaimed***: Disturbed areas that have been restored to their natural contours, vegetation and colors to the satisfaction of the City of Peoria.

J. ***Fill***: The deposition of soil, rock or other materials place by man.

K. ***Finished Grade***: The final grade and elevation of the ground surface after grading is completed.

L. ***Grade, Natural***: The elevation through any section of a site on an undisturbed lot at the time of adoption of this overlay by City Council. On lots that have been disturbed previously, the natural grade is the pre-existing grade if it can be determined; otherwise it shall be determined by an average of off-site elevations at points taken around the boundary of the site. All determinations shall have been made by an engineer or land surveyor licensed to practice in the state of Arizona.

M. ***Grading***: Any excavating, or filling or combination thereof, including the conditions resulting from an excavation or fill.

N. ***Habitat Value***: the suitability of the landscape to support wildlife, considering site conditions. Suitability shall be ascertained by comparing similar sites and conditions and may require returning the habitat as closely to its original condition as possible when natural conditions have been changed.

O. ***Landform Type:***

1. ***Bajada Landform Type***: Characterized as the irregular terrain near or at the base of mountain ridges or isolated mountain outcrops. This area is located in the transition zone between the Desert Floor and the Hillside

landform types and exhibits relatively high vegetation density and diversity. The lower portions of alluvial fans dominated by palo verde and mixed cacti vegetation typify this area, such as the bases of low mountain ranges. Saguaro is a visually dominant and important component of this area. Higher density and diversity of vegetation results in higher wildlife density and diversity that is dispersed between both wash and upland areas. It is comprised primarily of bedrock materials with land slopes generally in the range of ten (10) to fifteen (15) percent. Drainage courses are typically well incised. Typical hazards include boulder rolling, rock falls, debris movement and general slope instability. The surface movement of materials occurs as a result of both gravity and water transport. The surface material size includes large boulders, rocks and gravel, as well as grainy soil materials.

2. ***Desert Floor Landform Type***: Characterized in general by level plains and expanses that typically occupy the broad lowlands floodplains between desert mountain ranges. The area is dominated by low growing shrubs, such as creosote and bursage, and supports larger shrubs and trees, such as palo verde and ironwood, and cacti, such as saguaro. Because the uplands support a greater diversity and density of plants, wildlife density and diversity are higher and important wildlife resources occur in both wash and upland areas. The terrain is relatively flat, with typical slopes of less than five (5) percent, although the slope of this landform classification extends up to ten (10) percent. Soils are generally deep and alluvial. The more numerous smaller washes that are found in more sloped areas are consolidated into fewer, but larger washes. Because of the flatter terrain, streambeds are typically sandy bottomed, wide braided channels that carry high volumes of floodwaters.

3. ***Hillside Landform Type***: Consists of the higher elevation rugged areas, with relatively steep slope and high vegetation density and diversity. These areas include mountains, hills, buttes, or escarpments predominantly composed of bedrock materials. The slope is greater than fifteen (15) percent, and in many cases is greater than thirty-five (35) percent. Upper portions of alluvial fans and the foothills of low mountains dominated by palo verde and mixed cacti vegetation typify this area. The saguaro is a visually dominant and important component of this area and higher density and diversity of vegetation results in higher wildlife density and diversity. Streambeds are typically narrow, rocky and incised. Drainage courses are relatively poorly defined on the slopes, but collect into deep canyon bottom courses strewn with large-sized rubble. Typical hazards include boulder rolling, rock falls, debris movement and general slope instability. Soils are generally shallow and rocky. Cultural resource sites are smaller and more scattered. There are a greater number of petroglyphs and few sites related to prehistoric agricultural uses.

P. ***Landscape Character Zone***: An association of plants that create an identifiable landscape character, and further defined by specific plant palettes found in the Desert Lands Conservation Guide.

1. ***Native Sonoran Zone***: Landscape character zone that represents indigenous plants typically found in the desert of the northern Phoenix metropolitan areas.

2. ***Sonoran Character Zone***: Landscape character zone with an associated plant list which represents plants that are generally native to the southwest deserts or have the appearance of being native to those deserts.

3. ***Arid Character Zone***: Landscape character zone where plants are generally compatible with the look of an arid landscape. The associated plant list is a broader representation of drought tolerant plants and includes non-natives that are considered appropriate for the area.

4. ***Exotic Zone***: Landscape character zone where plants are permitted which are not included on the other landscape character zone lists, as long as they are not on the prohibited plants list. The use of these plants is limited to Oasis Landscape Development Areas and areas included in the Disturbed Area.

Q. ***Landscape Development Areas***: Areas within a site with different recommended plant palettes based on their proximity to natural open space, soil stabilization attributes and the desired visual character for the area.

1. ***Oasis Area***: A landscaped area consisting of enclosed courtyards, similar semi-private areas and other areas located within the Disturbed Area where the use of Native Sonoran, Sonoran Character and Arid Zone plants are strongly encouraged, but where Exotic Zone plants are also allowed.

2. ***Transitional Areas***: A landscaped area consisting of open backyards, commercial and public areas, streetscapes and common areas where use of Arid Zone plants is limited to 30% by area and where a buffer of Native Sonoran Zone plants is required at the perimeter of the lot or parcel or between the Disturbed Area and Natural Open Space.

3. ***Buffer Area***: A landscaped area consisting of open areas adjacent to preserved wash corridors and natural open space areas where the use of plants is limited to the Native Sonoran Zone palette.

R. ***Master Conservation Plan (MCP):*** A submittal required with any site plan or subdivision plat application to the City for property within the Desert Lands Conservation Overlay, and which contains the identification of conservation features, native plants to be preserved, development areas, and conservation areas.

S. ***Mature Trees***: Healthy, full-bodied trees with a shape characteristic of the species and of the following minimum sizes: Ten (10) feet-twelve (12) feet height

times six (6) inches-eight (8) inches wide or two-inch single trunk caliper or one-inch average trunk caliper for a multiple trunk tree.

T. ***Mutilate***: To deface, maim, damage or disfigure any protected native plant by shooting, chopping, pushing over, burning, cutting or any other means.

U. ***Native Plant Permit***: A permit issued by the city pursuant to the provisions of this Article for the purpose of removing from the premises, relocating on the premises, or destroying any protected native plant.

V. ***Native Plant Preservation Plan***: A development plan specifying the proposed treatment of plants with Protected Plant Status for which a native plant permit is required.

W. ***Natural Open Space***: Areas dedicated for public ownership or retained in private ownership containing naturally occurring conservation features and accreted Sonoran Desert that have not been altered except to allow decomposed granite trails (private or public) in accordance with ADA guidelines, roadways and utility easements as necessary.

X. ***Plant Protection***: Any project which affects any indigenous plant from the specified Protected Native Plant List is required to submit a Native Plant Preservation Plan detailing the existing location and proposed treatment of each protected plant. Protected plants should, at the most optimal situation, remain in place.

Y. ***Plant Salvaging***: Those plants which must be disturbed due to construction are required to be salvaged unless the applicant can demonstrate how conditions such as poor health or orientation make successful relocation impossible. Salvaged plants are to be replanted within the project.

Z. ***Private Buffer***: An area located adjacent to a public or private preserve open space edge that is used as an undisturbed or enhanced landscape setback. The buffer may be platted as common open space for the development or as individual lots. The area shall contain no improvements or be used for any purpose other than a landscaped setback.

AA. ***Protected Plant Status***: Native cacti which are three (3) feet or greater in height and native trees which are four (4) inches or greater in caliper.

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

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

DD. ***Restore***: To replant areas of burned, damaged or disturbed naturally occurring Sonoran Desert vegetation and topographical features with trees and plants of the same species, size, density and placement as the surrounding area; and re-

contour, if necessary, to appear similar to nearby slopes.

EE. ***Retaining Wall***: A wall used solely to retain more than eighteen inches (18") of material but not to support or to provide a foundation or wall for a building.

FF. ***Ridge Line***: That line running along the highest elevation between mountain peaks.

GG. ***Rip Rap***: A bank protection measure composed of fractured rock of differing sizes. Undisturbed natural desert: Naturally occurring Sonoran Desert vegetation and topographical features, including washes, are not altered except to allow decomposed granite natural trails or as necessary for utility easements. Vegetation is not pruned or removed and allows natural habitat for native animal species. Dead trees or cacti also form an integral part of the wildlife habitat.

HH. ***Spill***: To cause or allow earth or other material to fall, flow or run down a slope, thereby creating a change in the natural appearance and topography.

II. ***Unique Feature***: A unique and identifiable feature that varies from the immediate surroundings, such as springs, tanks, saddles, expansive saguaro or cholla forests, etc.

JJ. ***Unsalvageable Plant***: means a protected native plant that cannot be successfully relocated due to any of the following:

1. Deteriorated health from disease, infestation, or natural causes; or

2. Physical constraints related to plant location, orientation, or general condition which obstruct and/or prevent the application of approved relocation techniques.

SECTION 14-22B-4 REVIEW AND APPROVAL PROCESS

A. Exemption for Single Lot Construction

The development of a single-family custom home shall not require a Desert Lands Conservation Report or Master Conservation Plan. The developer of a single-family custom home shall indicate on the site plan the location of conservation features to be preserved.

B. Properties Located North of Pinnacle Peak Road without Conservation Features (Ord. No. 05-44)

Owners of properties containing no conservation features shall submit a statement and aerial photo confirming this information.

C. Pre-Application Conference; Timing of Submittals (Ord. No. 05-44)

1. A pre-application conference is required prior to submittal of any application for development approval for property containing Conservation Features or Natural Open Space to discuss environmental characteristics of the site. Developments of 10 acres or less shall be exempt from the pre-application meeting requirement but shall be subject to all other applicable requirements in this Article.

2. Submittal of the reports listed below are subject to the type of planning action involved as shown in Table 1. Submittals for one type of action need not be duplicated for another type of action.

Table 1

Type of Permitting Action	DLCR	MCP	Native Plant Inventory	Archaeological Site Review and/or Survey	Native Plant Preservation Plan
Rezoning	X	X		X	
Rezoning (PCD or PAD greater than 100 acres, more than one plat)		X (Location of Conservation Areas and Habitat Only)		X	
Minor Land Division		X	X	X	
Preliminary Plat	X	X	X	X	
Preliminary Plat (10 acres or less)		X	X	X	
Final Plat		X	X	X	
Grading Permit	X	X	X	X	X
Site Plan	X	X	X	X	
Building Permit	X	X	X	X	X

D. Desert Lands Conservation Report

A comprehensive report shall be submitted as part of a rezoning, platting site plan or building permit request that reviews existing conditions and site and project characteristics. For projects larger than 10 acres, this shall be the Desert Lands Conservation Report (DLCR). Projects of 10 acres or less may submit a Master Conservation Plan (MCP), as specified in this Section in order to meet this requirement. If a development request is being proposed on a property for

which an existing DLCR is on file with the City, the Planning Manager shall determine what information, if any, needs to be updated.

A request to modify some or all of the submittal requirements listed in this Section may be submitted to and approved by the Planning Manager based upon a finding that sufficient information will be provided to make a determination as to compliance with the provisions of the DLCO.

A narrative description of the proposed development and information included on exhibits shall be submitted as the essential document of the report. The DLCR shall contain information specified in the Desert Lands Conservation Guide. (Ord. No. 05-44)

E. Master Conservation Plan

In addition to the DLCR, a Master Conservation Plan (MCP) shall be submitted at the time of site plan or preliminary subdivision plat review and shall consist of the following items. For phased projects, submittal requirements shall correspond to the areas included in each phase. For projects of 10 acres or less submitting only the MCP, identification and descriptive data required for the DLCR and Projective Narrative and Overview shall also be included. Submittal requirements for the MCP are found in the Desert Lands Conservation Guide. (Ord. No. 05-44)

F. Site Inspection

For those sites with particularly complex conditions, the City may arrange for a site inspection of the property by the City. The applicant shall distribute copies of the Existing Conditions Data Report for the on-site meeting. Applicants, their site designers, and the landowner will participate in the site inspection. The purpose of this visit is to review the property's existing conditions and special features, to identify potential site design issues, and to provide an informal opportunity to discuss site design concepts, including the prioritization of conservation features, and possible locations for buildings and street alignments.

G. Approval Process

The Planning and Zoning Commission or the City Council shall review and either approve or disapprove any DLCR and/or MCP that is submitted as part of a development request requiring approval by the Planning and Zoning Commission or the City Council. The Planning Manager or his/her designee shall review and either approve or disapprove a DLCR and/or MCP for development request requiring building permit, site plan or subdivision plat approval. Appeals of the decision(s) regarding a DLCR and/or MCP will be addressed in the same manner as the development request which it accompanies. Approvals of the DLCR shall be valid for the same period of time accorded to the accompanying development request After a period of one year from the submittal date of the MCP the Planning Manager shall determine the continued sufficiency of the MCP for future development planning applications.

SECTION 14-22B-5 CONSERVATION STANDARDS

In order to protect the public health, safety and welfare, preserve sensitive environmental conditions, retain and protect meaningful desert open space, and conserve ecological and aesthetic resources, all development within the DLCO shall be subject to requirements for the preservation of Natural Open Space and native plants. In Hillside Areas, requirements of the Hillside Overlay District and the DLCO shall be coordinated as specified below. Individual residential lot developments not part of any subdivision, or part of a subdivision with final plat approval prior to September 14, 2004, shall be exempt from the requirements of the following NOS Slope/Landform Matrix. The NOS area shall not exceed the percentages shown in the following NOS Slope/Landform Matrix.

A. Natural Open Space

1. Natural Open Space (NOS) within each development shall be preserved according to slope and landform type as provided in the following NOS Slope/Landform Matrix:

Table 2 (Ord. No. 05-44)

NOS SLOPE/LANDFORM MATRIX

LANDFORM TYPE	SLOPE RANGE	MAXIMUM REQUIRED NOS	MINIMUM REQUIRED NOS
Desert Floor	0% - 10%	25%	Minimum NOS requirements for all zoning districts shall be 15%.
Bajada	10% - 15%	45%	
Hillside	15% - 20%	55%	
	20% - 25%	60%	
	25% - 30%	70%	
	30% - 35%	80%	
	35%+	85%	

NOTE: Usable Open Space requirements of this ordinance may be satisfied by NOS containing dedicated trails, floodway areas or reserved or dedicated steep slope areas.

2. The required NOS shall be comprised of the conservation features listed and defined in this Article. If the total acreage of these elements does not meet the minimum NOS requirements, then areas with 25% or greater slope shall be added in such a manner as to expand or extend the NOS until the required percentage is achieved. If after incorporating all areas with slopes of 25% or greater and the minimum NOS requirement is still not met, then additional open space shall be provided in the following priority:

a. expands or extends a regional open space corridor,

b. increases the size of an existing or adjacent open space area,

c. creates a linkage to an existing or planned trail, or

d. provides a public access point to existing or planned natural open space.

3. In the event that the combined area of all required NOS exceeds the maximum required acreage, the following criteria listed in priority order shall be used to guide the determination of which features shall be preserved:

a. Conservation Features;

b. Land that expands or extends a regional open space or drainage corridor;

c. Land that abuts existing and/or planned open space;

d. Land that allows opportunity to provide a link to existing or future trail systems; and

e. Land that provides a non-motorized access route from the nearest public right-of-way to an open space area.

4. The minimum contiguous area for NOS is 7,500 square feet, provided that not more than 15% of the required NOS shall be included in areas less than 10,000 square feet.

5. The minimum horizontal dimension for NOS is seventy-five (75) feet.

6. Where the minimum finished lot size is twenty-four thousand (24,000) square feet or less, NOS shall not be allowed on individual lots and must be placed in common tracts.

7. If land designated as NOS is located in a common tract owned by a homeowners association, the property shall be maintained through a common maintenance agreement.

8. Any NOS being considered for dedication to the City of Peoria, regardless of size and location, will be reviewed by the Community Services Director and staff for a recommendation as to the acceptance or rejection of the dedication.

9. Whether the NOS is located on individual lots or in common tracts, the boundaries of Disturbed Areas shall be delineated in the field with permanent markers in order to prevent encroachment into NOS areas.

10. Areas not specifically identified as Disturbed Area or NOS shall be considered Transition Areas.

11. Identification of NOS shall be coordinated with the Peoria Hillside Overlay District, Article 14-22A, and the planning of NOS shall specifically consider transfer of density and disturbed area. For Hillside Areas, NOS shall be located in areas planned to be undisturbed.

12. Within areas identified as NOS, no grading or other disturbance shall occur except the minimum grading required for trails, roadways and utility easements. No walls are permitted within the NOS. Restoration of the Disturbed Area not used to support buildings or Oasis or Transitional Landscape Areas is mandatory and shall follow plans reviewed and approved by the City.

13. For residential lots, the area between the buildings and the street and, for lots in excess of 24,000 square feet in size, side yard setback areas not utilized for driveways or parking areas shall be improved with landscaping using indigenous plant materials and groundcovers in addition to the NOS. In addition:

    a. Perimeter walls or privacy walls shall be allowed in accordance with the provisions of Article 14-22A, and

    b. The location of all buildings shall be within the delineated boundaries of the Disturbed Area.

14. Developments abutting any public NOS shall provide an access plan for public entry onto the NOS. The plan may take into consideration all points of visual and physical access to the NOS from any public or private property. A minimum of 40% of the linear distance along the edge of any public NOS shall consist of one or a combination of the following:

    a. a public or private street;

    b. a public or private improved open space having public access with minimum dimensions of 100 feet in length and 75 feet in depth along the NOS;

    c. a minimum length of 100 feet along the frontage of a public or private street directly connecting the NOS to the street;

    d. a termination of a public or private street in a configuration that provides on-street parking for four (4) vehicles and sufficient width for maneuvering; or

    e. an equivalent creative alternative as approved by the City that provides visual and physical access and results in diversity of the edge treatment.

15. The total length of lots backing up to the NOS shall not exceed 1,000 feet without incorporating one of the edge treatments described in this Article or providing a trail access point to the NOS.

B. Rivers and Washes

1. All Washes shall be preserved in an undisturbed condition and the habitat value preserved in its original condition. Secondary Washes having no vegetation or plants being preserved in place may be altered or eliminated. (Ord. No. 05-44)

2. An undisturbed area of twenty-five (25) feet measured from the edge of riparian vegetation or the floodplain, whichever is greater, shall be preserved on both sides of a Wash that has a one hundred-year peak flow greater than seven hundred (700) cfs.

3. If a Wash has a one hundred-year peak flow of less than seven hundred (700) cfs, the area to remain undisturbed should be determined by a width sufficient to allow for wildlife passage outside of the incised wash.

4. No major structural changes or improvements shall be allowed in preserved Washes. Protected plants shall be left in place except as follows: (Ord. No. 05-44)

   a. to prevent erosion from channelization or combination of smaller washes;
   b. to allow wash crossings of roadways, trails and utility easements. Trails and utilities may cross washes, but in no way shall they be placed in the wash bed running within and parallel to the wash bottom. Public utility easements shall be restored when construction is completed;

   c. to prevent wash migration, where structures are placed behind the required wash setback; and

   d. to allow discharge from adjacent retention or drainage facilities, as approved by the City Engineer as part of a drainage system improvement plan resulting from a drainage study performed by an engineer registered in the state of Arizona.

C. Wildlife Habitat

1. Corridors shall be established along both sides of washes identified for conservation which include the estimated 100-year floodplain and an additional upland buffer of 25 feet or the outer edge of the erosion hazard zone, if identified in a map as part of a drainage system improvement plan resulting from a drainage study performed by an engineer registered in the state of Arizona, whichever is greater. Non-motorized trails shall be

permitted within the upland buffer.

2. Linear utility lines shall be placed parallel to, but just outside, the conserved wash and associated upland buffer to provide a more gradual transition to developed areas. Utility lines shall be buried in accordance with the City of Peoria Infrastructure Development Guidelines and restored using indigenous plants so that there is no net loss of habitat function or value.

D. Scenic Resources

1. A scenic corridor of 100 feet, measured from the edge of floodplain, shall be established along both sides of the Agua Fria River within which the immediate foreground is kept intact with native or enhanced desert vegetation and no structures are permitted, except for those associated with utilities, stormwater management, and roadways.

2. Scenic corridor buffers, measured from edge of right-of-way, of 50 feet within the Rural Section, 30 feet within the Suburban Section, and 15 feet within the Urban Section, shall be established along both sides of the Lake Pleasant Parkway Corridor within which the immediate foreground is kept intact with native or enhanced desert vegetation and no structures are permitted, except those associated with utilities, stormwater management, and roadways. The limits of the Rural, Suburban, and Urban Sections are shown on Figure 4, Development Section Map, of The Lake Pleasant Parkway Corridor Specific Area Plan dated March 6, 2000, as may be amended.

E. Cultural Resources

1. Preliminary Archaeological Site Review

Provide a letter report, to be submitted with the Existing Conditions Data Report, from the Arizona State Museum, the State Historic Preservation Office (SHPO), or an Archaeologist that reviews all of the available archaeological information for the site. This record check shall: determine whether the site has been field surveyed for cultural resources; identify any previously-recorded archaeological or historic resources known to exist on the property; state the probability that buried archaeological resources not visible from the surface would be discovered on the site; and make a recommendation as to whether an archaeological survey of the site is needed.

2. Archaeological Survey; Duties of the Archaeologist

If an archaeological survey of the site is recommended then the following tasks shall be completed by an Archaeologist.

a. Complete a field survey and submit the results with the Existing

Conditions Data Report. Any cultural resources identified shall be entered by the Archaeologist making the discovery into the Arizona State Museum site file system.

b. Describe and map archaeological and historic sites identified on the property in either the records check or the field survey. Detailed location maps of such sites should not be included in the site analysis, but should be available from the Archaeologist for staff review as necessary.

c. The Archaeologist shall complete an archaeological report that:

i. Determines the significance of the reported cultural resource(s);

ii. Assesses the impact of the proposed development on the cultural resource(s). If the resource cannot be preserved in place or protected by acceptable means, it must be mitigated;

iii. Makes a determination that the cultural resource must be either preserved/ protected or mitigated;

iv. Identifies mitigation measures and a mitigation plan that have been reviewed and approved by the City and/or SHPO.

3. Any proposed mitigation measures shall be reviewed and approved by SHPO, having primary responsibility, and/or the City, as the Certified Local Government with jurisdiction, prior to the commencement of any activity on the site.

F. Native Plants

1. No person shall destroy, mutilate, remove from the premises, or relocate to another place on the premises any protected native plant on land that is subject to the provisions of this Article without first obtaining a Native Plant Permit.

2. Minimum size requirements necessary to establish Protected Plant Status include 4 inch caliper or greater for trees, 5 feet diameter or greater branch reach for shrubs, and 3 feet tall or greater for cacti. Creosote (larea tridentada) shall be exempt from designation as a Protected Plant. (Ord. No. 05-44)

3. Protected Native Plant List

The rationale for inclusion on the Protected Plant List includes one or more of the following:

a. Preservation of the plant enhances the City's aesthetic appeal by conserving unique scenic character;

b. The plant is slow growing and therefore it is difficult and cost prohibitive to find comparable nursery-grown stock for replacement;

c. The plant alone or in combination with others provides unique wildlife habitat; and

b. The proven success rate in the region of salvaging plants of a certain size.

PROTECTED NATIVE PLANT LIST	
Botanical Name	***Common Name***
TREES	
Cercidium floridum	Blue Palo Verde
Cercidium microphyllum	Foothills Palo Verde
Chilopsis linearis	Desert Willow
Juniperus mono sperma	One-Seeded Juniper
Olneya tesota	Ironwood
Populus fremontii	Fremont Cottonwood
Prosopis velutina	Velvet Mesquite
SHRUBS	
Acacia constricta	Whitethorn Acacia
Acacia greggii	Catclaw Acacia
Celtis pallida	Desert Hackberry
CACTI/SUCCULENTS/ACCENTS	
Carnegiea gigantean	Saguaro
Ferocactus species	Barrel Cactus
Fouquieria splendens	Ocotillo
Peniocereus greggii	Desert Night-Blooming Cereus
Yucca baccata	Banana Yucca/Blue Yucca/Datil Yucca
Yucca elata	Soaptree Yucca

4. Native Sonoran Desert vegetation should not be pruned or removed from areas identified as Natural Open Space unless demonstrated to the City that a health, safety or welfare issue exists. This includes removal of dead trees or cacti.

5. Plants specified on the prohibited plant species list shall not be allowed.

Certain plants that do well in this region present a distinctly non-desert appearance and/or pose potential hazards to the native vegetation, wildlife and landscape due to their invasive nature. The following plants exhibit these characteristics:

PROHIBITED PLANT SPECIES LIST	
Botanical Name	***Common Name***
TREES	
Brachychiton populneus	Bottle Tree
Eucalyptus sp. (except those specifically identified in Arid Character Zone – see Desert Lands Conservation Guide)	Eucalyptus
Olea sp.	Olive Tree
Parkinsonia aculeata	Jerusalem Thorn/Mexican Palo Verde
Pinus sp.	All species of Pine
Prosopis chilensis (prohibited in parking areas only)	Chilean Mesquite
Rhus lancea	African Sumac
Washingtonia sp.	Fan Palm
SHRUBS	
Oleander sp. (except petite varieties)	Oleander
Thevetia peruviana	Yellow Oleander
GROUNDCOVERS, ANNUALS, PERENNIALS, VINES, ETC.	
Cenchrus ciliaris or Pennisetum cileare	Buffel Grass
Cynodon dactylon (except in private backyards, enclosed courtyards, and public use areas buffered from Native Sonoran Zones by Sonoran Character Zones - see Desert Lands Conservation Guide)	Common Bermuda Grass
Eragrostis lehmanniana	Lehmann's Lovegrass
Gutierrezia sarothrae	Snakeweed
Hordeum jubatum	Foxtail Barley
Pennisetum sp.	Fountain Grass

6. The prohibited plant species list shall be provided by the Developer to all purchasers of property within the development. Exceptions to the Prohibited Plant Species List may be approved by the Planning Manager or designee subject to a report from a registered landscape architect and a satisfactory recommendation from the Community Services Department.

7. In areas designated as NOS, where a portion has been burned or previously damaged, the area shall be restored by the property owner. Restoration shall be typical of the surrounding area, i.e., tree-lined washes shall be restored with trees of the same species, size, density and placement; graded slopes shall be re-contoured similar to nearby slopes, etc. The property owner shall be responsible for the management of private restored areas. Where this occurs at the edge between public and private development, the public open space shall be restored by the owner of property immediately adjacent to the public open space at the same time as the private open space.

SECTION 14-22B-6 NATIVE PLANT PERMIT

The process of preparing a site for development that contains native plants is authorized by a Native Plant Permit and guided by a Native Plant Preservation Plan (NPPP). The entire site development process shall be managed by the person that prepares the NPPP. The builder of a single family dwelling on an individual lot not part of a subdivision or part of a subdivision plat approved prior to September 14, 2004 shall not be required to prepare a NPPP, but shall be required to perform plant salvaging and transplanting tasks for Protected Plants.

A. The Native Plant Preservation Plan shall be prepared by a botanist that has received a formal education in Botany, Biology or Ecology, a Licensed Landscape Architect or other professional with similar training and that has experience working with plants and ecosystems of the Sonoran Desert. The plan shall contain information and procedures regarding the following tasks:

1. Plant Inventory,
2. Plant tagging,
3. Plant salvaging,
4. Establishing and managing the temporary salvage plant nursery, and
5. Transplanting the salvaged plants.

B. The Native Plant Permit authorizes a process for preservation and salvaging of native plants. The process includes the following activities:

1. Preparation of a Native Plant Preservation Plan,
2. Plant Inventory,
3. Acquisition of a Native Plant Permit,
4. Tagging of all native plants as to disposition,

5. Establish the temporary native plant nursery,

6. Move native plants to be salvaged to the nursery,

7. Transplant the salvaged plants, and

8. Termination of the temporary native plant nursery and restoration of the nursery site.

C. Submittal Requirements

Any submittals made for a Native Plant Permit shall comply with the requirements contained in this section. The developer of a single family custom home shall not require a Native Plant Permit. Submittals must be complete and submitted to the Community Development Department with the appropriate fee.

1. Native Plant Preservation Plan containing:

   a. Project name and address

   b. Owner name, address & phone number

   c. Proposed salvage contractor, cacti salvage contractor, and tax license number

   d. Quarter Section Number

   e. Prior Peoria case numbers

   f. Number of protected plants to be relocated

   g. Number of protected plants to be destroyed

   h. Total number of protected plants disturbed

   i. Brief description of your project including estimated timing of salvaging and relocation of plants, plant nursery location, transplanting activities and any other relevant information.

2. Three (3) copies of the site plan aerial with plat overlay indicating the location by tag number each plant which is required to be protected per the Protected Native Plant List (from the NPPP).

3. Three (3) copies of the plant inventory performed by a City of Peoria Approved Salvage Contractor (which corresponds to the tag number on the site plan) indicating the following (from the NPPP):

   a. Plant type

b. Plant size in caliper inches

c. Plant salvageability (Any plant that is determined to be unsalvageable must have an explanation of the present status of the plant material.)

d. Whether the plant will remain in place, be moved to another location or be destroyed (Any plant that is destroyed must have an explanation detailing why the plant cannot remain in place or be moved.)

e. Current market value by species and size for all plants identified for salvage.

4. Temporary project nursery location shown on a map, in a written description or as an address (from the NPPP). Notice of when plant materials have been tagged in the field for City Staff review.

5. Letter of Authorization from the property owner identifying the city-approved salvage contractor for the project and verifying that all plants are to be replanted on site (from the NPPP).

6. A copy of the form notifying the Arizona Department of Agriculture, Native Plant Section, of the intent to destroy plant materials protected by state statutes (from the NPPP).

D. Responsibility for obtaining permit.

A Native Plant Permit may be obtained by the property owner of record or by another party acting as agent upon presentation of written authorization by the property owner of record.

E. Action on applications.

Applications may be approved, approved conditionally, or denied. Where the Planning Manager or designee determines that the application is in conformance with the provisions of this Article, a permit shall be issued, with such conditions attached as necessary to insure that the Native Plant Preservation Plan is successfully accomplished. Where it is determined that the application is not in conformance with the provisions of this Article, the application shall be denied. Action taken on applications may be appealed to the hearing officer appointed by the City Manager according to the procedures specified in this Article.

F. Timing of Permit approval

No Native Plant Permit shall be issued unless an application is submitted in conjunction with an existing or proposed development that requires administrative approval, Planning and Zoning Commission approval, City Council

approval, Board of Adjustment approval, or approval of a plat as determined by the City Manager or designee. For proposed development, the Native Plant Permit shall not be issued until the necessary development approvals have been secured.

G. Modification

It shall be unlawful to modify, alter, or amend an approved Native Plant Permit or an accompanying Native Plant Preservation Plan without reapplication for a Native Plant Permit according to the provisions of this Article.

H. Expiration

1. Every permit issued by the City under the provisions of this Article shall expire and become null and void if the work authorized under the provisions of this Article is not commenced within ninety (180) days from the date of issuance, unless otherwise specified as a condition of the permit approval or if the work authorized under the provisions of this Article is suspended or abandoned for a period of ninety (90) days. Before such work can be recommenced, a new permit shall be obtained to do so pursuant to the provisions of this Article.

2. Work shall be completed within the time period specified on the Native Plant Permit. The Planning Manager or designee shall have the authority to grant a ninety (90) day extension of the time limit for completion of the work upon written request of the applicant. Failure to comply with the time limitation without an extension authorized by the city shall require application for a new permit pursuant to the provisions of this Article.

I. Exemptions

Governmental agencies shall be exempted from the payment of fees herein required, provided that only such property occupied, operated, and maintained for government purposes by the above-mentioned agencies shall be so exempted. All other provisions of this Article shall apply to these agencies.

J. Plants to be tagged; requirements.

1. All plants with Protected Plant Status scheduled to remain in place or authorized for destruction or relocation by the approved Native Plant Permit must be tagged and numbered prior to permit submittal. Tags shall be color-coded according to the following schedule so that the status of each plant affected by the development proposal may be easily identified:

   a. Plants proposed for destruction shall be tagged with blue plastic tape

   b. Plants proposed for relocation shall be tagged with red plastic tape

c. Plants proposed to remain shall be tagged with white plastic tape.

2. Tags required by this Article shall be affixed in a visible and uniform location (preferably the north side) on the plant. Once affixed, the tags shall not be removed until the plants are removed, relocated, or destroyed in compliance with the Native Plant Permit and a final inspection has been made.

3. Tag numbers shall correspond to the site plan and the plant inventory.

4. Tag numbers shall be transferred to the side of the box when site boxing is completed.

K. Timing of work authorized by this chapter.

Time periods shall commence on the date of permit issuance. This requirement shall not apply to those native plants deemed to be unsalvageable by the City and noted as such on the permit.

1. Plants with Protected Plant Status authorized for destruction under the provisions of this Article shall not be destroyed within a time period specified as follows:

   a. One (1) to five (5) plants with Protected Plant Status to be destroyed, fifteen (15) days.

   b. Six (6) to fifteen (15) plants with Protected Plant Status to be destroyed, thirty (30) days.

   c. Sixteen (16) or more plants with Protected Plant Status to be destroyed, sixty (60) days.

2. In no instance shall destruction of plants with Protected Plant Status occur prior to issuance of a Native Plant Permit by the City unless the Planning Manager or his/her designee agrees to allow preliminary at-risk grading. Such decision will be based on a report by a registered landscape architect providing an assessment of the salvageability given the time of year, and concurrence from the Community Services Department.

L. Compliance with approved permit; revocation.

All work authorized by a permit issued in conformance with the terms of this Article shall be completed as authorized. Failure to comply with the conditions of permit approval or the approved Native Plant Preservation Plan shall constitute a violation of the Native Plant Permit and may be punishable by permit revocation and/or citation under the authority of this Article.

M. Inspections.

All aspects of the work performed as a result of a Native Plant Permit issued under the provisions of this Article shall be subject to inspection by the City. Specific Inspections shall be performed 1) following completion of tagging, 2) following completion of relocation of plants to the plant nursery, and 3) following completion of all transplanting and removal of the nursery. Inspections may be performed by City personnel or may be required of the developer. Developer's inspections shall be signed and certified by one of the professionals listed as responsible for preparation or assisting in the preparation of the Native Plant Preservation Plan.

N. Penalties.

1. Generally. Any violation of this Article is a Class 1 misdemeanor which, upon conviction, may be punishable by a fine not exceeding two thousand five hundred dollars ($2,500.00), or by imprisonment for a term not to exceed six (6) months, or by both such fine and imprisonment, at the discretion of the city magistrate. Each day this violation continues shall constitute a separate offense.

2. A Native Plant Permit shall not be issued after a violation resulting in destruction, removal, or relocation of plants with Protected Plant Status has been discovered until such time as a restoration program has been approved and the property has been restored with plants included on the Protected Native Plant List of equivalent type, size, density, distribution, and condition as existed on the property prior to the violation. A program for restoration of the site shall be approved by the Planning Manager or designee and shall be based on the expected type, size, density, distribution, and condition of plants with Protected Plant Status within the vegetation communities in which the violation occurred. Appeal of a decision made by the Planning Manager or designee regarding a restoration program shall be heard by the Hearing Officer appointed by the City Manager. Appeal of a decision made by the Hearing Officer regarding a restoration program may be made to the City Council in accordance with the rules and procedures established in this Article.

3. Waiver of restoration requirement generally.

   The City Manager or designee may waive the restoration requirement in this Article when it will further the purpose of this Article and be in the best interest of the community, and when it is demonstrated that development of the property is imminent as determined by the following criteria:

   a. A development proposal is submitted for approval by a development review board within ten (10) days of the notice of violation.

b. The general plan designation of the property is consistent with the proposed development.

c. The zoning of the property is consistent with the proposed development.

d. Infrastructure improvements are in place, which can support the proposed development.

4. Granting of waiver; cost of replacing and maintaining native plant materials.

a. If a waiver is granted, a sum of money shall be paid to the city for the purpose of replacing and maintaining native plant materials. The development review board shall determine the sum of money to be paid to the city from the following schedule:

i. Protected native trees. Three hundred dollars ($300.00) per caliper inch (measured one (1) foot above ground level).

ii. Protected native cacti. Two hundred dollars ($200.00) per foot.

iii. Maximum per plant. Ten thousand dollars ($10,000.00).

b. Determination of the sum of money to be paid to the City pursuant to this Section shall be based upon the type, size, density, distribution, and condition of plant materials that existed on the property prior to the violation, or upon inspection of the remains of plant materials or other physical evidence as may be available. Appeal of a decision of the Hearing Officer regarding this determination may be made to City Council in accordance with the rules and procedures established in this Article.

c. The sum of money required by this subsection shall be used to replace removed or damaged plant materials whose retention is required by a Native Plant Preservation Plan approved in conjunction with the development proposal specified in this Article and to maintain replacement plant materials for a period of three (3) years. Additionally, fifteen (15) percent of the total amount payable shall be kept by the City as payment for the enforcement of these regulations and administration of the agreement specified in this Article.

d. Prior to issuance of any permits for construction on or development of the property, the property owner shall provide a mechanism acceptable to the City for replacement of plant materials for a period of three (3) years.

SECTION 14-22B-7 INSPECTIONS

A. In order to ensure compliance with this Article, inspections may be made by the Planning Manager or his or her duly authorized representative consistent with law.

B. If such inspection reveals that any property or portion of a project is not in compliance with the requirements of this Article, the Planning Manager or his or her duly authorized representative shall report the discrepancy to the property owner, developer or their representative and shall order work on the project stopped or corrective action taken as appropriate.

SECTION 14-22B-8 DESERT LANDS CONSERVATION GUIDE

The City Manager or his designee shall promulgate a Desert Lands Conservation Guide containing the principles and guidelines used for the implementing of desert lands conservation within the Desert Lands Conservation Overlay district. Considerations contained within the Desert Lands Conservation Guide may be used in design of methods used in desert development projects.

SECTION 14-22B-9 ENFORCEMENT

A. Enforcement Authority

The DLCO shall be enforced by the Community Development Director of the City of Peoria, or his or her duly authorized representative.

B. Interference with Enforcement Personnel

It shall be unlawful for any person to willfully interfere with, hinder or obstruct enforcement personnel in the discharge of their duties pursuant to this Article.

C. Penalties

A violation of any provision of this Article shall be subject to the violation and penalty provisions of the Zoning Ordinance.

D. Notices (Ord. No. 05-44)

Notices to adjacent property owners shall be sent prior to a hearing or determination on an application for a waiver. Letters containing information regarding the waiver application shall be mailed to property owners within 300 feet of the property that is subject to the waiver request not less than ten (10) days prior to the day scheduled for the waiver decision. The applicant for the waiver shall supply the City a list of all property owners within 300 feet of the property and stamped addressed envelopes for each address.

SECTION 14-22B-10 APPEALS

A. Appeals to the Hearing Officer

1. Decisions of the Community Development Department Staff arising from the administration of the requirements contained in this Article may be appealed to the hearing officer, which shall be appointed by the City Manager to hear such appeals. The appeals shall be in writing and set forth the specific decision of the Community Development Department staff that is being appealed. The appeal shall be filed with the Community Development Director.

2. A copy of the appeal and complete file shall be transmitted to the hearing officer. The hearing officer shall hold a hearing and provide the applicant and Community Development staff an opportunity to present their position. Such hearings shall be informal and the rules of evidence and civil procedure shall not apply. Such hearings shall be noticed in accordance with the following provisions.

3. The hearing officer shall act upon an appeal within ten (10) days after filing and shall submit his or her decision in writing to the applicant and the Community Development Director.

B. Appeals to the City Council

1. An applicant or the City may appeal the decision of the hearing officer to the City Council. The appeal shall be in writing and shall specifically set forth the decision of the hearing officer which is being appealed. The appeal shall be filed with the Community Development Director.

2. A notice of the appeal shall be mailed at least ten (10) days prior to the council meeting in which the appeal is heard to each property owner situated wholly or partially within three hundred (300) feet of the property to which the plan relates. The applicant shall provide the Community Development staff with the names and addresses and addressed and stamped envelopes for all property owners within three hundred (300) feet of the property. The Community Development staff shall be responsible for mailing such notices.

3. A copy of the appeal letter, decision of the hearing officer and supporting material shall be transmitted to the City Council. At a regularly scheduled Council meeting the applicant and the hearing officer shall present their positions.

4. The City Council shall act upon the appeal within thirty (30) days after the appeal is filed with the Community Development Director, or at the next regularly scheduled City Council meeting, whichever date is later.

ARTICLE 14-23
PARKING & LOADING REQUIREMENTS

(Ord. No. 02-67)

CONTENTS

14-23-1 INTENT
14-23-2 PLANS REQUIRED
14-23-3 PARKING REQUIREMENTS
14-23-4 OFF STREET LOADING REQUIREMENTS

14-23-1 INTENT (Ord. No. 94-74)

It is the intent of this Article to regulate and ensure the provision of adequate motor vehicle parking and loading spaces for each land use. The purpose of the regulations and development standards set forth in this ordinance aims to alleviate traffic congestion and vehicular/pedestrian conflicts.

14-23-2 PLANS REQUIRED

Applications for a building permit for new construction, additions, alterations or change in use shall include a site plan at an appropriate scale that clearly shows proposed site improvements relating to parking as required by this Article. All plans shall show the location, arrangement and dimensions of off-street parking area(s), parking spaces, parking lanes, aisles/driveways, points of ingress and egress, walls, landscaping and barriers. Sidewalks, pedestrian ways, bicycle facilities and their access shall also be shown. The access or driveway locations, width and spacing as well as sight lines and distances, the arrangement of spaces, stall dimensions, surfacing, striping and lighting shall be in compliance with adopted City standards.

14-23-3 PARKING REQUIREMENTS

Off-street parking spaces shall be provided according to the following provisions and standards.

A. General Provisions

1. *Floor Area*

   The term "floor area" for the purpose of calculating the number of required parking spaces shall be the "Gross Floor Area" of the structures plus defined exterior use areas minus 10 percent (10%) except as may hereinafter be provided or modified.

2. *Change of Use or Occupancy of Buildings*

   Off-street parking and loading spaces as required herein shall be provided at the time of any new uses of land or construction of a new building. Any change of use or occupancy of any building or buildings, including additions thereto, requiring more parking shall not be permitted until such additional parking spaces as required by this Article are provided.

3. *Parking for a Residential Use*

   Off-street parking facilities for residential uses shall be utilized solely for the parking of licensed and operable passenger vehicles owned by the occupants of the residence or the parking of passenger automobiles by guests of said occupants. Parking and storage requirement for recreational vehicles, commercial vehicles, utility trailers and boats shall be as required by the City of Peoria Parking Code and Section 14-23-3.B of this section. Under no circumstances shall required parking facilities for a residential structure be used for storage of commercial vehicles or equipment or for the parking of vehicles belonging to the employees, owners, tenants, or customers of business or manufacturing establishments except as provided in Chapter 14 of the 1992 Peoria City Code.

4. *Parking Stall Dimensions*

   The following shall be the minimum parking stall size:

Type	Width	Length*
Standard	9.5 Feet	20 Feet
Handicapped	16 Feet	20 Feet
Compact	8 Feet	16 Feet
Parallel	8 Feet	24 Feet

   * The front of the parking space may overhang two (2) feet into a landscape strip or pedestrian walkway, however, any parking spaces protruding over a pedestrian walkway shall maintain at least a four (4) foot wide clearance for pedestrian access. (Ord. No. 05-51)

5. *Parking Aisle Dimensions*

   The following shall be the minimum parking aisle width:

Parking Angle	One-Way Aisle	Two-Way Aisle
90 degree	24 Feet	24 Feet
60 degree	18 Feet	22 Feet
45 degree	15 Feet	20 Feet
30 degree	13 Feet	20 Feet

6. *Compact Parking*

   Compact parking spaces shall not exceed 15 percent (15%) of the total required parking spaces. Projects providing parking in excess of the minimum required number of spaces may utilize any combination of compact and standard spaces for excess parking areas.

7. *Parking Lots*

   Parking lots shall be designed in groupings no larger than two hundred (200) spaces. Larger lots shall be divided by buildings, plazas, or significant landscaped areas oriented for pedestrian use.

8. *Within Structures*

   The off street parking requirements may be furnished by providing spaces designed within the principle building or a parking structure. However, no building permit shall be used to convert said parking structures into a dwelling unit, living area, or other activity until other adequate provisions are made to comply with the required off-street parking provisions of this Article.

9. *Circulation Between Bays*

   Parking areas shall be designed so that circulation between parking bays occur within the designated parking lot and does not depend upon a public street or alley. Parking area designs which require backing into a public street are prohibited except one, two or three-family dwellings.

10. *Surfacing*

    All areas intended to be utilized for parking space, access aisles, and driveways shall be paved with concrete or asphalt to control dust and drainage. Areas for outdoor storage of material and equipment may be covered with decomposed granite to provide a dust free surface. Such area shall not be considered as part of a required landscape area.(Ord. No. 03-170)

11. *Striping*

    Except for one, two and three-family dwellings, all parking stalls shall be marked with painted lines not less than four inches (4") wide.

12. *Lighting*

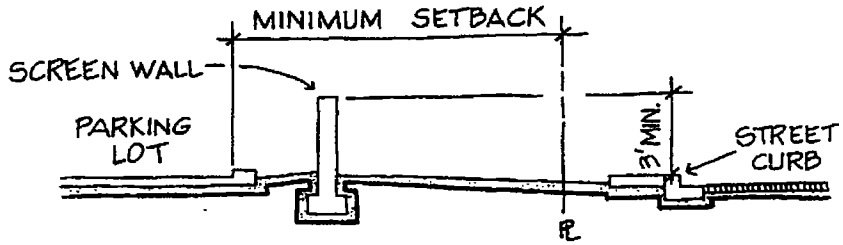
    Parking lots used during hours of darkness shall be illuminated. Any lighting used to illuminate an off-street parking area shall be so arranged as to reflect the light down and/or away from adjoining property, abutting residential uses and public rights-of-way and shall be a maximum of twenty-five (25) feet in height above the surface of the parking lot for non-residential uses and sixteen (16) feet for residential uses.

13. *Protruding Vehicles*

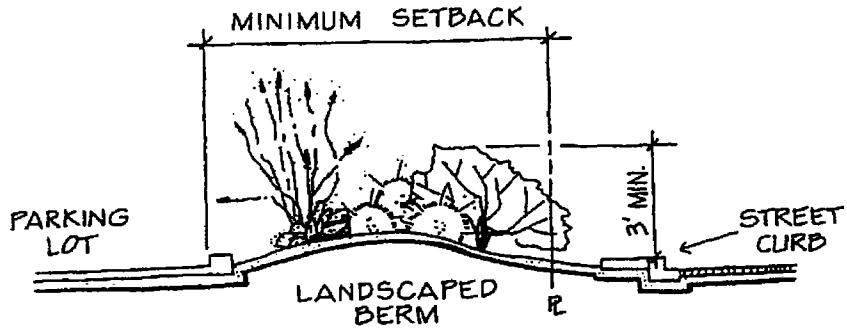
All on-site parking stalls shall be designed and constructed so that parked vehicles shall not protrude over a property line.

14. *Screening and Landscaping*

All off-street parking lots of four (4) or more spaces shall be screened from the street view and adjacent residential districts by a landscaped berm, decorative wall or combination thereof at least three (3) feet high, above the adjacent street curb height. Parking area landscaping shall be provided in accordance with Article 14-35 of the Zoning Ordinance.



SECTION AT TYPICAL SCREEN WALL



SECTION AT TYPICAL LANDSCAPED BERM

15. *Maintenance*

It shall be the joint and separate responsibility of the owner and/or lessee of the principal use, uses or building to maintain in a neat and adequate manner, the parking space, access ways, striping, landscaping, and required fences or screening.

16. *Use of Required Parking Areas for Parking Only*

Required off-street parking spaces in any district shall not be utilized for open storage, sale or rental of goods, or storage of inoperable vehicles, except when permitted as a Temporary Use.

17. *Signs*

No sign shall be so located as to restrict the sight lines and orderly operation and traffic movement within any parking area. All signs shall conform to the requirements of Article 14-34.

18. *Parking Canopies, Non-Residential and Multi-Family Residential Land Uses (Ord. No 04-23)*

a. Covered parking canopies may be located within the required side and rear building setbacks provided the structure drains onto the property on which it is located.

b. Covered parking canopies may encroach into required side and rear building setbacks, but may not encroach into required landscaped buffers.

c. Height of such structures shall be limited to 10'.

d. Setbacks are measured from property line to nearest edge of canopy.

e. All required landscaping, parking or otherwise, shall be provided.

f. This portion of the Zoning Ordinance is not intended to supercede approved zoning stipulations or conditions of approval.

B. Off-Street Parking Requirements

The following minimum number of off-street, paved parking spaces shall be provided and maintained by ownership, easement and/or lease for and during the life of the respective uses hereinafter set forth: Any proposed uses not listed herein will be determined through the site plan approval process.

1. *Residential Uses*

	Parking Spaces Required:	
Dwelling Types	With On-Street Parking	Without On-Street Parking
Single-family	2.0 Spaces/Unit	3.0 Spaces/Unit
Mobile Homes	2.0 Spaces/Unit	3.0 Spaces/Unit
Two-family	2.0 Spaces/Unit	2.2 Spaces/Unit
Three-family	2.0 Spaces/Unit	2.2 Spaces/Unit
Multi-family	2.2 Spaces/Unit	2.2 Spaces/Unit

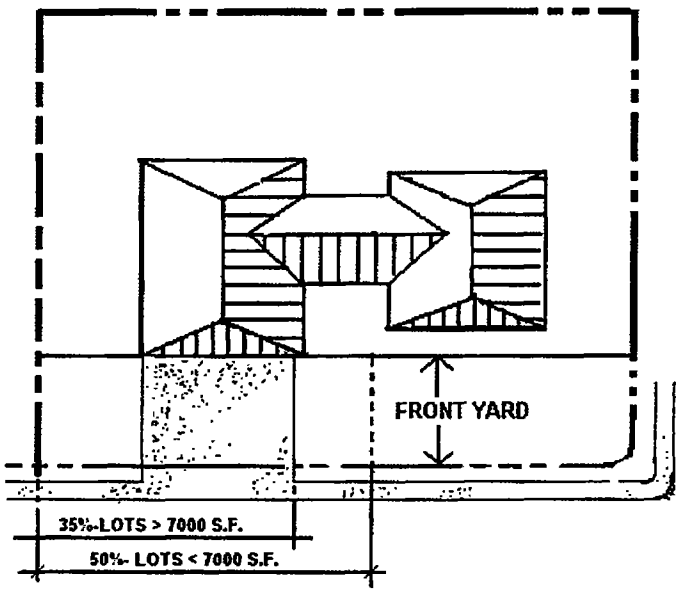
a. Additional Residential Parking Requirements

1) The driveway within the front yard setback for single family, mobile homes, two family and three family residential occupancies, may be applied against the required off-street parking requirement provided the parking area occurs on an improved, dustproof parking surface (minimum of three inches thick) and meets the minimum dimensional requirement for standard parking stalls. (Ord. No. 05-51)

2) All standard front-entry garage and carport entrances shall be setback a minimum of twenty (20) feet from the street right-of-way line unless otherwise permitted by the Design Review Ordinance. In no case shall a standard front-entry garage or carport be located closer than eighteen (18) feet from the street right-of-way line, access easement or private roadway tract. (Ord. No. 05-51)

3) It shall be unlawful to park or store any vehicle within the front or side yard of a single family residence use unless such parking or storage is on an improved, dustproof-parking surface such as concrete or asphalt, "chip seal", or crushed rock or aggregate that is a minimum of three inches thick. All crushed rock or aggregate shall be contained by a permanent border. Parking within the front yard of a single residence use shall be on or contiguous to a legal driveway. Such parking shall not exceed a maximum of thirty-five percent (35%) of the front yard area, except on lots less than seven thousand (7,000) square feet in which case the excess vehicle and visitor parking may be located on up to fifty percent (50%) of the front yard.

4) For lots greater than seven thousands (7,000) square feet, the Planning Manager may approve additional paved areas, not to exceed fifty percent (50%), on irregularly shaped lots resulting from curvilinear streets, topography or other unique conditions so long as the intent and purposes of this Ordinance are preserved.



2. *Non-Residential Uses*

USE	DESCRIPTIONS	PARKING RATIO
ADMINISTRATIVE & FINANCIAL		
Professional Offices	Facilities for general office work providing professional, business administrative, informational services, or facilities that house governmental agencies and similar uses	a) One (1) space per two hundred (200) s.f. of floor area
Financial Services	Institutions providing financial advice and services in a bank, or similar financial institutions, to include accessory office building, automatic teller machine and similar uses	a) One (1) space per one hundred fifty (150) s.f. of floor area (Ord. No. 04-198)
	Financial institutions with drive-through facilities	a) A queuing space of one hundred (100) linear feet exclusive of drive aisles and parking spaces (Ord. No. 03-170)
Unspecified Office Use (Shell Building) (Ord. No. 05-36)		a) One (1) space per one hundred seventy-five (175) s.f. of floor area
AUTOMOBILE RELATED		
Auto Services (Ord. No. 03-170)	Facilities providing general vehicle service or repair, and similar services	a) A queuing space of one hundred (100) linear feet exclusive of drive aisles and parking spaces. (Ord. No. 03-170) b) Three (3) spaces per service bay (Ord. No. 04-198), plus c) One (1) space per three hundred (300) s.f. of gross floor area excluding service bay. (Ord. No. 04-198)

Automobile Rentals or Dealerships	Facilities for sale or rental of new or used auto, boat, RV, truck, trailer, camper, motor home or Motorcycle. (Outdoor vehicle display spaces are not required to meet dimensional requirements of this Article)	a) One (1) space per one thousand (1000) s.f. of gross floor area, plus b) One (1) space per six thousand (6000) s.f. outdoor vehicle display area (Ord. No. 04-198)
Automobile Towing & Impound Facilities	Facilities for towing, dismantling, recycling, impound and storage of junk vehicles, to include sanitary landfills and similar uses	a) One (1) space per one thousand (1000) s.f. of floor area b) Minimum of four (4) spaces (Ord. No. 04-198)
Car Washes	Facilities for the cleaning of vehicles	a) One (1) space per three hundred (300) s.f. office floor area (Ord. No. 04-198), plus b) A queuing space of one hundred (100) linear feet exclusive of drive aisles and parking spaces.
	Self service facilities for the cleaning of vehicles (Ord. No. 03-170)	a) Minimum of four (4) spaces (Ord. No. 04-198)
EATING & DRINKING ESTABLISHMENTS		
Restaurants (Ord. No. 05-51)	Eating establishments providing self- services or with high turnover rate and similar services	a) One (1) space per fifty (50) s.f. of serving area, plus b) One (1) space per two hundred (200) s.f. for preparation area (Ord. No. 04-198)
	- with drive-through services	a) One hundred (100) linear feet of queuing space exclusive of drive aisle and parking spaces, plus (Ord. No. 03-170) b) Seventy-five (75) linear feet of queuing space for each additional drive-through window
	- with outdoor seating	a) One (1) space per one hundred (100) s.f. of serving area

Taverns, Bars, Pubs & Lounges	Establishments licensed to sell alcoholic beverages to be consumed on the premises, often with limited food service	a) One (1) space per fifty (50) s.f. of serving area, plus b) One (1) space per two hundred (200) s.f. for preparation area (Ord. No. 04-198)
ENTERTAINMENT & RECREATION		
Adult Uses	Establishments for adult entertainment that emphasize adult oriented uses and services in an adult motion picture theater, arcade, adult cabaret, adult motel, nude studio and similar facilities	a) One (1) space per fifty (50) s.f. floor area (Ord. No. 04-198)
	Adult specialty shops for purchase of adult books, video, and similar products	a) One (1) space per three hundred (300) s.f. floor area
Indoor Public Assembly	Facilities providing a variety of indoor public assemblies in a convention or reception center, meeting hall, social or private club, music hall, theatre and similar places, excluding taverns, bars, pubs, lounges and adult uses (Ord. No. 04-198)	a) One (1) space per two hundred (200) s.f. of floor area, or b) One (1) space per four (4) fixed seats of design capacity (Ord. No. 04-198)
Indoor Recreation	Facilities providing a variety of indoor health and sports activities in a sporting complex, stadium, skating rinks, pool hall, dance hall, tennis and racquet clubs, game room, video arcade, bingo hall, community center, fitness center and similar indoor facilities (Ord. No. 04-198)	a) One (1) space per two hundred (200) s.f. of floor area
	Bowling alleys	a) Two (2) spaces per lane (Ord. No. 04-198), plus b) Two (2) spaces per billiard table, plus c) One (1) space per each five visitor gallery seats
Outdoor Amusements & Recreations	Facilities providing a variety of outdoor amusement, entertainment, and similar activities in an amusement park,	a) One (1) space per one thousand (1000) s.f. activity area (Ord. No. 04-198)

	fairground, zoo, auditorium and similar places, to include special outdoor events such as carnivals or outdoor concerts. Outdoor recreations include a variety of outdoor health and sport activities in a racetrack, stables, rodeo ground, outdoor shooting range, swimming and tennis clubs, miniature golf and similar places	
	Golf course and driving range	a) One (1) space per two hundred (200) s.f. of main building floor area, plus b) One (1) space per every two (2) practice tees in driving range, plus c) Four (4) spaces per each green in the playing area
GENERAL INDUSTRIAL & MANUFACTURING		
Intense Manufacturing & processing	Facilities that include the use of chemicals, heavy equipment and machinery for the fabrication & processing of goods.	a) One (1) space per one thousand (1000) s.f. of warehouse area, plus b) One (1) space per three hundred (300) s.f. office floor area (Ord. No. 04-198)
Light Industrial and Manufacturing (Ord. No. 04-198)	Facilities providing light manufacturing and assembly services in printing and publishing plants, computer processing centers, research laboratories, mail order stores, parcel delivery plants, commercial dry cleaning and laundry plants, environmental facilities, radio, T.V and other communications facilities, and similar facilities	a) One (1) space per five hundred (500) s.f. of warehouse area, plus b) One (1) space per three hundred (300) s.f. office floor area (Ord. No. 04-198)
Outdoor storage	Facilities providing exterior storage of construction equipment and materials, recyclable material, and similar uses	a) One (1) space per five thousand (5000) s.f. of designated outdoor area (Ord. No. 04-198), plus b) One (1) space per three hundred (300) s.f. office floor area (Ord. No. 04-198) c) Minimum of four (4) spaces

Unspecified Industrial Use (Shell Building) (Ord. No. 04-198)		a) One (1) space per five hundred (500) s.f. of floor area
Warehousing	Facilities providing warehousing of material and goods and similar uses	a) One (1) space per one thousand (1000) s.f. of warehouse area (Ord. No. 04-198), plus b) One (1) space per three hundred (300) s.f. office floor area
	Mini-storage facilities and similar uses (Ord. No. 04-198)	a) One (1) space per fifty (50) units
Wholesale, distribution	Facilities providing wholesale or distribution of trucks, trailers, boats, new and used cars, bulk fuel, machines, appliances, equipment, building material, lumber, plant nurseries, produce and similar merchandise in indoor or outdoor storage areas to include machine shops, lumberyards, import/export shops, moving, rental, or storage companies, market sales yards, and similar facilities	a) One (1) space per five hundred (500) s.f. of sales or display area, plus b) One (1) space per one thousand (1000) s.f. of indoor storage area, plus c) One (1) space per two hundred (200) s.f. of retail or office floor area (Ord. No. 04-198)
GENERAL RETAIL		
Retail, Rentals and Sales	Establishments providing general retail sales and services for art, music, sports supplies, clothing, grocery, drug, video rentals and sales, electronic equipment, gift and souvenir, furniture, appliance, household equipment, hardware, and similar products in a single store on a single lot, not part of a shopping center (less than 50,000 s.f.)	a) One (1) space per three hundred (300) s.f. of floor area
	Establishments providing drive-through services including liquor stores, laundries and dry cleaners, pharmacies and similar services	Note: a queuing space of one hundred (100) linear feet exclusive of drive aisles and parking spaces. (Ord. No. 03-170)

	Establishments providing general retail sales and services in a shopping centers (a commercial establishment planned, developed, owned or managed as a unit and more than 50,000 s.f.)	a) One (1) space per two hundred-fifty (250) s.f. of floor area. Note: for any center with more than fifteen percent (15%) of floor area in public assembly uses, including theaters, restaurants, schools, health spas, bars or cocktail lounges, there shall be required, in addition to these standards, ten (10) spaces per one thousand (1000) s.f. of public area within these uses
Unspecified Retail Use (Shell Building) (Ord. No. 05-36)		a) One (1) space per two hundred fifty (250) s.f. of floor area
INSTITUTIONAL		
Child care	Facilities providing daily care of children in a nursery, day care or pre-school center	a) One (1) space per four hundred (400) s.f. of floor area, plus b) Minimum of one (1) drop off lane
Public, social and cultural services	Facilities providing public, social, non-profit, or institutional services in a library, museum, art gallery, post office, treatment, detention, or release center, halfway house, employment agency, shelter, and similar civic/public, cultural, and social institution (excluding group home)	a) One (1) space per two hundred (200) s.f. of floor area
Religious assembly	Facilities providing religious worship or study in a church, temple, synagogues and similar places	a) One (1) space per four (4) seats in main assembly area based on design capacity
School	Public, charter or private educational institutions for Elementary and Junior High (Ord. No. 04-198)	a) One (1) space per three (3) fixed seats of auditorium based on design capacity plus b) Minimum of ten (10) spaces for visitors parking

	Senior High (Ord. No. 03-170)	a) Two (2) spaces per classroom, plus b) One (1) space per employee, plus c) One (1) space per three (3) fixed seats of auditorium based on design capacity plus d) Minimum of ten (10) spaces for visitors parking.
Secondary Education	Public or private facilities providing education in a college, university, trade or vocational school, and similar institutions	a) Five (5) spaces per classroom, plus (Ord. No. 03-170) b) One (1) space per three (3) fixed seats of auditorium based on design capacity
Senior care	Facilities providing long-term care for seniors in a nursing or convalescent home, hospices or similar care facility (excluding group home)	a) One (1) space per three (3) beds (Ord. No. 04-198)
Utility	Structures, equipment, or facilities providing for public/private utility & services, including radio, television, communication transmission, tower and similar structures	a) One (1) space per use
INTENSE RETAIL		
Commercial Sales (with or without outdoor sales & display area)	Establishments providing heavy retail sales, rentals and services for mobile homes, appliances, machines, equipment, hardware, lumber and building material, upholstery, grain, feed, seed, fertilizer, farm and garden supplies and similar products in store with outdoor storage such as home improvement stores, furniture shops, monument engraving shops, swap meet farmers markets and similar intense retails with outdoor sales operations	a) One (1) space per three hundred (300) s.f. of sales floor area (Ord. No. 04-198)

Commercial Service Establishments combining retail, showroom with workshop. (Ord. No. 03-170)	Establishment combining retail, office, showroom with workshop, such as interior decorator, custom dressmaking or tailor, photographer, minor household appliance repair and similar activities.	a) One (1) space per five hundred (500) s.f. floor area
LODGING		
Hotels or Motels	Places for lodging with ancillary facilities to include sleeping rooms, restaurants, lounges, resorts, meeting rooms and similar uses	a) One (1) space per room, plus b) One (1) space per one hundred (100) s.f. of restaurant and bar serving area, plus c) One (1) space per one hundred (100) s.f. of outdoor seating serving area d) Ten (10) minimum spaces for visitors parking, plus e) One (1) space per two hundred (200) s.f. of meeting room floor area
Lodging Accommodations	Establishments providing accommodation in a bed and breakfast, lodge, to include fraternity, sorority, and similar facilities	a) One (1) space per room
Recreational Resorts	Facilities providing overnight stops in Recreational Vehicle Park, travel trailer park, overnight camp ground and similar places	a) One (1) space per two hundred (200) s.f. of gross activity area, or b) One (1) space per RV or trailer
MEDICAL		
Health Clinics	Facilities providing medical, dental, optical care or preventative medicine and clinical research studies in a clinic or laboratory, including accessory offices	a) One (1) space per one hundred fifty (150) s.f. of floor area (Ord. No. 04-198)
Hospitals	Facilities providing medical or surgical care, emergency medical and similar services	a) Two (2) spaces per bed (Ord. No. 04-198), plus b) One (1) space per employee

		c) Minimum thirty (30) spaces for emergency services
Veterinarian Hospitals or Clinics	Establishments for medical, surgical, and emergency care of animal, to include veterinary office and clinics without animal boarding	a) One (1) space per one hundred fifty (150) s.f. of floor area (Ord. No. 04-198)
PERSONAL SERVICES		
General Professional Services	Establishments providing general professional services such as appliances repair, cabinet and carpentry making, custom dressmaking and alteration, watch and clock repair, dry cleaning & laundry, locksmith, messenger delivery, pest control, photographic developing & printing, blueprint production, travel information & similar professional services	a) One (1) space per two hundred (200) s.f. of floor area (Ord. No. 04-198)
Personal Improvement	Establishments providing personal services such as tanning, massage therapy, manicure, hair and beauty treatment, tattoo and body piercing, palm reading, fortune tellers, and similar services	a) One (1) space per one hundred fifty (150) s.f. of floor area (Ord. No. 04-198)
Pet Care	Establishments for sheltering, and grooming of animals	a) One (1) space per two hundred (200) s.f. of floor area
TRANSPORTATION		
Air Travel	Facilities providing aviation transport and services in an airport, heliport, or helistop to include aircraft repair and sales, and similar services	a) One (1) space per one hundred (150) s.f. of waiting room floor area, plus b) One (1) space per five hundred (500) s.f. of maintenance floor area, plus c) One (1) space per two hundred (200) office floor area
Road Travel	Facilities providing bus, rail and motor freight, and school bus transportation, parking and maintenance in terminals,	a) One (1) space per one hundred fifty (150) s.f. of waiting room floor area, plus

	and similar facilities	b) One (1) space per five hundred (500) s.f. of maintenance floor area, plus c) One (1) space per two hundred (200) s.f. office floor area
Water Travel	Facilities providing boat charters, marinas, marina fuel and similar services	a) One (1) space per one hundred fifty (150) s.f. of waiting room floor area, plus b) One (1) space per two hundred (200) s.f. of office floor area
OTHER		
Funeral Services	Facilities providing burial preparation and/or funeral services in a cemetery, crematorium, mausoleum, funeral home and chapel, mortuaries and similar facilities	a) One (1) space per every three (3) fixed seats in main viewing rooms based on design capacity (Ord. No. 04-198), plus b) One (1) space per funeral vehicle

3. *Calculating Spaces*

In case of fractional results in calculating parking requirements, the required numbers of the sum for the various uses shall be rounded up to the nearest whole number if the fraction is .5 or greater.

4. *Joint Use Parking*

a. Up to fifty percent (50%) of the parking facilities required by this Article for a religious institution, cultural center or an auditorium incidental to a public or parochial school may be supplied by the off-street parking facilities by the following daytime uses: banks, business offices, retail stores, personal service shops, household equipment or furniture shops, clothing or shoe repair or service shops, manufacturing, wholesale and similar uses.

b. Other joint use of parking on adjacent commercial uses to reduce total parking spaces may be allowed with a parking study submittal by a Registered Professional Engineer, to be approved through the site plan approval process.

c. Conditions Required for Joint Use

1) The building or use for which application is being made to utilize the off-street parking facilities provided by another building or use shall be located within three hundred (300) feet of such parking facilities.

2) The applicant shall show that there is no substantial conflict in the operating hours of the two buildings or uses for which joint use of off-street parking facilities is proposed.

3) A properly drawn legal instrument, executed by the parties concerned for joint use of off-street parking facilities, duly approved as to form and manner of execution by the City Attorney shall be filed with the City Clerk and recorded with the County Recorder.

5. *Off-Site Parking*

a. Any off-site parking which is used to meet the requirements of this Article shall be regulated by this Ordinance and shall be subject to the conditions listed below:

1) Off-site parking shall be developed and maintained in compliance with all requirements and standards of this Article.

2) Reasonable access from off-site parking facilities to the use being served shall be provided.

3) The site used for meeting the off-site parking requirements of this Article shall be under the same ownership as the principal use being served, under public ownership, or shall have guaranteed permanent use by virtue of a perpetual lease filed with the City Clerk and County Recorder.

4) Off-site parking for multiple-family dwellings shall not be located more than two hundred (200) feet from any commonly used entrance of the principal use served, unless approved through the site plan approval process.

5) Off-site parking for non-residential uses shall not be located more than three hundred (300) feet from the primary entrance of the principal use being used, unless approved through the site plan approval process.

14-23-4 OFF-STREET LOADING REQUIREMENTS

A. General Provisions

1. Unless otherwise specified in this Ordinance, loading spaces or berths shall be at least forty-five (45) feet in length and all loading berths shall be at least twelve (12) feet in width and fourteen (14) feet in height, exclusive of aisle and maneuvering space and required parking space.

2. Loading berths of thirty (30) feet by ten (10) feet for office use, motels and hotels, restaurants, day care centers, long term care facilities, and other similar facilities may be provided for all or part of the required loading berths if approved through the site plan approval process.

3. Such space may occupy all or any part of any required yard space, except front and corner side yards, and shall not be located closer than fifty (50) feet to any

residential zoning district unless screened by a masonry wall not less than ten (10) feet in height. Loading spaces located in side yards shall not be visible from a public street. (Ord. No. 02-85)

4. Sufficient room for turning and maneuvering vehicles shall be provided on the site so that vehicles shall cross a property line only by driving forward.

5. Each loading berth shall be accessible from a street, alley or from an aisle or drive connecting with a street or alley, without traversing a residential district.

6. The loading area, aisles, and access drives shall be paved so as to provide a durable dust-proof surface and shall be so graded and drained so as to dispose of surface water without damage to private or public properties, streets, or alleys.

7. Bumper rails shall be provided at locations where needed for safety or to protect property.

8. If the loading area is illuminated, lighting shall be deflected down and/or away from abutting residential sites so as to not cause any annoying glare.

9. No regular repair work or servicing of vehicles shall be conducted in a loading area.

10. Off-street loading facilities shall be located on the same site with the use for which the berths are required.

11. If more than one use is located on a site, the number of loading berths provided shall be equal to the sum of the requirements prescribed in this Article for each use. If more than one use is located on a site and the gross floor area of each use is less than the minimum for which loading berths are required but the aggregate gross floor area is greater than the minimum for which loading berths are required, off-street loading berths shall be provided as if the aggregate gross floor area were used for the use requiring the greatest number of loading berths.

12. Off-street loading facilities for a single use shall not be considered as providing required off-street facilities for any other use.

13. At the time of initial occupancy, major alterations or enlargement of a site, or of completion of construction of a structure or of a major alteration or enlargement of a structure, there shall be provided off-street loading berth requirements. The number of loading berths provided for a major alteration or enlargement of a site or structure shall be in addition to the number existing prior to the alteration or enlargement.

14. Space allocated to any off-street loading berth shall not be used to satisfy the space requirements for any off-street parking facility.

B. Number of Spaces Required

Unless otherwise provided in this Ordinance every office, hotel, restaurant, department store, freight terminal or railroad yard, hospital, industrial plant, manufacturing

establishment, retail establishment, storage warehouse or wholesale establishments, and all other structures devoted to similar mercantile or industrial pursuits, which has an aggregate gross floor area of five thousand (5,000) square feet or more shall provide off-street truck loading or unloading berths in accordance with the following table:

Square Feet of Aggregate Gross Floor Area Devoted to Such Use	Required No. of Berths
5,000 sq.ft. up to and including 40,000 sq.ft.	1
40,001 sq.ft. up to and including 100,000 sq.ft.	2
100,001 sq.ft. up to and including 160,000 sq.ft.	3
160,001 sq.ft. up to and including 240,000 sq.ft.	4
240,001 sq.ft. up to and including 320,000 sq.ft.	5
320,001 sq.ft. up to and including 400,000 sq.ft.	6
400,001 sq.ft. up to and including 490,000 sq.ft.	7
For each additional 100,000 sq.ft.	1 add'l.

ARTICLE 14-34
SIGNS

CONTENTS

14-34-1 INDEX (deleted in Ord. No. 96-03)
14-34-2 INTENT
14-34-3 INTERPRETATION AND SCOPE
14-34-4 EXCEPTIONS
14-34-5 REQUIREMENT OF CONFORMITY
14-34-6 SIGNAGE APPROVAL AS PART OF SITE PLAN APPROVAL
14-34-7 DEFINITIONS
14-34-8 SIGN TYPES AND REQUIREMENT
14-34-9 SIGNS PERMITTED FRO NON-RESIDENTIAL USES IN THE C-O, C-1, C-2, C-3, I-1, I-2, P.A.D., P.C., O-1, PC-1, PC-2, C-4, C-5, PI-1, AND BPI ZONING DISTRICTS
14-34-10 SIGNS PERMITTED FOR NON-RESIDENTIAL USES IN THE AG, FP, SU, R1-6, R1-7, R1-8, R1-10, R1-12, R1-18, R1-35, 4M-1, RMH-1, RMH-2, RMH-3, P.A.D. AND P.C. ZONING DISTRICTS
14-34-11 SIGNS PERMITTED FOR RESIDENTIAL USES IN ALL DISTRICTS
14-34-12 NONCONFORMING SIGNS
14-34-13 ABANDONED SIGNS
14-34-14 LIABILITY OF DAMAGES
14-34-15 EFFECT OF AMENDMENT ON PENDING SUITS
14-34-16 PERMIT REQUIRED
14-34-17 PERMIT APPLICATION AND EXPIRATION
14-34-18 PERMIT FEES
14-34-19 REQUIREMENT OF PLANS
14-34-20 REVOCATION OF PERMITS
14-34-21 REMOVAL OF SIGNS
14-34-22 EMERGENCY REMOVAL OR REPAIR
14-34-23 ENFORCEMENT
14-34-24 INSPECTIONS
14-34-25 INSPECTION MARKINGS
14-34-26 SIGN MAINTENANCE
14-34-27 DESIGN AND CONSTRUCTION SPECIFICATIONS
14-34-28 PERMITTED LIGHTING AND MOVEMENTS
14-34-29 LOCATION REQUIREMENTS

14-34-1 INDEX (deleted in Ord. No. 96-03)

14-34-2 INTENT

The intent of this Article 14-34 is to regulate the type, placement, and physical dimensions of signs located in the City of Peoria. It is in the public interest and desired

by the citizens of the City of Peoria, as stated in the Peoria Comprehensive Master Plan, to regulate signs for the following reasons:

- To promote the public health, safety and welfare within the City of Peoria by protecting the public from damage and injury which may be caused by the faulty and uncontrolled construction of signs.

- To promote the public safety, welfare, convenience and enjoyment of travel and the free flow of traffic within the City of Peoria.

- To protect pedestrians, motorists, and property owners of the City of Peoria from damage or injury caused, or partially attributed to, the distractions and obstructions of signs, which are improperly situated, sized and designed.

- To promote the effectiveness of signs by preventing they're over concentration, improper placement and excessive size.

- To protect and preserve property values in the City of Peoria by precluding the visual and physical intrusion of incompatible, unsafe and undesirable signs in industrial, commercial and residential areas throughout the City of Peoria.

- To promote, encourage and preserve the existing and developing natural and man-made beauty of the City of Peoria.

- To promote economic development by creating an aesthetically attractive, natural and man-made image that will induce industrial, commercial and residential users to locate in the City of Peoria.

14-34-3 INTERPRETATION AND SCOPE

A. If there is a conflict between provisions of this section of this Article 14-34 and other provisions of this or other regulations/ordinances of the City of Peoria, the more restrictive provisions shall apply.

B. The provisions of this section of Article 14-34 shall apply to the erection, design, construction, alteration, use, location and maintenance of all signs within the City of Peoria, except as specified in this Ordinance.

14-34-4 EXCEPTIONS

A. The provisions of Article 14-34 shall not apply to:

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

2. Works of fine arts when not displayed in conjunction with a commercial enterprise which may derive direct commercial gain from such display.

3. Signs not visible beyond the boundaries of the lot or parcel upon which they are located, or from any public right-of-way or thoroughfare, providing that such sign does not constitute a traffic hazard.

4. The erection, construction and maintenance of official traffic, fire and police signs, signals and devices that are markings of the State of Arizona and the City of Peoria or other authorized public agency, nor the posting of notices as required by law.

5. Advertising on bus passenger shelters located within the public right-of-way and on private property adjacent to the public -right-of-way as approved by City Council and Contract Number L.C.O.N.4989 on June 27, 1989 as amended and modified from time to time. (Ord. No. 89-21)

6. City of Peoria municipal uses for public notices and/or temporary special events. (Ord. No. 99-87)

7. Portable electronic signs used by the City of Peoria for special events. Such signs shall be restricted to traffic control copy. (Ord. No. 03-01)

14-34-5 REQUIREMENT OF CONFORMITY

It shall be illegal for a sign to be placed or maintained in the City of Peoria except as provided in this Article 14-34 after the effective date of adoption of Ordinance 89-07 of the City of Peoria, Arizona.

A. All signs maintained contrary to the provisions of this Article 14-34 are declared to be nuisances, and such nuisances may be abated as provided by law,

B. Any person, firm or corporation violating any provisions of this Article 14-34 or failing to comply with any order or regulations made hereunder shall be guilty of a Class 2 Misdemeanor as defined in Arizona Revised Statutes.

C. Placement and/or the location of all signs shall be in accordance with the sight distance requirements for arterial and collector streets as described in the City of Peoria Infrastructure Guidelines. (Ord. No. 00-30)

14-34-6 SIGNAGE APPROVAL AS PART OF SITE PLAN APPROVAL

For all developments requiring Site Plan Approval and Design Review Approval, a sign package of the proposed design and location of all permanent and temporary signs for the life of the project, subject to the guidelines presented herein, shall be submitted for review and approval according to the site plan review procedures outlined in Article 14-39, Section 14-39-9 "Site Plan Review." A sign permit to erect, install, repair or move a sign, if such permit is required, shall not be issued unless sign approval has been given as part of the above site plan approval, for any development requiring such site plan approval. (Ord. No. 02-80)

14-34-7 DEFINITIONS

All words in this Article shall be first defined as provided herein and, if not defined herein, shall be defined as in the definition of terms of Chapter 14 of the Peoria City Code and, if not defined therein, shall be defined as in The Illustrated Book of Development Definitions by Harvey S. Moskowitz and Carl G. Lindbloom, 1981, and if not defined in The Illustrated Book of Development Definitions, shall have their customary dictionary definitions.

Words used in the present tense include the future tense; words used in the singular include the plural, and words used in the plural include the singular. The word "shall" is always mandatory.

A. *Sign.* Any device providing identifications, advertising or directional information for specific business, service, product, person, organization, place or building. Included in this definition of signs are graphic devices such as logos, attention attracting media such as logo-shaped sculpture, sculpture used to advertise products or businesses, fascia colored to advertise the logo or trademark of products or businesses, or architectural elements, banners, balloons, streamers, search lights, strobe lights, flags, inflatable structures, merchandise displays, accessory lights and other attention attracting media and devices.

B. *Abandoned Sign.* A sign is presumed to have been abandoned when it is located on property which becomes vacant and unoccupied for a period of six (6) or more months.

C. *Advertising Copy*. Copy that includes, but is not limited to phone numbers, prices, announcements of sales, business hours, meeting times, individual or specific products, services, or merchandise, and directional information. A street address and business name are not considered advertising copy.

D. *Advertising Sign.* A sign which includes advertising copy and/or graphics relating to any service, product, person, business, place, activity or organization in addition to simple identification.

E. *Agricultural Product Sales Sign.* A sign which is erected or mounted on its own self-supporting permanent structure or base, advertising the sale of an agricultural product produced and sold on site. (Ord. No. 97-27)

F. *Area of Sign.* (Ord. No. 96-88)

1. Total sign area will include the area of all signs on the premises. Furthermore, computation of total sign area includes all existing signs on the premises, whether such signs be conforming or non-conforming under the terms of this Article 14-34. The only exceptions to the total sign area allowed are free standing monument signs, directional signs and street addresses, signs necessary for safety (e.g., stop engine, no smoking) that do not exceed two (2) square feet in area, and Freestanding Municipal Recreation/Entertainment Facility Identification Signs.

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

3. 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.

4. 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 sign.

AREA OF SIGN

5. 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 sign.

6. A sign integrated into, built, made or part of the actual structure of a wall, building fascia, wall, fence or 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 sign.

7. Where there are one (1) or more sign faces, the area shall be defined as follows:

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

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

   Spherical, free-form, sculptural, other non-planar signs - Signs area will be the sum of the area using only the four (4) vertical sides of the smallest cube that will encompass the sign.

   Architectural embellishments shall not be considered as sign area, and may not constitute more than twenty percent (20%) of the total sign area.

G. *Building Front Foot.* Means the maximum width of the building measured on a straight line parallel to the street. In the event that a building fronts on two (2) or

more streets, the property owner shall be given the option of selecting one (1) street frontage for the purpose of computing allowable sign area. Where a building does not parallel a street, the front foot shall be measured along the exterior of the building space from points projected perpendicular to the street from the corners of the building face fronting the street.

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

I. *Building-Mounted Wall Signs*. A sign attached to, painted on, or erected against the wall or fascia of a building with the exposed face of the sign in a plane parallel to the face of the wall or fascia.

J. *Complexes/Centers.* See "Multiple Tenant Commercial Building."

K. *Comprehensive Sign Plan.* A plan for the utilization of signs intended to encourage flexible signage opportunities which are greater than that allowed under the existing requirements of the sign code. (Ord. No. 97-21)

L. *Eave Line.* The point on a wall projected perpendicular to the wall from the bottom of an eave.

M. *Emergency*. Immediate action necessary for purposes of protection of the public's health, safety and welfare.

N. *Fascia.* The horizontal piece between the plate line or eave line and the spring point of a sloped roof or the top of a flat roof.

O. *Fascia Sign.* A sign which is permanently affixed to the fascia of a building.

P. *Flag.* A piece of fabric or other flexible material that contains the current or historical seal, insignia, symbol, logo, emblem or distinctive colors of this nation or any other nation, or the seal, insignia, symbol, logo or emblem of any political subdivision of this nation or any other nation, or the seal, insignia, symbol, logo or emblem of any religious, not for profit or corporate entity or expressing advocacy speech. References to the number of flags and flagpoles and flag dimensions refer to both vertical flagpoles and mast arm flagpoles. (Ord. No. 03-09)

Q. *Flag-Mounted Sign.* A sign on a pole which projects from the roof or wall of a building.

R. *Freestanding Monument Sign.* A sign which is erected, or mounted on its own self-supporting permanent structure or base, and is detached from any supporting elements of a building.

S. *Freestanding Wall Sign.* Same as a freestanding monument sign except erected or mounted on a wall that is detached from, but architecturally integrated with a building.

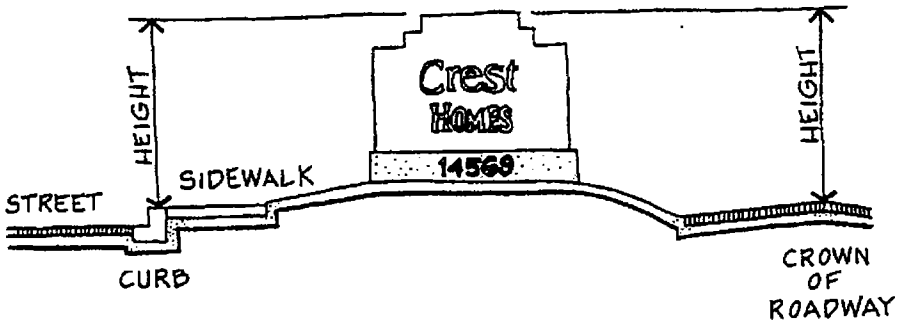
T. *Freeway Monument Sign.* A freestanding monument sign erected to identify a single or multiple on-site use(s), on property abutting, or part of a complex/center abutting the Agua Fria Freeway. (Ord. No. 97-16)

U. *Grand Opening.* The introduction, promotion, announcement of a new business, store, shopping center, office or the announcement, introduction, promotion of an established business changing ownership.

V. *Ground Level.* The finished grade of an existing sidewalk or, where there is no sidewalk, six (6) inches above street grade.

W. *Height of Sign.*

1. Freestanding Monument Sign and Freestanding Wall Sign. Height shall be the distance from the top of the sign structure to the top of curb or crown of roadway where no curb exists. For freestanding monument signs, the height of any monument base or other structure erected to support or ornament the sign shall be measured as part of the sign height. Freestanding wall signs shall not exceed five (5) feet in height.



2. Building-Mounted Wall signs. Height shall be the distance from the top of the sign structure to the top of curb or crown of road where no curb exists.

X. *Identification Sign.* A sign that includes as copy only the name of the business, place, organization, building, or person it identifies.

Y. *Illuminated Sign.* A sign whose surface is lit, internally or externally, and which identifies, advertises or attracts attention to a use or activity on the premises.

Z. *Indirect Lighting - Externally Illuminated.* Means a source of external illumination located a distance away from the sign, which lights the sign, but which is itself not visible to persons viewing the sign from any normal position of view.

AA. *Indirect Lighting - Internally Illuminated.* Means a source of illumination entirely within the sign which makes the sign visible at night by means of lighting the background upon which the free standing character is mounted. The character

itself typically is opaque, and thus is silhouetted against the background. The source of illumination shall not be visible.

BB. *Internal Lighting.* Means of source of illumination entirely within the sign which makes the contents of the sign visible at night by means of the light being transmitted through a translucent material but wherein the source of the illumination is not visible.

CC. *Landscape Area.* An area reserved for the addition or augmentation of lawns, trees, plants and other natural and decorative features to land.

DD. *Maintenance.* Means the replacing or repairing of a part or portion of a sign made unusable by ordinary wear, tear or damage beyond the control of the owner or the reprinting of existing copy without changing the wording, composition or color of said copy.

EE. *Multiple Tenant Commercial Building.* A commercial development in which there exists a number of separate commercial activities, in which there are appurtenant shared facilities (such as parking or pedestrian mall), and which is designed to provide a single area in which the public can obtain varied products and services. Distinguishing characteristics of a multiple tenant commercial building may, but need not, include common ownership of the real property upon which the center is located, common-wall construction, and multiple-occupant commercial use of a single structure.

FF. *Multi-Tenant Sign.* A sign that includes as copy, only the names of two (2) or more businesses, places, organizations, buildings or persons it identifies.

GG. *Non-Conforming Sign.* A sign erected which does not conform to all of the requirements of this Article 14-34, but which, when first constructed, was legally allowed by the City of Peoria or the political subdivision then having the control and regulation over construction of signs.

HH. *Off-Premise Sign.* A structure which bears a sign which is not appurtenant to the use of the premises where the sign is located, or a structure which advertises a product or a service offered upon the premises other than where the sign is located.

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

JJ. *Permanent Sign.* Any sign which is intended to be and is so constructed as to be lasting and enduring, remaining unchanged in character, condition (beyond normal wear) and position, and in a permanent manner affixed to the ground, wall or building.

KK. *Plate Line.* The point at which any part of the main roof structure first touches or bears upon external wall.

LL. *Portable Sign.* Any sign which is not permanently affixed to any structure on a site or permanently ground mounted. Frequently referenced to as "Sandwich Sign."

MM. *Premises* - A lot, parcel, tract or plot of land together with the buildings and structures thereon.

NN. *Roof-Mounted Sign.* A sign which is secured, mounted or attached to a roof or which projects above the highest point of a parapet or fascia of a building.

OO. *Roof Line.* Means the highest point of the main roof structure or highest point on a parapet but shall not include cupolas, pylons, projections or minor raised portions of the roof.

PP. *Sign Package.* A detailed description, including, but not limited to, type, size, color and location of all signage.

QQ. *Soffit Sign.* A sign which is suspended from the underside of a lintel, arch or other overhead spanning member and is hung perpendicular to a vertical wall surface.

RR. *Spring Point.* The point at the edge of a roof where the slope of the roof is less than 90 degrees but more than O degrees.

SS. *Street Grade.* The elevation of the top of the curb of a street, or the elevation of the crown of the roadway where no curb exists.

TT. *Temporary Sign.* A sign established for a fixed period of time with the intent to discontinue the use of such sign upon the expiration of the time period.

UU. *Master Planned Development.* A development which meets one or more of the following criteria: (Ord. No. 91-28)

1. Residential developments which exceed 300 acres in area.

2. Four (4) or more residential subdivisions of a combined area which exceeds three hundred (300) acres.

3. Mixed-use developments which exceed 150 acres in area.

14-34-8 SIGN TYPES AND REQUIREMENTS

A. Permitted Signs. The following signs are permitted, subject to the criteria listed under each sign:

1. Address Sign. A sign consisting of numerals and/or letters identifying a property address.

   a. Letter and numeral height shall not exceed twelve (12) inches;

   b. No sign permit required.

2. Agricultural Product Sales Signs. Any temporary sign erected to advertise the seasonal sale of agricultural food products produces on-site. (Ord. No. 97-27)

a. Such signs may only be located on-site and shall be limited to the following information: the type of product for sale, directional information and pricing information;

b. Such signs shall be prohibited on lots less than 43,560 square feet;

c. Such signs shall not utilize illumination of any kind;

d. One (1) sign per parcel shall be allowed with an additional sign allowed for each one hundred (100) feet of linear street frontage up to a maximum of four (4) signs; a maximum of one (1) sign shall be allowed when the sales activity is located in or within one hundred (100) feet of a developed residential area;

e. Such signs, including their supporting structures, shall be no more than six (6) square feet in area within a developed residential area and no more than thirty-two (32) square feet in area as otherwise permitted and shall be no more than six (6) feet in height measured from grade level;

f. Such signs shall be displayed for a period not to exceed 90 days during any calendar year without a sign permit. Signs may be displayed for a period exceeding 90 days upon approval of a temporary sign permit by the City;

g. Such signs shall not be located in the public right-of-way and shall not be located so as to impair traffic visibility or traffic circulation;

h. Such signs shall be permitted to be displayed only during sales periods occurring during the active growing season;

i. Such signs shall be constructed and supported in such a manner so as not to pose a hazard to pedestrians or vehicles;

j. Agricultural product sales signs shall not include signs otherwise prohibited by this chapter;

k. No sign permit required unless otherwise specified.

3. Awning/Canopy Sign. A sign which is printed, painted, or affixed to an awning or canopy.

a. Sign copy, including logo, shall not exceed twelve (12) square feet or fifty percent (50%) of an awning face area, whichever is less;

b. Such sign shall only be displayed on the ground floor awnings;

c. Flashing or intermittent illumination of awnings is prohibited;

d. Sign permit required.

4. Banner Sign/Promotional Display Sign. A temporary sign which is painted or displayed upon cloth or other flexible material, used for the promotion of goods or services for a specified period of time. (Ord. No. 02-56)

   a. Special Events. A sign used for a special sales event or product promotion.

      1) For the purpose of this regulation, special event signs shall include sign banners, balloons, flags, streamers, and pennants. Vehicle mounted signs, flashing lights, search lights and portable signs are prohibited, except as may otherwise be provided in this Ordinance. (Ord. No. 03-01)

      2) Signs used to promote special sales or product promotions shall be limited to a maximum total square footage of twenty-four (24) square feet.

      3) Signs shall be allowed four (4) times per year for a maximum period of fourteen (14) consecutive days. A minimum of thirty (30) days shall pass between each such sale.

      4) All such signs shall include wind cuts to reduce sign billowing or sailing and shall be securely fastened to a building or other permanent structure. Such signs and/or banners shall not be mounted to trees or other landscaping elements.

      5) Individual balloons and balloon arches/clusters shall be allowed provided they are securely fastened to permanent structures and setback from all streets and driveways a distance equal to the tether of the balloon.

      6) Sign permit required.

   b. Exterior Sales. A sign for the sale of merchandise where most of the business is conducted, or items are displayed, in an open exterior area in compliance with all City Codes. (Ord. No. 03-09)

      1) Exterior sales promotions are allowed however shall be restricted to Friday, Saturday, and Sunday or Federally recognized holidays.

      2) For the purpose of this regulation, exterior sales signs shall include sign banners, balloons, flags, streamers, pennants or merchandise. Vehicle mounted signs, flashing lights, search lights, and portable signs are prohibited.

      3) Streamers, pennants and flags shall contain no advertising copy, but may include a symbol, logo or replica of a flag on a pennant. (Ord. No. 03-09)

      4) Inflatable structures are allowed by separate permit. Such structures shall be permitted only twice per year at three-day intervals. Inflatable structures shall not be roof-mounted and shall be securely fastened to permanent structures and/or proper ground staking.

5) Individual balloons and balloon arches/clusters shall be allowed provided they are securely fastened to permanent structures and setback from all streets and driveways a distance equal to the tether of the balloon.

6) All banner signs shall include wind cuts to reduce sign billowing or sailing and shall be securely fastened to a building, private light standard or other permanent structure. Such banners shall not be mounted to trees or other landscaping elements. The total allowable square footage of all banner signs shall not exceed one hundred fifty (150) square feet.

7) Uses eligible for exterior sales signs shall not be eligible for special sales signs.

8) Torn, faded or soiled exterior sales signs shall be prohibited.

c. Civic Events. Signs used to advertise, promote public entertainment uses including carnivals, circuses, street fairs, concerts, cultural events, home and garden shows, parades, community events and similar uses.

1) For the purpose of this regulation, exterior sales signs shall include sign banners, balloons, flags, streamers, and pennants. Vehicle mounted signs, flashing lights, search lights and portable signs are prohibited, except as may otherwise be provided in this Ordinance. (Ord. No. 03-01)

2) No off premise signs, strobe lights or search lights are permitted, except as may otherwise be provided in this Ordinance. (Ord. No. 03-01)

3) All banner signs shall include wind cuts to reduce sign billowing or sailing and shall be securely fastened to a building, private light standard or other permanent structure. Such banners shall not be mounted to trees or other landscaping elements.

4) Size and quantity of signs are not regulated, however signs shall not be displayed for more than seven (7) days prior to the event and shall be removed within forty-eight (48) hours after the event.

5) Inflatable structures are allowed by separate permit. Inflatable structures shall not be roof-mounted and shall be securely fastened to permanent structures and/or proper ground staking.

6) Torn, faded or solid exterior sales signs shall be prohibited.

7) Light standard banner advertisement is allowed within one mile of he event as approved by the Public Works Director.

8) No permit required, except for inflatable structures.

5. Building-Mounted Wall Sign. A permanent sign attached to, painted on, or erected against the wall or fascia of a building with the exposed face of the sign in a plane parallel to the face of the wall or fascia.

a. Primary identification signs located on buildings over three (3) stories in height shall be placed only in the top twenty-five (25) percent of the wall to which it is attached, and shall not project above the roofline; (Ord. No. 00-30)

b. The area of such signs is dependent on the zoning district in which a use is permitted as specified in this Article 14-34. However, in no case shall the total area of one such sign exceed two hundred (200) square feet.

c. Such signs may identify the individual business, building, or building complex only by name, logo, or by name and principal service where the name does not identify the principle services offered; (Ord. No. 97-31)

d. Buildings in excess of three (3) stories shall only be identified by the building name, or the name or logo of the business or company occupying the building; (Ord. No. 97-31)

e. Advertising copy shall be permitted only to describe the general nature of the business. In no case shall there be more than six (6) words, symbols or characters used as advertising copy as described in Section 14-34-7 Definitions; (Ord. No. 00-30)

f. Such signs shall not project more than fourteen (14) inches from a wall or fascia;

g. Such signs may be erected on a parapet wall or fascia that is on three sides of a four or more sided building. Such signs may be erected on buildings with one parapet wall only if the building existed on the date of adoption of this Article 14-34. Such signs may not extend above the top of the parapet or fascia.

h. Such signs may be illuminated only by internal or externally indirect lighting;

i. The average height of all sign characters shall not exceed six (6) feet with no individual characters exceeding eight (8) feet in height; (Ord. No. 97-31)

j. For buildings constructed on the property line of a parcel which abuts a public right-of-way or easement (e.g. no building setback), building mounted wall signs maybe extend fourteen (14) inches in the public right-of-way or public easement provided such signs are located higher than eight (8) feet above ground level.

k. Sign permit required.

6. Changeable Copy/Marquee Sign. A sign which utilizes changeable letters or copy and is intended to display factual information about activities on the premises (not including service station price component signs).

   a. Such signs shall be allowed only for government uses, institutional use, schools, churches and theaters;

   b. There shall be only one such sign on each lot or parcel of land;

c. Such signs may be either building-mounted wall or freestanding monument types only. Freestanding wall changeable copy/marquee signs are prohibited.

d. Freestanding monument changeable copy/marquee signs are subject to the same requirements as all freestanding signs. However, a maximum of two-thirds of the allowable area of such signs shall be utilized for changeable copy/marquee purposes.

1) A public school marquee sign shall conform to all provisions of this section, except for the following: (Ord. No. 90-41)

a) The height of a freestanding monument/marquee sign for a public school shall be permitted to a height not to exceed fourteen (14) feet.

b) The masonry base for free standing monument/marquee signs over eight (8) feet in height, but less than fourteen (14) feet in height shall not be required.

c) All sign heights as referenced in (a) and (b) above are to be measured from the top of the sign structure to the top of the adjacent curb.

e. Building-mounted wall changeable copy/marquee signs shall be a maximum of sixty-four (64) square feet and are subject to the same height and landscaping requirements as all wall or fascia-mounted signs.

f. Such signs may be illuminated only by internal lighting or by externally indirect lighting.

g. Sign permit required.

7. Construction Sign. A sign which identifies the parties included in an "in-process" construction project.

a. Such signs shall only be displayed on the actual construction site;

b. Such sign shall not exceed eight (8) feet in height nor thirty-two (32) square feet in area;

c. All such signs shall be removed prior to the issuance of a Certificate of Occupancy for the site;

d. All construction signs shall be constructed and installed to standards defined by the Building Safety Director.

e. No sign permit required, but such signs shall be constructed to standards required for a permanent sign as described by the Arizona Sign Association.

8. Directional Sign. A permanent, on-site sign which includes copy offering pertinent directional information for the purpose of assisting in the flow of vehicular or pedestrian traffic.

   a. Such signs shall not exceed three (3) feet in height nor six (6) square feet in area;

   b. Such signs may include a business logo but no other advertising copy;

   c. Such signs may be free standing monument signs only;

   d. Such signs are permitted in all zoning districts;

   e. No sign permit required.

9. Directory Sign. A sign listing name, use and/or location within a building, building complex or multiple-tenant commercial building.

   a. Such signs may be utilized in all Zoning Districts;

   b. Such signs shall not exceed six (6) feet in height nor six (6) square feet in area;

   c. Such signs shall not include any advertising copy;

   d. No sign permit required unless such directory sign will be visible from off premises.

10. Flags. (Ord. No. 03-09)

   a. Flag poles shall not exceed thirty-five (35) feet in height, except for those displaying the flags of the United States of America or the State of Arizona which may be erected to a height not to exceed one hundred (100) feet; (Ord. No. 03-09)

   b. Any flag flown in conjunction with the United States and/or State of Arizona Flag shall be flown beneath them and shall not exceed them in size;

   c. No more than three (3) flagpoles shall be placed on any one (1) site, unless a request is approved in the same manner as a comprehensive sign plan pursuant to this Article. No more than (2) flags shall be flown on any one flagpole. (Ord. No. 03-09)

      1) On officially recognized United States and Arizona Holidays, there shall be no maximum flag size or number or other limitations on display, however, flag displays on officially recognized United States and Arizona Holidays shall meet all other requirements of this Article. (Ord. No. 03-09)

   d. Flags of corporate entities shall only be permitted in the Commercial and Industrial Zoning Districts, unless a request is approved in the same manner as a comprehensive sign plan pursuant to this Article. The maximum size of

any corporate entity flag shall not exceed fifteen (15) square feet, with no one dimension to exceed six (6) feet in any direction; (Ord. No. 03-09)

e. Recorded subdivisions having a valid subdivision advertising sign permit may display a maximum of six (6) festive advertising flags which do not include copy or logos; (Ord. No. 00-30)

f. All such flag poles shall be located a minimum of one (1) foot from the edge of street right-of-way.(Ord. No. 03-09)

g. Except as otherwise provided by this Article or the United States Flag Code, all flags shall be displayed on flagpoles. Display of the American Flag shall be in accordance with the United States Flag Code. (Ord. No. 03-09)

h. No sign permits required unless otherwise noted. (Ord. No. 03-09)

11. Freestanding Monument Signs. A sign which is erected, or mounted on its own self-supporting permanent structure or base detached from any supporting elements of a building or wall. (Ord. No. 97-39)

a. Such signs, including their supporting structures, shall not exceed eight (8) feet in height except when abutting Grand Avenue or Bell Road. Single-user freestanding monument signs abutting Grand Avenue and Bell Road shall not exceed twelve (12) feet in height and Multi-tenant freestanding monument signs abutting Grand Avenue and Bell Road shall not exceed fourteen (14) feet in height.

b. Such signs, for individual businesses or noncommercial establishments not abutting Grand Avenue or Bell Road, whether part of a complex or center, shall not exceed thirty-two (32) square feet in area, unless otherwise provided herein. Signs for multiple tenant commercial buildings, complexes or centers, whether commercial or not and not abutting Grand Avenue or Bell Road, shall not exceed forty-eight (48) square feet in area, unless otherwise provided herein. For individual businesses or non-commercial establishments, abutting Grand Avenue or Bell Road, whether part of a complex or center, such signs shall not exceed forty-eight (48) square feet in area, unless otherwise provided herein. Signs for multiple tenant commercial buildings, complexes or center, whether commercial or not, abutting Grand Avenue or Bell Road, shall not exceed seventy-two (72) square feet in area.

c. All such signs shall have monument-type bases of masonry construction. A comparable alternate basic material may be used upon approval by the City;

d. All such signs shall require a landscape area equal to four (4) square feet for each square foot of sign area. This landscape area shall be located around the base of the sign.

e. All such signs shall be located a minimum of one (1) foot from the edge of street right-of-way;

f. Such signs shall only identify the name of the business, the center/complex, or place for which the sign is intended unless otherwise permitted in Section 14-34-9;

g. Such signs shall not include any advertising copy;

h. Such signs may be illuminated only by externally illuminated indirect or internal lighting;

i. Address numerals shall be included on all freestanding sign structures. The numerals shall be no smaller than six (6) inches in height and no larger than twelve (12) inches in height;

j. Sign permit required.

12. Freestanding Municipal Recreation/Entertainment Facility Identification Sign. A sign which is erected, or mounted on its own self-supporting permanent structure or base which is utilized to identify and advertise municipal recreation/ entertainment facilities and events. (Ord. No. 94-09)

    a. One such sign shall be allowed for a facility which is comprised of one hundred (100) gross acres or more;

    b. Such signs, including their supporting structures, shall not exceed thirty-five (35) feet in height and two hundred square (200) feet in area. A minimum of fifty percent (50%) of the total sign area shall be limited to the facility name and/or logo. The sign area for such signs shall not be included in the total sign area allowed for the facility;

    c. Such signs may contain advertising panels and/or electronic devices such as reader boards utilized for advertising on-site and off-site events, services and products, including but not limited to municipal events;

    d. All such signs shall be located a minimum of five (5) feet from the street property line.

    e. Such signs may be located on-site or off-site, however, off-site signs must be erected within one-half (1/2) mile of the recreation/entertainment facility and off-site signs shall not be closer than fifty (50) feet to any neighboring building;

    f. Such signs may be illuminated; however, off-site signs shall not be illuminated if located within two hundred (200) feet of a residential use or residential zoning district;

    g. Sign permit required.

13. Freestanding Wall Sign. A sign consisting of individual letters on a wall which is detached from, but architecturally integrated with the building.

a. Such signs shall not exceed five feet (5') in height and must be a minimum of one foot (1') above ground level.

b. For individual businesses less than 50,000 square feet in area or non-commercial establishments, whether or not part of a complex or center, such signs shall not exceed thirty-two square feet (32') in area, unless otherwise provided herein and must not cover more than fifty percent (50%) of the wall surface. For individual businesses greater than 50,000 square feet, multiple tenant commercial buildings, complexes or centers, whether commercial or non-commercial, such signs must be no larger than ninety-six square feet (96'), unless otherwise provided here in, and must not cover more than fifty percent (50%) of the wall surface;

c. Such signs shall be located a minimum of five feet (5') from the street property line.

d. Such signs shall consist of only the name of the business building complex for which the sign is intended unless otherwise permitted in Section 14-34-9.

e. All such signs shall require a landscaped area equal to four (4) square feet for each square foot of sign area. This landscaped area shall be located around the base of the sign;

f. Such signs shall not include any advertising copy;

g. Address numerals shall be included on all freestanding wall signs. The numerals shall be no smaller than four inches (4") in height and no larger than twelve inches (12") in height;

h. Such signs may be illuminated only by indirect or internal lighting;

i. Such signs shall be located only in a landscape area which extends the full distance of a property's street frontage on which a freestanding wall sign is located. The area shall be a minimum of twenty feet (20') in depth from the property line and may be penetrated by access drives.

j. Sign permit required.

14. Freeway Monument Sign. A freestanding single user or multi-tenant sign identifying an on-premise use, on property abutting or part of a complex/center abutting the Agua Fria Freeway right-of-way, oriented to and intended to be read from the freeway. For the purposes of this section a center/complex shall further be defined to include those projects under a common zoning case or development without regard to property ownership or individual parcel use. (Ord. No. 97-16)

a. General Requirements.

1) Freeway Monument Signs shall be allowed only on properties zoned for commercial or industrial uses;

2) For every 1,320 linear feet of freeway frontage, one (1) freeway monument sign shall be allowed per site, development, project, or center with a maximum of three (3) freeway monument signs per site, development, project or center. Such signs shall not be located off-premise, except that a multi-tenant complex/center sign may identify users within the complex/center located on separate parcels; (Ord. No. 00-30)

3) Buildings in excess of three (3) stories shall be identified only by a Freeway Monument Sign or a Building Mounted Wall Sign and shall not be eligible for the construction of or inclusion on both types of signs.

4) For the purposes of this section, the height of all Freeway Monument Signs shall be measured as the vertical distance from the finished grade of the site to the highest point of the sign structure;

5) Freeway monument signs shall not be counted as a portion of the total sign area of the user(s);

6) All such signs shall be required to provide an architecturally enhanced treatment for the sign base, pole cover and supports compatible with the individual business or the complex/center. Pole covers and sign base shall be a minimum of thirty five percent (35%) of the full sign width; (Ord. No. 00-30)

7) All such signs shall require a landscaped area equal to four (4) square feet of landscaping for each square foot of sign area and shall be located around the base of the sign;

8) For the purposes of this section, such signs shall only identify the name of the business, the center/complex, or the place for which the sign is intended. Such signs shall not include any advertising copy;

9) Such signs may be illuminated by externally illuminated indirect or internal lighting;

10) Freeway Monument Signs shall not be allowed within a natural or manmade watercourse;

11) Freeway Monument Signs shall be subject to all applicable Arizona Department of Transportation sign regulation standards;

12) Sign permits required.

b. Single Tenant Signs: In addition to subsection a. General Requirements, the following additional requirements shall apply to single tenant freeway monument signs:

1) Such signs shall not exceed thirty-five (35) feet in height and one hundred and forty (140) square feet in sign area;

2) All such signs shall maintain a minimum of two hundred (200) foot spacing from any other freeway monument sign;

3) All such signs shall be located a minimum of fifty (50) feet from any non-freeway lot line and a minimum of one hundred (100) feet from any residentially zoned property;

4) All such signs shall be allowed an extra three (3) feet in height for architectural embellishments where architectural embellishments are defined as elements of a sign incorporating architectural features of the associated building or development. Embellishments shall not include any feature, figure or emblem conveying a commercial message and may not constitute more than twenty percent (20%) of sign area.

c. Multi-tenant Signs. In addition to subsection a. General Requirements, the following additional requirements shall apply to multi-tenant freeway monument signs:

1) Such signs shall not exceed forty-five (45) feet in height and two hundred (200) square feet in total sign area;

2) For the purpose of this section, Multi-tenant freeway monument signs shall be allowed an extra twenty percent (20%) of sign area for identification of the center/complex;

3) All such signs shall maintain a minimum of two hundred (200) foot spacing from any other freeway monument sign;

4) All such signs shall be located a minimum of fifty (50) feet from any non-freeway lot line and a minimum of two hundred (200) feet from any residentially zoned property;

5) All such signs shall be allowed an extra three (3) feet in height for architectural embellishments where architectural embellishments are defined as elements of a sign incorporating architectural features of the associated building or development. Embellishments shall not include any feature, figure or emblem conveying a commercial message and may not constitute more than twenty percent (20%) of the sign area.

15. Future Development Sign. A sign which announces the proposed development of property, prior to the issuance of building permit.

a. Such signs shall include copy identifying the name(s) of the project architect, developer and contractor;

b. Such signs shall not exceed thirty-two (32) square feet in area nor eight (8) feet in height;

c. Such signs may be maintained for a period not to exceed twelve (12) months prior to obtaining building permits for a development and shall be removed prior to issuance of a Certificate of Occupancy;

d. Such signs shall not be internally illuminated;

e. All such signs shall be located on the development site;

f. Only one (1) sign shall be displayed per street frontage;

g. Sign permit required.

16. Gasoline Service Station Signs.

a. Service Station Identification/Price Sign. A permanently mounted, two component sign displaying business identification and the retail cost of a gallon of gas/diesel on the premises of the service station.

1) One such sign per street frontage;

2) Such sign shall not exceed thirty-two (32) square feet in area nor eight (8) feet in height;

3) The price component of the sign shall not exceed four (4) feet in height, or sixteen (16) square feet in area;

4) The sign shall have a landscape area at the base of each sign equal to at least four (4) square feet for each square foot of sign area;

5) The sign shall have a monument base of masonry construction. A comparable alternate base material may be used, upon written approval of the Planning Director;

6) Sign permit required.

b. Pump-Topper Sign. A sign which is affixed to the top or sides of an operable, fuel dispensing pump.

1) Such signs shall not exceed three (3) square feet in area;

2) Such signs shall only display instructional information or price information and shall not include advertising copy pertaining to any product, sale or promotion;

3) No sign permit required

17. Grand Opening Signs. A sign used for the introduction or promotion of a new business, store, shopping center, office or the announcement of an established business changing ownership. (Ord. No. 98-07)

a. All businesses shall be permitted to display Grand Opening Signs, on a one time basis, for a maximum of thirty (30) consecutive days;

b. For the purposes of this regulation, Grand Opening Signs shall include sign banners, balloons, streamers, search lights, flags, pennants, inflatable

structures, merchandise or other attention attracting media and devices. Vehicle mounted signs, flashing lights and portable signs are prohibited;

c. No sign permit required.

18. Holiday Decorations. Items or objects used to embellish and ornament physical features in celebration of a particular holiday.

a. Holiday decorations may be displayed for civic, patriotic or religious holidays;

b. Such decorations shall not be displayed in such a manner as to constitute a traffic hazard;

c. Such decorations shall not be displayed more than twenty-eight (28) days prior to the specified holiday and must be removed nineteen (19) days after the specified holiday;

d. No sign permit required.

19. Lead-In Signs. A temporary sign used to direct pedestrian or vehicular traffic to a new residential development or non-residential complex or development within the City of Peoria. (Ord. No. 98-06)

a. Such signs shall not exceed three (3) feet in height nor four (4) square feet in area, including any additional advertising copy or sign additions;

b. No more than fifteen (15) such signs shall be allowed for each approved residential subdivision. No more than four (4) such signs shall be displayed for all other residential and non-residential complexes or developments;

c. Such signs advertising the sale of new units within an approved subdivision may not be installed before 5:00 p.m. on Friday and must be removed before 8:00 a.m. on the following Monday, except when a legal holiday occurs on a Monday, signs may be removed by 8:00 a.m. the following Tuesday;

d. All such signs shall be located within 2 miles of the subject property and no illumination shall be permitted;

e. The back of each individual sign shall contain the permit number and the name of the sign company or developer/builder responsible for the proper installation of the sign; (Ord. No. 00-30)

f. No such sign, regardless of subdivision ownership, shall be located within twenty (20) feet of another subdivision lead-in sign;

g. No more than two (2) such signs advertising the same development shall be located at any one street intersection;

h. Such signs utilizing in-ground sleeves are prohibited;

i. No sign shall be attached to any traffic control device, light pole, utility pole, traffic barrier, bridge, tree, landscaping, natural fixture, specifically placed in or touching any plant, shrub, ground cover or plant irrigation system, and such signs shall not be located within twenty (20) feet of an irrigation box, utility cabinet or fire hydrant; (Ord. No. 00-30)

j. Such signs shall not be placed in any island median, within ten (10) feet of the edge of pavement where no curb exists, or between the sidewalk and the curb. Such signs may not be located such that the sign causes an obstruction to a public sidewalk, bicycle way or trail nor shall such signs be placed on private property without written permission of the property owner;

k. Signs which are deemed to be unsafe, defective or which create an immediate hazard to persons or property or are not in compliance with the provisions of the sign code shall be declared to be a public nuisance and shall be subject to immediate abatement and disposal by the City. Additionally, signs advertising projects located outside of the City of Peoria shall be removed and disposed of by the City;

l. The person, party or parties responsible for the erection or distribution of any such signs in violation of the City of Peoria Zoning Ordinance will be subject to issuance of a city code violation citation and shall be held jointly and severally liable for damages to property caused by such signs including damage done to landscaping or landscape irrigation systems; (Ord. No. 00-30)

m. A sign permit shall be required for each approved residential subdivision utilizing such signs. Applicants shall provide to the City a plan showing the locations of all such signs. Any changes to an approved sign plan shall be approved by the City.

20. Master Planned Development Marketing Sign. A temporary marketing identification sign listing participating developers/builders within a Master Planned Development. (Ord. No. 91-28)

a. Such signs are only allowed for Master Planned Developments as defined herein;

b. Such signs shall not exceed sixteen (16) feet in height nor ninety-six (96) square feet in area;

c. Only one (1) such sign shall be displayed per street frontage (perimeter), with a maximum of four (4) such signs per Master Planned Development;

d. Master Planned signs shall be required for Master Planned Developments in lieu of On-Site Subdivision Advertising Signs; (Ord. No. 00-30)

e. Such signs shall be in accordance with the sight distance requirements for arterial and collector streets as described in the City of Peoria Infrastructure Guidelines.

21. Menu Board. A permanently mounted sign advertising the bill of fare for a restaurant, drive-in, or drive-through restaurant.

    a. Menu Boards shall not exceed six (6) feet in height nor thirty (30) square feet in area and shall not exceed a maximum of two (2) per restaurant; (Ord. No. 00-30)

    b. Freestanding menu Boards shall have a monument base of masonry construction and shall have a landscape area at the base of the sign equal to at-least two (2) square feet for each square foot of sign area. A comparable alternate base material may be used upon written approval of the Planning Director;

    c. All signs shall be located a minimum of forty-five (45) feet from the street property line; (Ord. No. 00-30)

    d. The sign area for a menu board shall not be counted in the total aggregate sign area for the business;

    e. Sign permit required.

22. Nameplate Signs. A sign to identify occupants of residences, offices, businesses, or other types of uses.

    a. Such signs shall include only the name of the resident, business, agency or other establishment occupying premises and times of occupancy.

    b. Only one nameplate sign per parcel or lot is allowed.

    c. Such signs shall be freestanding wall mounted or building mounted only and shall be placed no higher than five (5) feet above the ground.

    d. Such sign shall not exceed two (2) square feet in area.

    e. No sign permit required.

23. Off-Site Master Planned Development Directional Sign. A temporary sign to provide travel direction to a Master Planned Development. (Ord. No. 02-96)

    a. Such signs are only allowed for Master Planned Developments as defined herein;

    b. Such signs may be used in lieu of Off-Site Subdivision Directional signs for all subdivisions within the Master Planned Development;

    c. Such signs shall not exceed fourteen (14) feet in height;

    d. A maximum of eight (8) such signs may be erected per Master Planned Development;

e. The total aggregate sign area of all such signs for a Master Planned development shall be two hundred fifty-six (256) square feet. The total aggregate area may be increased one (1) square foot for each one (1) acre the Master Planned Development exceeds two hundred fifty-six (256) acres, not to exceed a maximum of six hundred (600) square feet. The total area of one such sign shall not exceed two hundred (200) square feet;

f. Such signs shall be located only on major or minor arterial streets identified in the Peoria Comprehensive Master Plan;

g. Such signs must be located within a four (4) mile radius of the Master Planned Development;

h. Such signs shall maintain a minimum one-half (1/2) mile separation from any other sign on the same street frontage for the same development. Such signs shall maintain a minimum one-fourth (1/4) mile separation from any other such sign on a different street frontage which advertises the same development.

i. Such signs shall be placed only on undeveloped property not within a public right-of-way or easement. Placement on property not owned by the applicant requires written permission of the property owner of record;

j. Advertising copy shall be permitted to provide the name of the Master Planned Development, travel directions and describe the type of product offered (e.g. single-family townhome, etc.), and the home builder(s) or subdivision(s) name.

k. Such signs may not be illuminated;

l. Such signs may be maintained for a period of five (5) years, or until all the lots within the Master Planned Development are sold, whichever occurs first; extensions to the five (5) year time limit may be requested from the Planning and Zoning Commission;

m. Sign permit required.

24. Off-Site Subdivision Directional Sign. A temporary sign not located on the premises, used to advertise a recorded subdivision. (Ord. No. 98-06)

a. Such signs may be maintained for a period of three (3) years, or until all the lots in the subdivision are sold, whichever occurs first; extensions to the three (3) year time limit may be requested from the Planning and Zoning Commission;

b. Such signs may not be illuminated;

c. A maximum of two (2) such signs may be erected per recorded subdivision;

d. Such signs must be erected within two (2) miles of the subdivision for which the sign is advertising;

e. Total signage area for each sign shall not exceed thirty-two (32) square feet including any snipe signs or sign additions. The maximum height of such signs shall not exceed eight (8) feet;

f. Such signs shall maintain a minimum seventy-five (75) foot visibility triangle at street intersections, a minimum thirty-three (33) foot visibility triangle at driveways, shall not be located less than ten (10) feet behind the edge of pavement and shall not be located so as to create a hazard to pedestrian or vehicular traffic as determined by City Staff;

g. The use of portable signs and in-ground sleeves for such signs is prohibited;

h. Such signs shall be placed only on undeveloped property not within a public right-of-way or public easement; placement on private property requires written permission of the property owner; such signs shall not be located within one hundred (100) feet of any existing structure;

i. Advertising copy shall be permitted to provide travel directions and to describe the type of product offered (e.g. single-family, townhome, etc.);

j. Final design and location submitted as part of a signage package to be reviewed and approved by the City;

k. Sign permit required.

25. On-Site Master Planned Development Directional Sign. A temporary or permanent sign used to provide directional information to residential, commercial, recreational and other amenities within the interior of the development. (Ord. No. 91-28)

a. Such signs are only allowed for Master Planned Developments as defined herein;

b. Such signs shall not exceed six (6) feet in height nor thirty-two (32) square feet in area;

c. Four (4) such signs may be erected per Master Planned Development, however, the Planning Director may authorize permits for more than four (4) signs if the Director determines that all of the following exists:

1) Existence of additional intersections consisting of arterial and major/primary collector roadways as defined in the Comprehensive Master Plan.

2) Need for additional identification of amenities or subdivisions within the Master Planned Development.

3) Will not negatively impact upon public health, safety and welfare.

d. Such signs must be located within the interior of the project, a minimum of two hundred (200) feet from any perimeter street of the development;

e. Such signs shall be placed on property not within a public right-of-way or easement. Placement on property not owned by the applicant requires written permission of the property owner of record:

f. Permanent signs shall only identify amenities within the Master Planned Development and may be illuminated:

g. Temporary signs may identify individual subdivisions and may be maintained for a period of three (3) years, or until all lots within the subdivision are sold, whichever occurs first. Extensions to the three (3) year time limit may be requested from the Planning and Zoning Commission. Such signs shall not be illuminated;

h. Sign permit required.

26. On-Site Subdivision Advertising. A temporary sign used to advertise a recorded subdivision. The sign is located on premises.

a. Such signs may be maintained for a period of three (3) years, or until all the lots in the subdivision are sold, whichever occurs first; extensions to the three (3) year time limit may be requested from the Planning and Zoning Commission.

b. Such signs may be externally indirectly illuminated only, but shall not be located within one hundred (100) feet of any existing structure;

c. Only one such sign shall be displayed per street frontage (perimeter), with a maximum of two (2) such signs per recorded subdivision;

d. Total signage area for all subdivision advertising signs per recorded subdivision shall not exceed ninety-six (96) square feet; maximum height shall be sixteen (16) feet; (Ord. No. 97-31)

e. Final design and location submitted as part of a signage package to be reviewed and approved by the Plans Review Committee;

f. Such signs shall be in accordance with the sight distance requirements for arterial and collector streets as described in the City of Peoria Infrastructure Guidelines. (Ord. No. 00-30)

g. Sign permit required.

27. Permanent Master Planned Development Identification Sign. A permanent sign used to identify a Master Planned Development. (Ord. No. 91-28)

a. Such signs are only allowed for Master Planned Developments as defined herein:

b. Such signs shall not exceed eight (8) feet in height nor eighty (80) square feet in area;

c. A maximum of eight (8) such signs may be erected per Master Planned Development;

d. Such signs shall only be located on major or minor arterial streets identified in the Comprehensive Master Plan;

e. Such signs shall be located on property which was included in the original rezoning area or subdivision for the development. The applicant shall be responsible for furnishing documentation of the original rezoning area or subdivision plat;

f. Such signs shall be placed on property not within a public right-of-way or easement. Placement on property not owned by the applicant requires written permission of the property owner of record;

g. Such signs shall consist of only the name and/or logo of the Master Planned Development. The name of the project may include such words as "A Master Planned Community". Such signs may not identify a specific development or use within the project;

h. Such signs shall be wall mounted and shall include a landscape area equal to eight (8) square feet for each square foot of sign area;

i. Such signs may be illuminated;

j. Sign permit required.

28. Permanent Subdivision Identification Signs. A permanent sign used to identify a recorded subdivision. (Ord. No. 96-03)

a. Such signs shall not exceed sixty-four (64) square feet in area. A sixty-four (64) square foot sign may be displayed on one or both sides of a street providing direct access to the subdivision and serving as a major entry;

b. Such signs shall be wall mounted and shall include a landscape area equal to at least four (4) square feet for each square foot of sign area;

c. Such signs shall not exceed six (6) feet in height if the sign is a freestanding monument sign; such signs may be located on perimeter walls higher than six (6) feet as provided by Section 14-3-14;

d. Such signs shall consist of only the name of the subdivision for which the sign is intended;

e. Such signs shall not include any advertising copy;

f. Such signs may be only externally illuminated. No internal lighting allowed. (Ord. No. 96-03)

g. Sign permit required.

29. Political Signs. A temporary sign used to advertise the candidacy of an individual, ballot proposition/issue, or to encourage citizens to vote. Such signs shall be permitted within all zoning districts. (Ord. No. 97-40)

    a. Such signs shall not be located within the public right-of-way, within a required visibility triangle, or on City property or buildings. (Ord. No. 04-02)

    b. Such signs shall be located on property with the owner's permission. It shall be presumed the property owner has given permission unless the property owner notifies the city otherwise; (Ord. No. 04-02)

    c. Such signs shall be removed within ten (10) days following the voting day of the election to which they refer. Signs for successful primary election candidates, eligible for the general election, may remain after the primary election;

    d. Such signs shall not be placed on or affixed to any utility pole, traffic control device or safety barrier;

    e. Such signs shall not exceed thirty-two (32) square feet in area or eight (8') feet in height;

    f. The person, party or parties responsible for the erection or distribution of any such signs shall be jointly and severally liable for the removal of such signs;

    g. Such signs which are deemed to be unsafe, defective or which create an immediate hazard to persons or property or are not in compliance with the provisions of this section shall be declared to be a public nuisance and shall be subject to immediate removal by the City; (Ord. No. 04-02)

    h. No sign permit required.

30. Sale, Lease, or Rent Sign. A temporary sign used to advertise the availability of real property. (Ord. No. 02-66)

    a. For properties 15 acres or less, such signs shall not exceed six (6) square feet in area and five (5) feet in height;

    b. For properties greater than 15 acres:

        1) Signs fronting on a Freeway, Lake Pleasant Parkway, Bell Road and Grand Avenue shall not exceed sixty-four (64) total square feet and twelve (12) feet in height.

        2) Signs fronting on all other streets shall not exceed thirty-two (32) total square feet in area and ten (10) feet in height.

c. Such signs shall only be displayed on the property for which they pertain. Only one sign shall be displayed per street frontage;

d. Such signs shall not be illuminated;

e. Sign permit required for signs greater than six (6) square feet in area.

31. Temporary Event Sign. A sign not intended or designed for permanent display. Signs established for a fixed period of time with the intent to discontinue the use of such sign upon the expiration of the time period. Temporary Event Signs shall include but shall not be limited to Yard Sales, Garage Sales, Open House, Christmas Tree and Pumpkin Patch sales lots, and signs identifying the premises of, or announcing the activities conducted by a religious institution, school, civic organization, or similar institutional facilities. (Ord. No. 02-16)

a. Such signs may be located in the public right-of-way but shall not be placed on a street, on a median dividing a street, or in a manner that obstructs pedestrian or vehicular traffic. Such signs, which may included "A-Frame" and other removable signs shall not be affixed to or otherwise obstruct the use and visual identity of any landscaping, natural features, telephone poles, utility poles, fire hydrant, traffic barrier, or traffic control devices. Such signs shall be secured or weighted so as to resist displacement by wind, inadvertent contact by passerby and similar disturbances;

b. Such signs shall not exceed three (3) feet in height and six (6) square feet in area, except as may otherwise be provided in this Ordinance. However, one (1) banner sign not exceeding twenty-four (24) square feet in area and eight (8) feet in height may be permitted on the premises to which the event pertains. All such signs shall include wind cuts to reduce sign billowing or sailing and shall be securely fastened to a building, wall or fence on the premises; (Ord. No. 03-01)

c. A maximum of four (4) signs shall be allowed per event;

d. Temporary Event Signs may be installed no sooner than forty-eight (48) hours prior to the event and must be removed within twelve (12) hours upon the completion of the event;

e. Such signs shall not be illuminated, animated, or emit any artificial light, except as may otherwise be provided in this Ordinance; (Ord. No. 03-01)

f. Such signs shall only be located within a two-mile radius of the premises to which the event pertains;

g. No sign permit required.

32. Window Signs. A sign or signage placed in windows so as to attract the attention of persons outside of the building where the sign or signage is placed.

a. Window signage shall be limited to twenty-five percent (25%) of the total window area in which it is placed;

b. Window signage shall not be placed above the ground floor of the building;

c. No sign permit required.

B. Prohibited Signs. Signs that are not specifically authorized are expressly prohibited. Prohibited signs include, but are not limited to the following:

1. Any non-public signs in existing and future public right-of-way, as defined in the Peoria Comprehensive Plan or the Peoria Master Street/Right-of-way Map, whichever is more restrictive, or on public property. The City may install signs on its own property to identify public buildings and uses, and to provide necessary traffic control;

2. Sign permits required for signs as specified in Section 14-34-8;

3. All roof-mounted signs;

4. All off-premise signs not designated as temporary or otherwise allowed by this Ordinance. (Ord. No. 94-09)

5. All portable signs, except as otherwise provided. Portable signs shall include, but are not limited to, signs which are mounted, attached, or painted on trailers, boats or vehicles when used as additional signage on or near the business premises. Business vehicles displaying signage or advertising shall be parked in an assigned parking space, a minimum of fifteen feet (15') from any street right of way line; (Ord. No. 00-30)

6. Flag-mounted signs, except as otherwise provided;

7. All signs having intermittent or flashing illuminations, signs having animated or moving parts or which may be carried or worn by a person or animal, or that emit sound except as may otherwise be provided in this Ordinance; (Ord.No. 03-01)

8. Freestanding wall changeable copy/marquee signs:

9. All banners, pennants, streamers, balloons, flags, search lights, strobe lights, beacons, inflatable signs, except as otherwise provided;

10. Any sign imitating an official traffic control sign, device, or obscuring such signs or devices, except as may otherwise be provided in this Ordinance; (Ord. No. 03-01)

11. All signs mounted on, or applied to trees, utility poles, rocks or City owned property, except as otherwise provided;

12. Any sign placed on private property without the property owner's written approval;

13. Temporary or permanent "A-frame" sandwich signs, except as otherwise permitted herein; (Ord. No. 98-07)

14. Signs that are illegally displayed on City right-of-way or on City property; and,

15. Any sign which interferes with or confuses traffic, or presents a traffic hazard. (Ord. No. 98-07)

C. Comprehensive Sign Plan. The Comprehensive Sign Plan is intended to provide a flexible approach to allow signage not in strict compliance with the provisions of this article. The purpose of the Comprehensive Sign Plan is to provide for the establishment of sign criteria tailored to a specific development or location that promotes superior design through architectural integration of the buildings, site and signs. The Comprehensive Sign Plan will be appropriate for the development, provide adequate identification and information, encourage a good visual environment, promote traffic safety and regulate to the extent necessary to be consistent with the purpose and intent of the City of Peoria Sign Code. The provisions set forth in this Section shall apply to both existing and proposed developments. (Ord. No. 97-21)

1. The Comprehensive Sign Plan is intended to allow increased sign height and area as provided for in this section. The application of this plan shall be limited to the following conditions.

   a. The Comprehensive Sign Plan may propose signage which in height and area is no more than twenty-five (25) percent greater than is permitted in the Zoning District in which the use is located;

   b. The Comprehensive Sign Plan shall not propose signage of a type that is otherwise prohibited by this Article except off-site directional signs. All proposed off-site directional signs shall be reviewed against the criteria set forth herein with a maximum of two (2) off-site signs per plan each a maximum of twenty-four (24) square feet. No off-site signage shall exceed eight (8) feet in height;

   c. The Comprehensive Sign Plan shall be limited to those projects which individually or collectively exceed twenty-five (25) gross acres in size and meet the locational criteria set forth in Section B.2 below;

   d. The additional height and area allowances of the Comprehensive Sign Plan shall not be applied to freeway monument signs;

2. The Comprehensive Sign Plan option shall be available only in the locations listed below.

   a. Areas designated and developed as Community Commercial or Business Park Industrial on the Land Use Plan of the Comprehensive Master Plan;

   b. Stadiums, race tracks and similar recreation and entertainment facilities;

   c. Hospitals;

   d. Regional Parks;

e. Designated Redevelopment Areas;

f. Resort Developments;

g. Centers for Higher Education.

3. The applicant shall submit all of the documents, information, data, and other requirements for Comprehensive Sign Plan approval to the City. The applicant shall be responsible for furnishing any additional information and materials relevant to the application that the City reasonably believes is necessary in order to understand the application and to ensure compliance with the requirements of City codes.

4. Application for the review and approval of a Comprehensive Sign Plan shall be submitted and reviewed concurrently with a site plan or preliminary subdivision plat.

   a. Fees for the submittal and review of Comprehensive Sign Plans shall be as set forth by the City Council.

   b. The construction and placement of individual signs contained in the approved Comprehensive Sign Plan shall be subject to the issuance of a sign permit in accordance with Sections 14-34-16 to 14-34-29.

5. Comprehensive Sign Plans shall be evaluated based upon the following criteria.

   a. Size and Height: All proposed signage shall be no larger than necessary or allowed for sufficient visibility and legibility. Factors to be considered in determining appropriate size and height include topography, traffic volumes, traffic speeds, visibility ranges, impact on adjacent properties, and copy size.

   b. Location and Orientation: All proposed signage shall respect both the developed and undeveloped surrounding environment. Signs should be located and oriented appropriately to allow sufficient visibility and legibility. Factors that may be considered in reviewing the appropriateness of the sign location and orientation may include; location relative to the surrounding streets, traffic volumes and access points, visibility angles and topographic features.

   c. Colors, Materials and Types of Illumination: Signs proposed under the Comprehensive Sign Plan shall be compatible with the architecture and theme of the specific development in which the signs are located. Compatibility with the specific development shall include color, materials and architectural style. Signage should compliment and enhance the character of the project. Signage illumination and movement shall conform to Section 14-34-28 of this Ordinance.

6. All amendments to an approved Comprehensive Sign Plan shall be processed in accordance with the following procedures. Fees for the submittal and review of Comprehensive Sign Plan amendments shall be as set forth by the City Council.

a. Minor Amendments: Minor Amendments shall include any change which does not increase the number of signs nor increase the size or height of any sign beyond what was approved under the original Comprehensive Sign Plan Approval. All changes processed under the Minor Amendment procedures shall comply with all provisions of this Section and shall not deviate from the information provided in the original approval. Minor amendments shall be approved administratively by staff.

b. Major Amendments: Major Amendments shall be defined as those amendments not meeting the criteria set forth above to qualify as a Minor Comprehensive Sign Plan Amendment. Major Amendments shall be processed and approved in the same manner as the initial Comprehensive Sign Plan submittal.

14-34-9 SIGNS PERMITTED FOR NON-RESIDENTIAL USES IN THE C-0, C-1, C-2, C-3, I-1, I-2, P.A.D., P.C., O-1, PC-1, PC-2, C-4, C-5, PI-1 AND BPI ZONING DISTRICTS. (Ord. No. 96-03/96-88)

A. For uses not part of a complex/center or multiple tenant commercial/industrial building, signs shall be in accordance with the following regulations.

1. Sign area for permanent signs requiring permits shall be based on the floor area of the use occupying the premises as specified below:

   a. For users occupying less than twenty thousand (20,000) square feet of floor area, the total sign area shall be the maximum of one and one-half (1.5) square feet for each one (1) linear foot of business front footage up to a maximum of one hundred twenty (120) square feet. (Ord. No. 96-88)

   b. For users occupying more than twenty thousand (20,000) square feet of floor area and less than 50,000 square feet of floor area, the total sign area shall be the maximum of one and one-half (1.5) square feet for each one (1) linear foot of business front footage up to a maximum of two hundred fifty (250) square feet. (Ord. No. 96-88)

   c. For users exceeding fifty thousand (50,000) square feet of floor area, the total sign area shall be the maximum of one and one -half (1.5) square feet for each one (1) linear foot of business front footage up to a maximum of four hundred (400) square feet. (Ord. No. 96-88)

2. In the event that a user fronts on two (2) or more streets, the user shall be given the option of selecting one (1) street frontage for the purpose of computing allowable sign area.

3. Freestanding monument signs and freestanding wall signs shall not be counted as a portion of the total sign area of the user, but shall be restricted to the following. (Ord. No. 96-88)

a. One freestanding monument sign or one freestanding wall sign for each street upon which the lot has frontage, up to a maximum of four (4) signs;

b. Such signs shall not be closer than thirty (30) feet to any residential district;

c. Such signs shall be located a minimum of sixty (60) linear feet from any other freestanding sign.

d. Such signs shall conform to the provisions of Section 14-34-8. (Ord. No. 96-88)

B. For users which are a part of a complex/center or multiple tenant commercial building, signs shall be in accordance with the following regulations.

1. Sign permits required for signs as specified in Section 14-34-8;

2. Sign area for permanent signs requiring permits shall be based on the floor area of the use occupying the premises as specified below:

a. For users occupying less than twenty thousand (20,000) square feet of floor area, the total sign area for one such business shall be the maximum of one and one-half (1.5) square feet for each one (1) linear foot of business front footage up to a maximum of one hundred twenty (120) square feet. (Ord. No. 96-88)

b. For users occupying more than twenty thousand (20,000) square feet of floor area and less than 50,000 square feet of floor area, the total sign area for one such business shall be the maximum of one and one-half (1.5) square feet for each one (1) linear foot of business front footage up to a maximum of two hundred fifty (250) square feet. (Ord. No. 96-88)

c. For users occupying more than fifty thousand (50,000) square feet of floor area, the total sign area for one such business shall be the maximum of one and one-half (1.5) square feet for each one (1) linear foot of business front footage up to a maximum of four hundred (400) square feet subject to the following requirements: (Ord. No. 96-88)

1) Building-mounted wall signs must be used, except as provided in Section 14-34-9.B.3;

3. When a site is developed as a complex/center or multiple tenant commercial building, one (1) freestanding monument sign or freestanding wall sign per street frontage of the entire site, up to a maximum of four (4) signs if the site is encircled by street frontage, is permitted in accordance with the following.

a. If a multiple tenant commercial building exceeds fifty thousand (50,000) square feet, each freestanding monument sign shall not exceed a total area of forty-eight (48) square feet nor eight (8) feet in height. Each permitted freestanding wall sign shall not exceed a total area of ninety (90) square feet nor exceed five (5) feet in height.

b. These signs for multiple tenant commercial buildings may identify the center and any number of tenants within the center. If the name/sign of the tenant is included on the center sign, the sign shall not be counted as part of the total sign area of the tenant.

c. A freestanding sign identifying only an individual business rather than the center shall be obtained only by the approval of the Peoria City Council. Such sign shall be counted as a portion of the total sign area allowed for the individual user and must be located a minimum of sixty (60) linear feet from any other freestanding sign.

14-34-10 SIGNS PERMITTED FOR NON-RESIDENTIAL USES IN THE AG, FP, SU, R1-6, R1-7, R1-8, R1-10, R1-12, R1-18, R1-35, RM-1, RMH-1, RMH-2, RMH-3, P.A.D. AND P.C. ZONING DISTRICTS (Ord. No. 96-88)

A. Sign permits required for signs specified in Section 14-34-8.

B. An identification or multi-tenant sign may display only the name of the building or tenant business with a total maximum sign area not exceeding thirty-two (32) square feet. Such sign may be wall-mounted with a maximum height of ten (10) feet or it may be freestanding according to the following requirements.

1. One freestanding identification or multi-tenant sign shall be permitted with a maximum height of five (5) feet. A second such freestanding sign shall be permitted for a property having greater than eighty (80) linear feet of frontage. Where two (2) freestanding signs are permitted, they shall be located at least sixty (60) feet apart;

2. A freestanding identification or multi-tenant sign shall be located at least five (5) feet from any property line;

3. A landscaped area shall be provided on-site along the street frontage at the base of the freestanding sign, with said landscaped area to have a minimum area of four (4) square feet for each one (1) square foot of sign area;

C. In addition to the above, each tenant may be allowed two (2) square feet of non-illuminated sign area, identifying his business, to be located on the wall immediately next to the entry of the tenant's business.

1. No permit required.

D. In addition to the above, directory with a maximum area of six (6) square feet and a maximum height of six (6) feet may be permitted behind the required front yard setback.

1. No permit required unless such sign is visible from off-premises.

E. All wall or fascia-mounted signs for individual businesses shall be uniform in terms of colors, shapes, and maximum vertical dimension with all other such signs in the

center or as otherwise provided for in a sign package approved by the Plans Review Committee.

14-34-11 SIGNS PERMITTED FOR RESIDENTIAL USES IN ALL DISTRICTS

A. One and Two Family Dwellings.

1. One name plate sign per dwelling unit not exceeding two (2) square feet in area, giving the name only of the land or building on which displayed or of the owner or lessee thereof.

   a. No permit required.

2. Permanent Subdivision Advertising Signs for recorded subdivisions in accordance with the following:

   a. Final location of such signs to be approved by the Plans Review Committee.

   b. Sign permit required.

B. Multi-Family Dwellings and Mobile Home Complexes.

1. The total sign area for permanent signs requiring permits is one (1) square foot for each dwelling unit. However, in no instance may this total sign area exceed sixty-four (64) square feet with no more than thirty-two (32) square feet on any one street.

2. Such signs shall be located at least five (5) feet from any property line;

3. Sign permit required.

4. Each individual multi-family dwelling unit and mobile home shall be allowed one nameplate sign; a sign permit shall not be required for such signs.

C. Home Occupations.

1. Signs advertising home occupations shall not be permitted.

14-34-12 NONCONFORMING SIGNS

A. Any nonconforming sign as defined in this Article 14-34 may be continued in use subject to the provisions included herein below.

B. Reasonable repairs and alterations may be made to nonconforming signs. However, in the event any such sign is hereafter damaged exceeding fifty percent (50%) of the reproduction cost according to appraisal thereof by competent appraisers, or is removed by any means whatsoever, including an act of God, such sign may be restored, reconstructed, altered or repaired only to conform with the provisions of this Article 14-34.

C. Whenever the business conducted on the premises changes, which requires issuance of a new Certificate of Occupancy and the sign is changed or modified to reflect that change, whether it be in copy, size or shape, the signs on the premises shall be modified to bring it into conformance with these regulations.

D. Any nonconforming sign cannot be expanded or enlarged.

14-34-13 ABANDONED SIGNS

Any nonconforming sign which advertises a business that has not been conducted or a product that has not been offered for sale on or from the premises on which the sign is located, for over 180 days shall be modified to bring it into conformance with this Article 14-34 prior to the issuance of a new certificate.

14-34-14 LIABILITY OF DAMAGES

The provisions of this ordinance shall not be construed to relieve or to limit in any way the responsibility or liability of any person, firm, or corporation which erects or owns any sign, for personal injury or property damage caused by the sign; nor shall the provisions of this ordinance be construed to impose upon the City of Peoria, its officers, or its employees any responsibility or liability by reason of the approval of any sign under the provision of this Article 14-34.

14-34-15 EFFECT OF AMENDMENT ON PENDING SUITS

The amendment of this ordinance shall not (1) affect suits pending or rights existing immediately prior to the effective date of this Article 14-34, or (2) impair or avoid or affect any grant or conveyance made or right acquired or cause of action now existing under any such Peoria City Code or amendment thereto affected by this Article 14-34, or (3) affect or impair the validity of any bond or other obligation issued or sold in constituting a valid obligation of the issuing authority immediately prior to the effective date of this Article 14-34.

14-34-16 PERMIT REQUIRED

No sign shall be erected, installed, repaired or moved unless a permit for such has been obtained from the Building Department, except as specified in this Article 14-34. Where signs are illuminated electrically, a separate electrical permit shall be obtained as required by the Electrical Code of the City of Peoria.

A permit shall not be required for the following signs, provided, however, that such signs shall be subject to any and all applicable provisions of this Article 14-34.

A. Nameplate signs two (2) square feet or less in area.

B. Any sign four (4) square feet or less in area not otherwise prohibited by this ordinance.

C. Repainting without changing wording, composition, or colors; or minor non-structural repairs, (except electrical repair).

D. Relocation of sign as required by the City.

E. Signs erected as identification of City-approved temporary sales areas. Such signs shall be erected only for the term of the approved sales period.

F. Political signs, as permitted in Section 14-34-8 of this Article 14-34.

G. Signs not visible from off property or business.

H. Window signs.

I. Address signs.

J. Directional signs.

K. Sales, Lease or Rent signs.

L. Holiday Decorations.

Nothing contained herein shall prevent the erection, construction, and maintenance of official traffic, fire and policy signs, signals, devices and markings of the State of Arizona and the City of Peoria, or other competent public authorities, or the posting of notices required by law.

14-34-17 PERMIT APPLICATION AND EXPIRATION

A. To obtain a permit the applicant shall file an application with the Building Safety Director on a form furnished by the City. The application shall contain the location by street and number and name of the proposed sign contractor, with address, state license, city tax number and phone number. All applications shall be accompanied by the written consent of the owners, lessee, agent or trustee in charge of the property on which the sign is proposed.

B. Every permit issued by the Building Safety Director under the provisions of this code shall expire by limitation and become null and void, if the work authorized by such permit is not completed within one hundred eighty (180) days from the date of issuance of such permit. Before such work can be allowed, a new permit shall be first obtained, and the fee therefore shall be one-half of the amount required for a new permit for such work, provided no changes have been made or will be made in the original plans and specifications for such work.

C. The Building Safety Director may, in writing, suspend, or revoke a permit issued under provisions of this Section whenever the permit is issued on the basis of a material omission or misstatement of fact, or in violation of any ordinance or any provisions of this Article.

D. No permit for a sign issued by the City shall be deemed to constitute permission or authorization to maintain a public or private nuisance nor shall any permit issued hereunder constitute a defense in an action to abate a nuisance.

E. The Building Safety Director may issue use permits for the display of temporary on-site signs, upon a written form prescribing the terms and conditions of such display specified in this Code. Said form must be signed by the Planning and Zoning Director or designated agent.

F. Sign permits for new or additional signs shall not be issued for a specified user if such user displays unlawful signs. Sign permits for new or additional signs shall not be issued for a specified user if such user displays nonconforming signs, provided the area of the nonconforming signs exceeds the total maximum allowable sign area for a particular user or center. If the nonconforming signs do not exceed the total maximum sign area for a particular user or center, then a sign permit may be issued for a new sign subject to the provisions of this Article 14-34. A sign permit may be issued to a specific user providing the terms thereof specify modification or removal of nonconforming signs, as provided above, resulting in conformity with the provisions of this Article 14-34.

G. Signs for which a permit has been issued shall not be erected, installed, maintained, or displayed except in complete conformance with all terms, requirements, and stipulations specified by the approved plans and permit.

14-34-18 PERMIT FEES

A. Before issuing any sign permit required by this Article, the Planning and Zoning Department shall collect an application fee in an amount as provided in this code, together with all fees required by the Uniform Building Code as adopted by the City of Peoria. (Ord. No. 91-12)

B. In addition to the above fees, electrical wiring fees shall be required as specified by the Building Safety Director. (Ord. No. 91-12)

C. An owner of a nonconforming sign which has been removed or brought into conformance shall not be required to pay a permit fee in order to obtain a permit for a replacement sign.

D. Work for which a permit is required by this Article shall not be commenced before an application has been filed and a permit issued. Where work is commenced without an application being filed and a permit issued, the fees provided in this section shall be charged. However, the payment of such fees shall not relieve any person(s) from complying fully with the requirements of this Article in the execution of the work or from any penalties provided in this code. (Ord. No. 91-12)

14-34-19 REQUIREMENT OF PLANS

Copies of plans and specifications, the number to be determined by the Building Safety Director, shall be submitted with the application for each sign in excess of four (4) square feet in size regulated by this Article 14-34. One copy shall be returned to the applicant at the time the permit is granted. Such plans shall show complete details about the size of the sign, the method of attachment or support, locations and materials to be used and the name, address, and profession of the person designing plans and specifications of such sign. Plans for supports for any sign subject to excessive stresses as determined by the Building Safety Director shall be accompanied by structural surfaces and other members of an existing building to which the sign is to be attached so that the Building Safety Director may certify that the supports or other surfaces are in good condition and are adequately strong to support the load, including the proposed sign.

14-34-20 REVOCATION OF PERMITS

The Building Safety Director shall have the authority to revoke any permit which has been granted when he has determined that the sign authorized by the permit has been constructed or is being maintained in violation of the permit.

A. Notice of the Building Safety Director's decision to revoke a sign permit shall be served upon the holder of the permit (a) by delivering personally a copy of the notice to the holder of the permit, or to one of its officers, or (b) by leaving a copy of the notice with any person in charge of the premises, or (c) in the event that no such person can be found on the premises, by affixing a copy of the notice in a conspicuous position at an entrance to the premises and by the certified mailing of

another copy of the notice to the last known post office address of the holder of the permit.

B. The holder of the permit may appeal to the Board of Adjustment the decision of the Building Safety Director to revoke the permit. This appeal must be made within twenty-one (21) days from the date when the notice was served.

C. If no appeal has been made by the end of the twenty-one (21) day appeal period, then the permit is revoked and the sign is illegal. The Building Safety Director then shall initiate the procedure for the removal of the illegal sign.

14-34-21 REMOVAL OF SIGNS

The Building Safety Director is hereby authorized to require removal of any illegal sign as defined by this ordinance.

A. Before bringing an action to require removal of any illegal sign, the Building Safety Director shall give written notice to the owner of the sign or the owner of the premises on which sign is located. The notice shall state the reasons and grounds for removal, specifying the deficiencies or defects in such sign with reasonable definiteness, and the violations charged; such notice shall specify what repairs, if any, will make such an installation conform to the requirements of this ordinance, and specify that the sign must be removed or made to conform with the provisions of this Article 14-34 within the notice period provided below. Service of notice shall be made as prescribed in Section 14-34-20A of this Article 14-34.

1. Notice Period.

   a. The notice period for permanent signs shall be ten (10) days.

   b. The notice period for temporary signs shall be forty-eight (48) hours.

2. Re-erection of any sign or substantially similar sign on the same premises after a non-compliance notice has been issued shall be deemed a continuance of the original violation.

B. If the owner or lessee of the premises upon which the sign is located has not demonstrated to the satisfaction of the Building Safety Director that his sign has been removed or brought into compliance with the provisions of this Article 14-34 by the end of the notice period, then the Building Safety Director shall certify the violations to the City Attorney for prosecution.

C. Removal.

1. The Building Safety Director is authorized to cause the removal of any sign adjudged to be illegal by a court of competent jurisdiction if the court so orders. All the actual cost and expense of any such removal by the Building Safety Director shall be borne by the owner of such sign installation and the owner of the premises on which located; each of them shall be jointly and severally liable

therefore, and an action for recovery thereof may be brought by the City Attorney upon proper certification thereof to him by the Building Safety Director.

2. The Building Safety Director may cause the removal of unauthorized advertising signs from the public right-of-way or public property. Such signs may be impounded as evidence, or disposed of as abandoned property unless claimed by the owner within thirty (30) days. Such signs shall be deemed a nuisance and subject to removal without notice.

14-34-22 EMERGENCY REMOVAL OR REPAIR

A. The Building Safety Director is hereby authorized to cause the immediate removal or repair of any sign or signs found to be unsafe or defective to the extent that it creates an immediate and emergency hazard to persons or property.

B. If the Building Safety Director has determined that an immediate emergency hazard to persons or property exists, then actual notice to the property owner or lessee shall not be required. However, the Building Safety Director shall be required to make a reasonable effort to notify the property owner or lessee that the unsafe or defective sign must be removed or repaired immediately.

C. All the actual cost and expense of any such removal or repair by the Building Safety Director shall be borne by the owner of such sign or by the owner of the premises on which located; each of them shall be jointly and severally liable therefore, and an action for recovery thereof may be brought by the City Attorney upon proper certification thereof to him by the Building Safety Director.

14-34-23 ENFORCEMENT

A. The Building Safety Director is charged with the lawful enforcement of this Article 14-34. He/she shall appoint and may remove, according to law, all subordinate officials and assistants necessary to the enforcement of this ordinance. All such subordinate officials, assistants, clerks, and employees shall be subject to such rules and regulations as shall be prescribed from time to time by said Director.

B. It shall be the duty of the Building Safety Director to enforce all regulations covered by this Article 14-34.

C. The Building Safety Director, or his/her authorized representative, shall have the authority to enter any building, structure, or premises or any part thereof, at any reasonable time for the purpose of performing his official duties under this Article 14-34. Refused entry, he shall enter only with a court order, except in emergency situations.

D. It shall be and is hereby declared to be unlawful for any person to willfully interfere with, hinder, or obstruct the Building Safety Director, or his/her authorized representative, in the lawful enforcement of the provisions of this Article 14-34.

E. It shall be the duty of the Police Department of the City to assist the Building Safety Director, or his/her authorized representative in the lawful enforcement of the provisions of this Article 14-34.

14-34-24 INSPECTIONS

Unless waived by the Building Safety Director all signs for which a permit is required shall be subject to the following inspections:

A. Footing inspection on all free standing signs.

B. Electrical inspection on all illuminated signs.

C. An inspection of braces, anchors, supports and connections and wall signs.

D. Site inspection to insure the sign has been constructed according to approved application and valid sign permit.

14-34-25 INSPECTION MARKINGS

A. Permanent Signs. All permanent signs regulated by this Article 14-34 shall be marked with the inspector's name and the person or firm erecting such sign, the date of installation, and the permit number. This marking shall be permanently placed on the exterior surface of the sign in a location where the information will be readily visible, legible and accessible for inspection after installation and erection.

B. Temporary signs shall be marked by a sticker furnished by the City.

14-34-26 SIGN MAINTENANCE

A. Any signage that has been approved or that has been issued a permit shall be maintained by the owner or person in possession of the property on which the sign is located. Maintenance shall be such that the signage continues to conform to the conditions imposed by the sign permit.

B. Any damaged sign or sign base shall be repaired within sixty (60) days of notice to repair, issued by the Building Safety Director.

C. Any metal pole covers and sign cabinets shall be kept free of rust and rust stains.

D. Any internally-illuminated sign cabinets or sign panels which have been damaged shall remain un-illuminated until repaired.

E. Any signage which has been damaged to such extent that they may pose a hazard to passersby, as determined by the Building Safety Director, shall be repaired or removed as directed by the Building Safety Director, subject to Section 14-34-12.

F. Failure to comply with these sign maintenance requirements shall constitute a violation of the Peoria Zoning Code.

14-34-27 DESIGN AND CONSTRUCTION SPECIFICATIONS

All signs shall be designed and constructed according to the specifications of the City's adopted Uniform Building Code and Electrical Code and equivalent to the standards of the Arizona Sign Association as administered by the Building Safety Director.

14-34-28 PERMITTED LIGHTING AND MOVEMENTS

A. Lighting.

Signs may be illuminated as provided by this Article 14-34 and specified by approved sign criteria, if applicable, in accordance with the following regulations:

1. Externally illuminated, building-mounted signage may be illuminated by either ground-mounted lights or building-mounted light bars. In either situation, the light source shall be totally screened from view.

2. Internally illuminated, building-mounted signage is permitted.

3. Externally illuminated, freestanding and freestanding detached wall signage shall be illuminated by ground-mounted lights, with the light source being totally screened from view.

4. Internally illuminated, freestanding and freestanding detached wall signage is permitted.

5. Open light bulbs shall be prohibited. Further, no flashing, blinking, or rotating lights shall be permitted for either permanent or temporary signs, except as otherwise may be provided in this Ordinance. (Ord. No. 03-01)

   a. All requests for the use of neon or other similar tube type of illumination shall be submitted as part of the Design Review Submittal package for all Commercial and Industrial projects; (Ord. 00-30)

   b. A sign permit is required for all neon or other similar tube type of illumination and shall count towards the total allowable sign area;

   c. All neon or other similar tube type of illumination shall be calculated at a rate of the width of the tube, no less than 6", multiplied by the overall length.

   d. All sign lighting shall be in accordance with the City of Peoria Dark Sky Ordinance No. 98-114.

B. No sign shall be permitted which moves by any means except flags which are permitted in Section 14-34-8 and except as may otherwise be provided in this Ordinance. (Ord. No. 03-01)

14-34-29 LOCATION REQUIREMENTS

A. Obstruction of Exits. No sign shall obstruct any door, window or fire escape of any building.

B. Traffic Hazards. No sign shall be erected in such a way to interfere with or to confuse traffic, to present any traffic hazard, or to obstruct the vision of motorists.

The Building Safety Director may require that the sign be placed in a different location or that the sign be set back in order to comply with this requirement.

C. Construction over Public Property. No person, firm, or corporation shall erect or cause to be erected any sign which projects over any public sidewalk, street, alley or public place, except as specified in Section 14-34-8 A.25.j. of this Article 14-34 or as may otherwise be provided in this Ordinance. (Ord. No. 03-01)

ARTICLE 14-35
LANDSCAPE REQUIREMENTS

(Revised Ord. No. 01-177)

CONTENTS

14-35-1 INTENT
14-35-2 INTERPRETATION AND SCOPE
14-35-3 DEFINITIONS
14-35-4 GENERAL LANDSCAPE REQUIREMENTS
14-35-5 PLAN SUBMITTAL REQUIREMENTS
14-35-6 LANDSCAPE INSTALLATION AND MAINTENANCE
14-35-7 PERMITS

14-35-1 INTENT (Ord. No. 93-22)

The process of development, with its alteration of the natural topography and vegetation and creation of impervious cover can have a negative effect on the ecological balance of an area by causing increases in air temperatures and accelerating the processes of runoff, erosion, and sedimentation. The economic base of the City can and should be protected through the preservation and enhancement of the unique natural beauty and vegetative space. Recognizing that the general objectives of this Article are to promote and protect the health, safety, and welfare of the public, these landscaping regulations are adopted for the following specific purposes:

- To aid in stabilizing the environment's ecological balance by contributing to the process of air purification, oxygen regeneration, groundwater recharge and storm water runoff retardation, while at the same time aiding in noise, glare and heat abatement;
- To provide visual buffering between land uses of differing character;
- To enhance the beautification of the City;
- To protect the character and stability of residential, business, institutional and industrial areas;
- To preserve the value of land and building; and
- To conserve energy and other natural resources.

14-35-2 INTERPRETATION AND SCOPE

A. The provisions of this Article of the Peoria Zoning Ordinance shall apply to a lot, site, or parcel of land when an application is being made for:

1. Site plan approval pursuant to Article 14-39, Section 14-39-9, Site Plan Review of this Ordinance. (Ord. No 02-80)

2. Signs pursuant to Article 14-34 of this Ordinance where landscaping is required.

3. Subdivisions pursuant to Chapter 24 of the Peoria City Code. (Ord. No. 03-06)

B. Not withstanding the application of Section 14-35-2-A above, these provisions shall not apply to the following:

1. An individual lot containing single family or duplex residence

2. Lots or sites within an approved Planned Area Development (P.A.D.) which have been approved with its own landscape plan prior to the adoption of this ordinance. However, these provisions shall be used as the basis for determining the landscaping plans for future P.A.D.'s and such P.A.D. landscaping plans shall meet or exceed the standards of these landscape regulations.

3. Restoration of a building that has been damaged or destroyed by fire, explosion, flood, tornado, riot, act of the public enemy, or accident of any kind. For purposes of this paragraph, "restoration" means the act of putting back into a former or original state.

4. Site Plans that included landscaping that were approved prior to the adoption of this ordinance.

5. Lots or sites subject to the provisions governing amendment to approved site plans, set forth in Article 14-39, Section 14-39-9, "Site Plan Review," unless such site plan amendments will: (Ord. No. 02-80)

   a. Increase the number of stories in a building on the lot;

   b. Increase by more than ten percent (10%) or ten thousand (10,000) square feet, whichever is less, the combined floor areas of all buildings on the lot; or

   c. Increase the building or parking coverage on the lot by more than two thousand (2,000) square feet.

14-35-3 DEFINITIONS

A. *Cacti*: Any family of plants that have fleshy stems and branches with scales or spines instead of leaves and is capable of storing water and requiring no supplemental irrigation.

B. *Caliper*: The diameter of the trunk of a tree measured six (6) inches above ground level up to and including four (4) inch caliper size, and measured twelve (12) inches above ground level if the measurement taken at six (6) inches above ground level exceeds four (4) inches. If a tree is of a multi-trunk variety, the caliper of the tree is the average caliper of its two (2) largest trunks.

C. *Evergreen Tree or Shrub*: A tree or shrub of a species which normally retains its leaves/needles throughout the year.

D. *Ground Cover*: Natural mulch or plants of species which normally reach a height of less than two (2) feet upon maturity, installed in such a manner so as to form a continuous cover over the ground.

E. *Landscape Architect*: A person registered to practice landscape architecture in the State of Arizona.

F. *Landscape Buffer*: A landscape area that serves to screen the visual impacts caused by the differences in use, such buffer shall be located on the perimeter of the site.

G. *Landscape Materials*: Materials used for the purpose of landscape improvements which include any or all of the following: lawn or grass areas; trees, shrubs, ground cover or other plantings; irrigation systems; decorative rock, natural or man-made; decorative lighting; detention and retention ponds; waterfalls and man-made streams; and berms or mounds. (Ord. No. 03-182)

H. *Landscape Plan*: A graphic representation of the landscape development of a site indicating the location of all existing and proposed landscape improvements to be present on the site at the completion of the construction of the project.

I. *Landscaping*: An exterior improvement of property in accordance with an approved landscape plan and utilizing approved landscape materials.

J. *Palm Tree*: For the purpose of this Article means a vertical palm that can reach twenty (20) feet or greater in height upon maturity.

14-35-4 GENERAL LANDSCAPE REQUIREMENTS

A. 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 except as otherwise provided in Chapter 14.

1. *On-Site Landscaped Areas*

All development projects requiring an approved landscape plan shall provide on-site landscaped areas located in accordance with the following standards and requirements:

a. (Ord. No. 04-186)

On-Site Landscaped Areas	Multi-family & Non-Residential	Industrial	Single Family Residential	Schools
Required Area[1]				
Percentage of Net Site Area	20	10[2]	(a)	20
1 tree/ 5 shrubs per	400 sq ft	400 sq ft	1000 sq ft	800 sq ft
Street Frontage Area[3]				
Arterial Streets (ft)	15	10	10[4]	15
Collector and Local Streets (ft)	15	10	8[4]	10

1 Water storage facilities, wireless communication facilities and similar land uses shall be exempt from the on-site landscape area requirements with the exception that street frontage landscaping shall be required.

2 Mini-storage facilities and similar uses shall be considered industrial developments for the purposes of landscape requirements regardless of zoning designation. (Ord. No. 03-182)

3 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 on-site landscaped area set forth in this Section. Public utility facilities providing an essential service may be exempt from this standard as determined by the Planning Manager, provided that the development include the required plantings as set forth in this Section. Single-family residential subdivisions may provide an average of the frontage requirement along arterial roadways to accommodate wall undulation. (Ord. No. 03-182)

4 All such landscaped areas shall be held within a tract unless determined otherwise by the Planning Manager. Front lot lines are exempt from the street frontage landscaping requirement. (Ord. No. 06-07)

(a) For all single-family subdivisions, on-site landscaped areas shall consist of street frontage landscaping, required retention and useable open space areas. The required amount of useable open space shall be determined per the Design Review Manual. (Ord. No. 03-182)

b. 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. Future building pads within a phased development shall be improved with temporary landscaping, and maintained weed and dust free in such a manner as may be approved by the Community Development Director or designee.

c. All required useable open space areas as defined by the Design Review Manual may be included within the on-site landscaped areas.

d. For the purposes of calculating required landscape area, net site area shall exclude rights-of-way, school playfields, and any required landscape buffer. (Ord. No. 03-182) (Ord. No. 04-186)

2. *Street Frontages and Rights-of-Way*

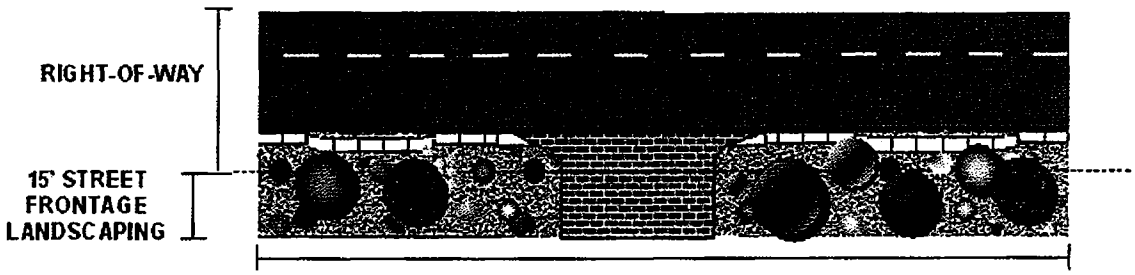
All street rights-of-way classified as collector or higher contiguous with the proposed development or located within the interior of a development not used for street pavement, curbs, gutters, sidewalks, or driveways shall be landscaped in addition to the required on-site landscaped areas listed above. Right-of-way landscaping shall be designed to minimize maintenance issues. (Ord. No. 03-182)

a. The installation of street trees, shrubs, and vegetative ground cover shall be required for projects in an amount equal to or greater than one (1) tree and five (5) shrubs for every twenty-five (25) feet of street frontage, and vegetative ground cover. The shrubs and ground cover shall occupy a minimum of sixty percent (60%) of the total street frontage landscaped area at maturity. Residential subdivisions shall be exempt from this provision where lots front onto a street.

b. The required plantings shall be located in the street right-of-way landscaped area within a minimum five (5) foot wide planter area, or within the front fifteen (15) feet of the required on-site landscape areas, and shall be designed and located to enhance the proposed development project and the streetscape.

c. Such planting requirements shall be in addition to the landscape requirements in Section 14-35-4-A.1. All additional plantings in excess of the requirement may be used to satisfy the on-site landscaping requirements.

d. Future phases of contiguous development shall include street frontage and right-of-way landscaping with the first phase of development. The area and plantings provided for subsequent phases shall count only towards the landscape requirements for the future development. This requirement may be modified for large-scaled projects as approved by the Community Development Director or designee. (Ord. No. 02-95)



1 TREE AND 5 SHRUBS PER 25 FEET OF STREET FRONTAGE

3. *Landscape Buffers*

A minimum fifteen (15) foot landscape buffer shall be required along those property lines of a site developed as follows:

a. Non-residential land use adjacent to a residential district;

b. Multi-family residential land use adjacent to a single-family residential district;

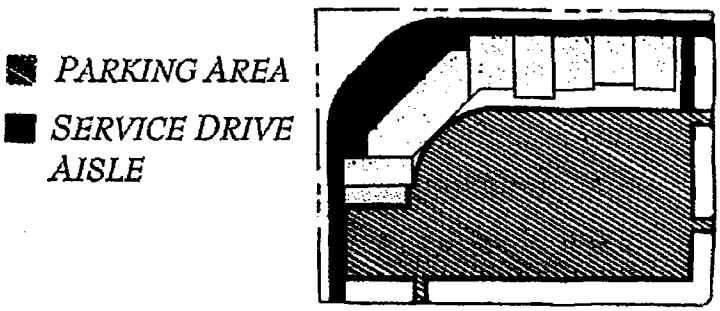
c. Along boundary lines where determined during plan review to be incompatible with surrounding development.

The landscape buffer areas shall be improved with a minimum of one (1) twenty-four inch (24") box screening tree spaced at each twenty (20) foot interval. The screening landscaping shall be located adjacent to the property boundary being screened unless specified otherwise within this ordinance. All trees provided for landscape buffers shall be counted in addition to the on-site improvement requirements in Section 14-35-4-A.1. (Ord. No. 03-182) (Ord. No. 04-186)

4. *Parking Area Landscaping*

a. Surface Parking

For all developments exceeding fifteen thousand (15,000) square feet of gross floor area, ten percent (10%) of all parking lot areas, exclusive of service drive aisles, shall be landscaped. The requirement for general industrial and manufacturing developments as delineated in Table 14-9-3 or for developments containing fifteen thousand (15,000) square feet or less shall be five percent (5%) of the parking lot area. The parking landscape area shall be located entirely within the exterior curbs of the surface parking area. (Ord. No. 06-07)



All surface parking areas shall incorporate the following elements:

1) One (1) parking lot island with raised concrete or decorative curbing shall be provided for every eight (8) parking spaces. In addition, landscape islands shall be provided at the end of each parking row. (Ord. No. 03-182)

2) Each landscape island shall be a minimum width of seven (7) feet, measured from back of curb to back of curb and equal the length of the parking stall(s).

3) Landscaped medians shall be provided for all double rows of parking which exceed thirty (30) total spaces. Each median shall be a minimum width of seven (7) feet of which a two (2) foot parking overhang on both sides may be included. Curb breaks may be provided to accommodate drainage flows. A deviation or alternative to this requirement may be considered by the Planning Manager or designee provided the intent of the landscape median is satisfied. (Ord. No. 06-07)

b. Multi-level Parking Structures

For projects that utilize multiple level parking structures, a minimum ten (10) foot landscape area shall be located around the perimeter of the structure.

For projects that utilize both surface and multi-level parking structures, the required parking area landscape shall be the combined requirements of the above.

5. *Parking Landscape Improvements*

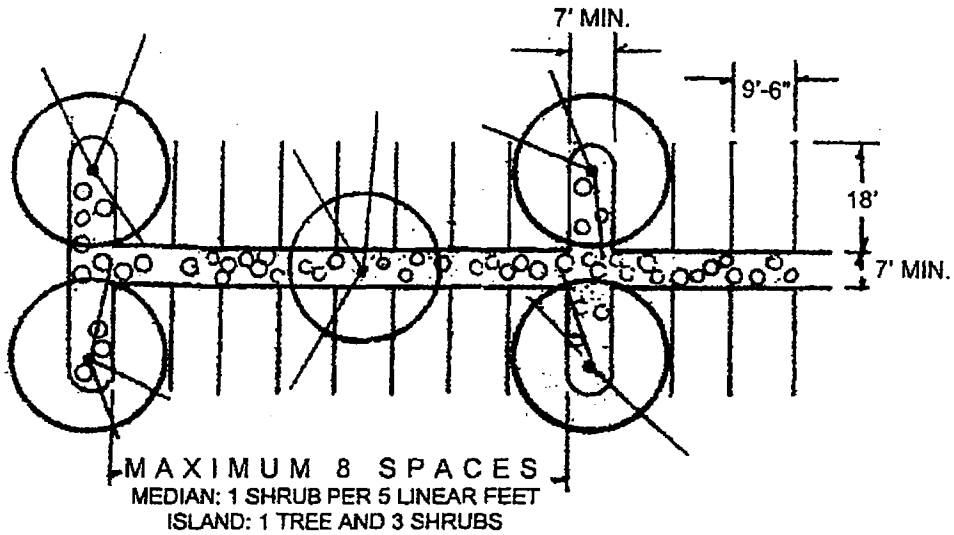
a. Surface Parking

1) Surface parking areas shall contain one (1) tree and three (3) shrubs for every parking island (one stall in length).

2) Landscaped parking medians shall contain one (1) shrub for every five (5) linear feet of landscaping. A minimum of one (1) tree shall be provided between landscape islands. Adequate planter area shall be provided to accommodate full tree maturity.

3) All plantings within surface parking areas may be used to satisfy the landscape requirements in Section 14-35-4-A.1. The parking area tree palette shall only include species that provide adequate shading and minimal litter. (Ord. No. 03-182)

4) Shrubs within a landscape island or median shall be maintained to a maximum height of three (3) feet, and all trees at maturity within such planters shall maintain a minimum clearance of six (6) feet from the lowest branch to the adjacent grade elevation.



b. Multi-level Parking Structures

The landscape area provided at the perimeter of multiple level parking structures shall contain one (1) tree and three (3) shrubs for every twenty (20) feet of structure perimeter.

6. *Drainage Facilities (Public and Private)*

Drainage facilities shall be completely landscaped with plantings and ground surface materials. Such landscaping shall provide for erosion protection while allowing for the efficient utilization of the structure.

7. *Building Frontages*

Non-residential and multi-family residential buildings shall include a five (5) foot minimum landscape planter between the building and parking area which may include a two (2) foot parking overhang. This planter area shall encompass a minimum of fifty percent (50%) of the building's front footage and may count towards the on-site landscape area requirements. (Ord. No. 03-182)

Building frontage planter areas shall include one (1) shrub for every five (5) linear feet. All plantings within building frontage planter areas may be used to satisfy the landscape requirements in Section 14-35-4-A.1. A deviation or alternative to this requirement, including but not limited to, raised seatwalls, decorative planter boxes, potted trees / shrubs, may be considered by the Planning Manager or designee provided the intent of the building frontage planter is satisfied. (Ord. No. 06-07)

B. Design Standards

1. *Minimum Size of Trees and Shrubs*

Unless otherwise specified herein, all required trees shall be a minimum of fifteen (15) gallon in size and at least fifty percent (50%) of those trees must be twenty-

four (24) inch box or larger in size. A development may substitute thirty-six (36) inch box trees in place of fifteen (15) gallon trees at a substitution rate of 1.5 trees for every 1 required fifteen (15) gallon tree. All shrubs shall be a minimum of five (5) gallon in size to satisfy the landscape requirements in Section 14-35-4A.2. (Ord. No. 03-182)

All trees shall be of a size at the time of installation to conform with the standards established in the *Arizona Nursery Association Grower's Committee Recommended Tree Specifications.*

2. *Limitation On Use of Turf*

Development projects shall limit the use of turf (lawn) to a maximum of twenty percent (20%) of the lot area. This provision may be waived for those projects as determined by the Site Plan Review process that require a greater amount of turf due to the nature of their use (i.e. schools, parks, golf courses etc.) or those projects that irrigate their landscaping with a reclaimed or private water source. (Ord. No. 03-182)

3. *Substitution of Ground Covers*

Upon approval of the Community Development Director or designee, the installation of twenty (20) square feet of vegetative ground cover in any landscaped area shall substitute for one (1) required shrub, up to a maximum of twenty percent (20%) of the required shrubs in any particular landscaped area. No substitution shall be made for the required shrubs along any street frontage. (Ord. No. 02-95)

4. *Ground Surface Treatment*

All landscaped areas shall be finished with a natural topping material which may include, but not limited to, the following: turf (subject to Section 14-35-4-B.2), ground cover, planting, 3/4" minus decomposed granite (or as approved by plan review) at a 2" minimum depth, river run rock, expanded shale, or bark. A pre-emergent herbicide shall be applied to the ground prior to and after the placement of natural surface materials (decomposed granite, river run rock, etc.) in any landscaped area to prevent weed growth.

5. *Irrigation Standards*

All landscaped areas shall be supported by an automatic irrigation system which may be a spray, flood, or drip type system. A backflow prevention device as approved by the City shall be required with the installation of all irrigation systems. All irrigation systems and landscaped areas shall be designed, constructed, and maintained so as to promote water conservation and prevent water overflow or seepage onto the street, sidewalk, or parking areas.

A separate water meter shall be installed for landscaping that is installed within the right-of-way and maintained by the City. For developments in which the property owner is to maintain the right-of-way landscaping, the right-of-way irrigation system shall be separated or isolated from the on-site irrigation system.

6. *Obstructions to Visibility*

   All landscaping and landscaped materials established in close proximity to a driveway or street intersection shall be installed and maintained in compliance with the City's visibility triangle requirements. All ground covers within surface parking areas shall be designed to minimize interference with surveillance capabilities or vehicular and pedestrian circulation.

7. *Protection of Landscaped Areas from Vehicular Damage*

   Permanent containment barriers (concrete curbs or bumper guards) shall be installed and properly secured within or adjacent to all proposed parking areas and along all driveways and vehicular access ways to prevent the destruction of landscape materials by vehicles. All trees and shrubs shall be installed a minimum of two and one-half (2.5) feet from back of curb.

8. *Obstructions of Fire Hydrants*

   All plant materials shall be planted so that at maturity the edge of the plant will be no closer than three (3) feet to any fire hydrant or fire suppression device.

9. *Landscape Screening*

   All mechanical equipment, electrical meters and similar utility devices shall be screened from public view with appropriate plantings.

10. *Trails*

    All trails required by the Rivers and Trails Mater Plans shall include landscaping and hardscape materials as determined by the Community Services Department.

11. *Acceptable Landscape Materials*

    a. Plant materials utilized in landscaped areas in the right-of-way must be included on the most recent edition of the *Phoenix Active Management Area Low Water Using Plant List.*

    b. No artificial plant materials may be used to satisfy the requirements of this Section.

    c. Palm trees shall not be installed within the right-of-way unless the maintenance for the palm trees is provided by the owner.

    d. Pollen producing vegetation such as the Mulberry tree (Morus Alba) or Olive tree (Olea Europea) shall be prohibited per Ordinance 94-02.

SECTION 14-35-5 PLAN SUBMITTAL REQUIREMENTS

A. Conceptual Landscape Plan

1. *Submittal Requirements*

   If these landscape regulations apply to a lot or site that is subject to site plan review as set forth in Article 14-39-9, of this Ordinance, or that is processed as a subdivision plat, then a conceptual landscape plan shall be submitted as part of the Site Plan or Preliminary Plat application.

2. *Plan Format and Content*

   a. Submittals for multi-family and non-residential developments shall conform to the guidelines of the Site Plan and Design Review Process Guide.

   b. Submittals for single-family residential developments shall conform to the guidelines of the Subdivision Development Process Guide.

   c. Process guides are available from the Community Development Department.

3. *Plans Review*

   Conceptual Landscape Plans shall be reviewed for compliance and approved in accordance with the requirements of this Article.

B. Final Landscape Plan Review

1. *Plan Format and Content*

   Final landscape plans shall conform to the guidelines of the Final Landscape Plan Review Process Guide available from the Community Development Department. Final irrigation plans shall be included with the submittal.

2. *Final Landscape Plan Review*

   a. The final landscape plans for multi-family and non-residential development projects shall be submitted with the building permit application and shall be approved prior to the issuance of building permits.

   b. Final landscape plans for subdivisions shall be reviewed by the Planning Division at the time of off-site improvement plan review. Landscaping installation with the public right-of-way shall be subject to the bonding requirements as established by the City.

3. *Plans Review*

   The City shall review final landscape plans for conformance with the approved conceptual landscape plans.

C. Landscape Plan(s) Preparation
All landscape plans submitted to the City for review shall be prepared and sealed by a registered Arizona Landscape Architect. Such regulations are governed by the State of Arizona Board of Technical Registration.

14-35-6 LANDSCAPE INSTALLATION AND MAINTENANCE

A. Landscape Completion

1. Except as otherwise provided in Section 14-35-6-A.2 below, all landscaping must be completed in accordance with the approved landscape plan before a Certificate of Occupancy may be issued for any building on the lot

2. If the property owner provides the Community Development Director documented assurance that the landscaping will be completed within six (6) months, the City may issue one (1), six (6) month temporary Certificate of Occupancy and permit the property owner to complete the landscaping during the six (6) month period. For purposes of this subsection, "documented assurance" means a cash bond, cash deposit, or irrevocable letter of credit in an amount equal to 110% of the cost to install the landscaping and irrigation system (Ord. No. 03-182)

B. Landscape Maintenance

1. *Owner Maintenance*

   a. The property owner and/or Lessee shall maintain all landscape materials both on-site and in the adjacent right-of-way in accordance with the approved landscape plan(s).

   b. Required landscaping must be maintained in a healthy, growing condition at all times. The property owner is responsible for regular weeding, mowing of grass, irrigating, fertilizing, pruning, and other maintenance of all planting as needed. Any plant that dies must be replaced with another living plant that complies with the approved landscape plan within thirty (30) days after notification by the City.

   c. Any damage to utility lines resulting from the negligence of the property owner or his agents or employees in the installation and maintenance of required landscaping in a utility easement or public right-of-way is the responsibility of the property owner. If a public utility disturbs a landscaped area in a utility easement, it shall make every reasonable effort to preserve the landscaping materials and return them to their prior locations after the utility work. If, nonetheless, some plant materials die, it is the obligation of the property owner to replace the plant materials.

   d. Any public land landscaping that does not meet the criteria of Section 14-35-6-B.3 shall be maintained by the owners of the adjacent properties.

2. *City Maintenance of Public Lands*

   The City may accept responsibility for the maintenance and operation of landscaping and appurtenances as described by one of the following categories:

   a. Equestrian trails and multi-use paths along the AC/DC canal, CAP canal, New River, Agua Fria River, and Skunk Creek corridors.

b. Street rights-of-way abutting municipal public facilities.

c. Flood control facilities which have been accepted for operation and maintenance by the City.

d. Areas identified for City maintenance by the City Council.

3. *Conditions for Accepting Maintenance*

Prior to the City accepting for maintenance any landscaping and appurtenances as described in Section 14-35-6-B.2 above, the following conditions shall have been satisfied:

a. A separate landscape and irrigation plan, prepared in accordance with Section 14-35-5-B, shall be prepared and approved for any area to be considered for City Maintenance. The plans may be part of the same submittal, but on different sheets than landscape and irrigation plans for areas to be maintained by the private property owner.

b. Prior to construction of landscaped areas to be maintained by the City, the owner/developer shall provide cash, certified check, or negotiable bond in an amount sufficient to provide the installation of the landscaping and irrigation system.

c. The landscaping shall be inspected and approved by the City for compliance with the approved landscape plan.

d. The subsequent completion of a ninety (90) day maintenance period wherein the developer shall be responsible for all watering, weeding, and replacement of all dead or dying plant materials.

e. A final inspection called by the developer or his representative at the completion of the ninety (90) day maintenance period resulting in final approval and acceptance by the City.

14-35-7 PERMITS

Permits for landscape and irrigation installation are required for backflow prevention, electrical connections, and all work performed within the public right-of-way.

ARTICLE 14-36
PLANNED COMMUNITY
(PC) DISTRICT

(Ord. No. 01-146)

CONTENTS

14-36-1 INTENT
14-36-2 GENERAL PROVISIONS
14-36-3 APPLICATION REQUIREMENTS
14-36-4 APPLICATION PROCEDURES
14-36-5 ADOPTION OF A PLANNED COMMUNITY DISTRICT
14-36-6 FINDINGS
14-36-7 FUTURE DEVELOPMENT
14-36-8 AMENDMENTS TO AN APPROVED PC DISTRICTS
14-36-9 ADMINISTRATIVE DECISION APPEALS
14-36-10 ADMINISTRATIVE DECISION APPEALS ADMINISTRATION AND ENFORCEMENT
14-36-11 DEFINITIONS

14-36-1 INTENT

The Planned Community (PC) District is intended to accommodate large-scaled, yet unified, comprehensively planned developments which conform with and enhance the policies and programs contained within the Peoria General Plan. This district is intended to provide an alternative zoning district and development process to accommodate substantial developments for residential, commercial, professional, industrial or other activities, including combinations of uses appropriately requiring flexibility under controlled conditions, not otherwise attainable under conventional zoning districts so that the following goals may be achieved:

A. To enhance the City's development and to promote the public health, safety, and general welfare.

B. To provide within such areas a combination of land uses, which may include a variety of residential types, commercial, industrial, public and semi-public areas, arranged and designed in accordance with sound site planning principles and development techniques; and in such a manner as to be properly related to each other, the immediate surrounding area, the planned thoroughfare system, and other public facilities such as water and sewer systems, parks, schools and utilities.

C. To encourage a more creative approach in the utilization of land in order to accomplish an efficient, aesthetic, and desirable development which may be characterized by special features of the geography, topography, size or shape of a particular property.

D. To establish planning and development control parameters tailored to the opportunities and constraints of the property while allowing sufficient flexibility to permit final detailed planning and the precise distribution of the approved density and intensity of the project at the time of site plan or subdivision application submittal.

E. To provide reasonable assurances to the City and land developer that the proposed development may be planned and carried out in one or more phases over an extended period of time, in accordance with an approved PC "Development Plan" and "Standards Report".

F. To assure that the PC District is developed in accordance with a PC "Development Plan" and "Standards Report." The PC "Development Plan" and "Standards Report shall be designed to fulfill the goals established by the General Plan, provide development standards promoting an appropriate balance of land uses, and promote the planning of public facilities designed to serve the projected population.

14-36-2 GENERAL PROVISIONS

A. *Conformance with the General Plan.* The proposed PC District shall be in general conformance with the Peoria General Plan.

B. *Location of PC District.* PC Districts may be established on large parcels of land which, because of their ownership, size, topography, or exceptional or unusual locational characteristics, are suitable for planned development in a manner consistent with the purposes of this section.

C. *Minimum PC District Area.*

1. The minimum area required for a planned community district is six hundred (600) contiguous acres held under single ownership at the time of application submittal or under multiple ownership within a partnership as expressed through written correspondence and signatures provided with the PC application.

2. Areas within rights-of way may be included in the computation of the minimum six hundred (600) acres.

D. *Property Development Standards.* All land uses in a PC District shall be established within planned "development units." The PC District is intended to be combined with the general property development standards of various zoning districts in the Peoria Zoning Ordinance or as modified in the approved PC "Development Plan" and "Standards Report."

1. The proposed PC District shall comply with overlay districts of general applicability including, but not limited to, the Hillside Development Overlay and Floodplain Districts, except where modifications are expressly authorized through an approved Standards Report and Development Plan;

2. The proposed PC District shall comply with the Subdivision regulations and other adopted policies, codes and ordinances of general applicability;

3. The proposed PC District may include modified property development standards (contained within the zoning ordinance) to address defined opportunities and constraints related to the property, including, but not limited to, building placement and height, minimum lot size and parking area landscaping.

E. *Permitted Uses*. Any use may be permitted in any specific "development unit" within a proposed PC district provided such use shall be specifically listed as a permitted use and shall be located and conducted in accordance with the approved "Development Plan" and "Standards Report" and other applicable regulations.

F. *Conditional Uses*. Any use may be established as a conditional use in any specific development unit within a proposed PC district provided such use shall be specifically listed as a conditional use subject to the provisions of Article 14-24 ('Conditional Use Permits') and shall be located and conducted in accordance with the approved "Development Plan" and "Standards Report" and other applicable regulations.

14-36-3 APPLICATION REQUIREMENTS

In addition to complying with the provisions of Article 14-39, Section 14-39-6, "Rezonings," each application for a PC District shall be accompanied by a "Standards Report," "Development Plan" and "Development Schedule." The "Standards Report" and "Development Plan" shall, as approved by the City Council, become a part of the applicable zoning regulations within the respective PC District. Subsequent changes to the "Development Plan" shall be made in accordance with Section 14-36-8. (Ord. No 02-80)

A. *Standards Report.* The "Standards Report" shall describe the purpose, nature and characteristics of the proposed PC district including, but not limited to, the proposed development unit use or uses to be conducted in the district in a manner sufficient to enable preparation and consideration of regulations governing permitted and conditional uses, site use and other development regulations which may be appropriate to govern development, use, and maintenance of the sites included within the PC district. The "Standards Report" shall include the following:

1. Contact listing of key project team representatives including the contact, owner, and developer.

2. Vicinity Map.

3. Legal description of the district boundary.

4. A statement by the applicant demonstrating the necessity of the application for the PC district, including information demonstrating compliance with the findings contained within Section 14-36-6.

5. Existing conditions map drawn to a suitable scale showing the use and general condition of the land within the proposed PC district boundary and adjacent lands for one mile. The map will provide the total gross acreage, overall density

proposed and a delineation of major physical constraints or opportunities, major environmental features, topography, existing roads, trails, utilities, generalized location of any hundred (100) year floodway and mapped stormwater drainage conditions.

6. The delineation of development units including a parcel matrix inclusive of each proposed development unit indicating as appropriate: the approximate unit size in acres, proposed allocation of land uses, the proposed zoning district(s) (either an existing zoning district or a modified proposed district as further defined within the Standards Report), the projected number of employees, the maximum number of potential dwelling units, and intended floor area ratios (FAR) for the project.

7. The parcel matrix shall also indicate the projected number of residential units or non-residential square footage for each development unit to guide the preparation of supporting infrastructure studies outlined herein.

8. Such additional information as the Planning Manager may prescribe as necessary, to facilitate review and action on the application by the Planning and Zoning Commission and the City Council.

B. *Development Plan.* The "Development Plan" must include a land use and circulation system concept that is consistent with the goals and policies of the General Plan, compatible with the environment, and capable of being served by existing and planned public facilities and utilities. The "Development Plan" submitted with the application for the PC District shall include the following, unless waived by the Planning Manager:

1. Submittal of a Development Plan Map divided into approximate development sub-areas or development units. The proposed Development Plan Map(s) shall be drawn to a suitable scale and include at least the following:

   a. The boundary of the proposed PC District.

   b. The existing and proposed topographic character of the land.

   c. The approximate location of each proposed land use development unit.

   d. The general location of all proposed major and minor arterial streets, including their proposed connections to major streets identified on the Circulation Map in the Peoria General Plan.

   e. Major drainage elements.

   f. All proposed public schools, parks and open space areas.

   g. Any trails and/or bikeways, including their proposed connections to conceptual trail locations identified in the Peoria Trails Master Plan and other relevant documents.

h. Conceptual location of any significant historical, cultural and archaeological features of the site, including proposed methods to incorporate and preserve such features into the proposed project.

2. Master Drainage and Hydrology Report, prepared by an Arizona registered engineer.

3. Master Water and Sewer System Report, prepared by an Arizona registered engineer.

4. Traffic Impact Analysis Engineering Report, prepared by an Arizona registered engineer.

5. A Cost Impact Analysis of the proposed public facilities and infrastructure, prepared by a competent person or firm with experience in the preparation of such studies. The study shall provide the specific detailed accounting of the financing structure for the development of required facilities for parks, law enforcement, fire protection, public services, municipal government, and other necessary governmental services.

6. Such additional information as the Planning Manager may prescribe as necessary, to facilitate review and action on the application by the Planning and Zoning Commission and the City Council.

C. *Development Schedule*. The following schedule submitted with the application for a PC District shall include the following:

1. A schedule, indicating to the best of the applicant's knowledge, the approximate timeframe in which construction or development is expected to begin, the duration of time required for completion of the development; and

2. Proposed phasing if the project will not be developed as one (1) unit, including a plan for the interim use and management of the undeveloped phase or phases.

14-36-4 APPLICATION PROCEDURES

A. The applicant is encouraged to meet with the Planning Manager prior to making an application for a PC District to discuss the development concept, the review and approval process, and the submittal requirements.

B. The applicant shall obtain the necessary application forms from the Planning Division. Application forms when properly completed and accompanied by the required fee and required material shall be submitted to the Planning Division.

C. If the application request requires an amendment of the City's adopted General Plan and/or an adopted Specific Plan, the applicant shall submit an application to amend the General Plan or adopted Specific Plan prior to or simultaneously with the application for a PC District.

D. The Planning Division shall distribute the PC application and supporting materials (pursuant to Section 14-36-3), and other relevant documentation to each responsible department for review and comment.

E. Written responses shall be obtained by the applicant from public or quasi-public agencies identified by the Planning Manager as being stakeholders in the outcome of the development proposal within the timeframe defined above. The Planning Manager or assigned designee shall compile all of the comments and recommendations and submit a written report to the applicant.

F. The revised PC "Development Plan" and "Standards Report" shall be resubmitted to the Planning Division for further evaluation by the Planning Manager and the reviewing agencies.

G. A development agreement between the applicant and the City may be prepared and reviewed concurrently to afford resolution to issues and concerns identified through agency review.

14-36-5 ADOPTION OF A PLANNED COMMUNITY DISTRICT

A. The Planned Community District shall be adopted in accordance with procedures set forth in Article 14-39, Section 14-39-6, "Rezonings." The Commission and Council shall consider the PC "Development Plan" and "Standards Report" as part of the rezoning application and all provisions and protocols therein set forth in Section 14-39-6 shall apply to said "Development Plan" and "Standards Report.

B. At the time a PC District is approved by the City Council, the associated "Development Plan" and "Standards Report" shall become an integral part of the Peoria zoning regulations for the PC District established by the City on the property. All future development within the adopted PC District shall thereafter be in conformity with the "Development Plan and Standards Report."

14-36-6 FINDINGS

Before approval or adoption of an application for a PC District, the Planning and Zoning Commission and the City Council shall find:

A. That the development proposed is in conformance with the General Plan.

B. That the streets and thoroughfares proposed are in conformance with the General Plan Circulation Map and will be adequate to serve the proposed uses.

C. The Planning and Zoning Commission and City Council shall further find:

1. In the case of proposed residential development, that the development will promote compatible buildings and uses and that it will be compatible with the character of the surrounding area; and

2. That the conceptual site locations proposed for public facilities such as schools, fire protection, law enforcement, water, wastewater, streets, public services and parks, are adequate to serve the anticipated population within the PC District.

3. In the case of proposed commercial, industrial, institutional, recreational and other non-residential uses or mixed-uses, that such development will be appropriate in area, location and overall planning for the purpose intended.

4. That the development is fiscally sound, as demonstrated in the Cost Impact Analysis, and is consistent with adopted policies, infrastructure plans and applicable Capital Improvement Programs (CIP).

14-36-7 FUTURE DEVELOPMENT

Upon adoption of the PC District, the applicant may then proceed with the development of the property in accordance with the "Standards Report" and "Development Plan" by filing subdivision plats for any portion of the PC District in accordance with Chapter 24 of the Peoria City Code (1977), which constitutes the City's Subdivision Regulations; or a site plan, pursuant to Article 14-39, Section 14-39-9, "Site Plan Review" of the City's Zoning Ordinance. Legal descriptions for each affected development unit must be provided with subdivision plats or site plan applications. (Ord. No. 03-06)

The Planning and Zoning Commission will not take any subsequent approval action on a project within thirty (30) days of the City Council's adoption of the PC District.

14-36-8 AMENDMENTS TO AN APPROVED PC DISTRICT

A. Amendments to the PC District "Development Plan" or "Standards Report" may be requested by the applicant or its successors. Amendments to the approved PC District shall be delineated as *major* or *minor* amendments. Amendments to the approved PC "Development Plan" and "Standards Report" may be limited to one or more "development units" and any proposed change will not affect development units not included in the proposed amendment.

B. Upon receipt of an amendment application to the Planning Division, the Planning Manager shall determine if the proposed amendment constitutes a *major* or *minor* amendment.

C. *Major Amendments*. If the Planning Manager determines the amendment to be a *major*, the amendment request shall be processed in the manner set forth in Sections 14-36-4 &5.

D. An amendment will be deemed *major* if it involves any *one* of the following:

1. A change in the overall PC District Boundary; or

2. An increase in the total number of approved dwelling units or gross leasable area (GLA) for the overall PC District; or

3. A significant change to the approximate boundary of one or more "development unit(s)" from that approved in the PC District, as determined by the Planning Manager. A change to an individual development unit generally shall be deemed to be significant if it represents a ten percent (10%) increase to the approximate gross area of the development unit as approved in the PC District.

4. An increase of ten percent (10%) or more of the approved number of projected dwelling units or gross leasable area (GLA) for an individual development unit.

5. Any change in land use or density that is likely to negatively impact or burden public facilities and utilities infrastructure as determined by the City Engineer.

6. Any change in land use or density that is likely to negatively impact or burden circulation adjacent to the PC District or to the overall major street system as determined by the City Engineer.

7. Any other proposed change to the "Development Plan" and/or "Standards Report" which substantively alters one or more components of the PC District as determined by the Planning Manager.

E. *Minor Amendments*. Amendments not meeting one or more of the criteria listed in subsection (D) shall be considered minor. If the Planning Manager determines the amendment to be minor, the Planning Manager may administratively act on the amendment and attach stipulations or conditions of approval thereto, to protect the public health, safety and welfare.

1. If the amendment proposes a change to the Development Plan Map, notice of the proposed minor amendment shall be mailed to each owner of property as last disclosed by County Assessor records, situated wholly or partly within three hundred (300) feet of the affected development unit(s) to which the amendment relates. For purposes of giving mailed notice, the Planning Manager shall require the applicant to furnish the names and addresses and stamped/addressed envelopes of all affected property owners as determined above. If the amendment proposes any other change to the "Development Plan" or "Standards Report", including but not limited to, text changes or changes to the development standards of the "Standards Report," notice of the minor amendment shall be published within a newspaper of general circulation.

2. If written protest to any minor amendment is received from any notified property owner within ten (10) days of the notification mailing date in the case of mailed notice, or within ten (10) days of the final date of advertising in the case of published notification, and such protest cannot be resolved, then the Minor Amendment shall be reclassified as a Major Amendment. No additional application shall be required, however, all provisions governing Major Amendments shall then apply.

3. If written protest is not received as described above, the Planning Manager shall render a decision on the minor amendment request. The Planning Division decision shall be final unless appealed under Section 14-36-9. The Planning Manager or assigned designee shall send copies of the decision to the applicant,

interested parties of record and members of the Planning and Zoning Commission.

14-36-9 ADMINISTRATIVE DECISION APPEALS

A. An action or decision by the Planning Division on *minor* amendments may be appealed by the applicant within seven (7) days from the date of the Planning Manager's decision.

1. Appeals shall be in writing on a form provided by the Planning Division and shall include only the specific items being appealed.

2. The Planning Division will submit a report and any background material regarding the appeal to the Planning and Zoning Commission for its next scheduled meeting. Any persons associated with the action being appealed shall be informed by the Planning Division of the date, time, and location of the appeal hearing.

3. The Planning and Zoning Commission's decision on the appeal will be sent out (in writing) to the applicant. The decision of the Planning and Zoning Commission will be final, unless the applicant initiates an appeal to the City Council.

B. *Appeal to Council.* An action or decision by the Planning and Zoning Commission on minor amendments may be appealed by the applicant within seven (7) calendar days after the date of the Commission decision.

1. Appeals shall be in writing on a form provided by the Planning Division and shall include the specific items being appealed and the nature upon which the decision was in error.

2. The Planning Division shall transmit to the City Council a transcript, with exhibits, of the Planning and Zoning Commission's hearing. The City Council shall review the transcript and exhibits and may, at their discretion, hear further oral or written comments.

3. The City Council may affirm the decision of the Planning and Zoning Commission; or remand the matter for further proceedings before the Planning and Zoning Commission; or reverse or modify the Planning and Zoning Commission's decision.

14-36-10 ADMINISTRATION AND ENFORCEMENT

A. While ownership of a project may subsequently be transferred (in whole or in part), PC District zoning will continue to be implemented and maintained on the total acreage of the PC District zoned project. It is the responsibility of the owner to notify all prospective purchasers of the existence of the PC District and the PC "Development Plan" and "Standards Report". It is also the responsibility of the owner to initiate a dialogue with the Planning Manager to ensure the program of

development can be administered to comply with all of the processing time frames and hearing schedules required.

B. In the event that the applicant has failed to comply with the conditions adopted by the City Council in conjunction with the approved PC District and the PC "Development Plan" and "Standards Report", the City may proceed in accordance with Section 14-4-6B of the Peoria Zoning Ordinance.

14-36-11 DEFINITIONS

Development Unit: An approximate "subarea" within a specifically defined PC boundary containing singular or multiple designated land use and zoning classifications. Multiple classifications or mixed-use classifications may be permitted in the PC District in conformance with the General Plan. A development unit in text or table format is the same area as referenced on a map but describes the area in more specific detail. The City Council may approve a particular definition of "subarea" or "development unit" for any individual PC District.

Standards Report: Consists of a narrative report, existing conditions map and background information describing the characteristics, components and timing of the proposed PC District by development unit(s). The Standards Report includes a development unit matrix describing density, projected employment, intended FAR's, zoning districts and applicable development standards.

Development Plan: Is a multi-faceted development plan, organized by development unit, demonstrating how the Standards Report will be implemented. The Development Plan will illustrate the proposal's relationship and conformity with adjacent land uses, circulation systems and the provision of utilities and other public services.

ARTICLE 14-41
SPECIAL USE PERMITS

(Ord No. 03-25)

CONTENTS

14-41-1 INTENT
14-41-2 USES SUBJECT TO A SPECIAL USE PERMIT
14-41-3 SPECIAL USE PERMIT APPLICATION PROCESS
14-41-4 PERMIT LIMITATIONS

14-41-1 INTENT

The Special Use Permits allow for uses, which would otherwise be prohibited in the conventional zoning districts. These special uses usually do not conform to traditional use groupings, and because of their unique characteristics, and nature of operation, require specific safeguards or design constraint to be in place prior to their development. In addition, a special use shall be permitted only when adequate mitigation measures have been provided to eliminate or reduce any potential negative impacts the use may have on surrounding properties. A Special Use Permit is intended to provide a zoning overlay on conventional zoning districts for specific uses.

14-41-2 USES SUBJECT TO A SPECIAL USE PERMIT

The following uses may be permitted as a special use in any zoning districts unless otherwise indicated in this ordinance.

A. Cemetery, Crematorium, Mausoleum, Funeral Home, Mortuary, and Columbarium. These uses shall be subject to the following additional requirements:

   1. Access: Access to the site shall be directly from an arterial street. All access points must be designed to minimize traffic congestion.

   2. Screening: When the development site abuts a residentially zoned property or a residential alley, the property boundaries shall be screened with a minimum of an eight-foot (8') high masonry wall.

B. College or University Campus

C. Commercial Radio and Television Transmission Tower, excluding wireless communication facilities.

D. Correction, Detention, Holding and Release Facility. These uses shall be subject to the following additional requirements:

1. Location: All facilities shall be located only in areas designated as 'Industrial' on the Land Use Map of the Peoria General Plan.

2. Access: Access to the site shall be directly from an arterial street. All access points must be designed to minimize traffic congestion.

3. Setback: All facilities shall maintain a minimum setback of two hundred feet (200') from all property lines. A minimum setback of a one-quarter mile (1/4) is required when such facilities abut schools, parks, churches and similar uses and when abut any residentially zoned districts. The City Council may require additional landscaping and screening of the facilities in order to protect the aesthetic character of the area.

4. Building Height: The maximum height for such facilities is fifty feet (50').

5. License requirements: All such facilities are required to be licensed by the State, and shall comply with all Federal, State and local rules, regulations and standards.

E. Marina and Boat Charter

F. Outdoor Recreational/Entertainment, including Commercial Sporting Complex, Concert Facility, Stadium, Drive-in Theater, Amusement Park, Commercial Racetrack, and similar uses. These uses shall be subject to the following additional requirements:

1. Access: All access to the site shall be directly from an arterial street, and all points of ingress and egress shall be designed in order to minimize traffic congestion. Temporary traffic signals may be required as a condition for approval.

2. Queuing Space: When necessary, sufficient off-street vehicular queuing space shall be provided at the entrance to accommodate vehicular traffic as determined by the City Engineer.

3. Building Setbacks: Every building shall maintain a minimum of a fifty feet (50') setback from any street that provides access to the site. When uses abut any residentially zoned and developed properties, a minimum of a two hundred-foot (200') setback is required.

4. Screening: Planning Commission and/or the City Council may require additional landscaping and screening of the facilities in order to protect the nearby properties.

5. For Drive-in Theaters, any movie screen located within five hundred feet (500') from a street shall be placed and/or shielded so that the screen is not visible from such street.

G. Public/Private Airport, Heliport, or Helistop and similar uses shall be subject to the following additional requirements:

1. The applicants shall provide a copy of the Notification of Landing Area Proposal with the Federal Aviation Administration (FAA), and demonstrate compliance with all FAA's requirements.

2. For Heliport proposals, development review will be based on analysis of general conformance with FAA regulations.

3. As part of the Special Use Permit submittal, the applicant shall provide an airport environmental impact assessment to include, at a minimum, the noise, air quality, water, social and cultural impacts, and proposed mitigation measures to minimize such impacts.

H. Religious Retreat Facility.

I. Sand and Gravel, Rock Quarrying, and similar mining uses:

Sand and Gravel, Rock Quarrying, and similar mining uses are exempt from design review and landscaping requirements in the site plan approval process, but they shall be subject to the following additional requirements listed below. If the proposed operation is within the State Trust Land area, the City and the State Land Department may enter into an Intergovernmental Agreement to establish the regulatory requirements in lieu of the provisions on this Article. Such Intergovernmental Agreement shall become effective upon approval by the Council and State Land Commissioner.

1. Required submittals: In addition to the site plan for the Special Use Permit, the applicant shall submit a master plan consisting of an operation plan, a re-use plan, a closure plan, a financial guarantee, and copies of the required permits if applicable in accordance with the following guidelines:

   a. Operation plan: An operation plan shall, at a minimum, consist of the following information:

      1) Traffic: There shall be safe means of ingress and egress to the site. All access roads from mining operations to public highways, roads or streets, or to adjoining property, shall be paved or otherwise maintained to control dust. Measures shall be taken to ensure no unauthorized public access to the site.

      2) Mitigation Measures: All operations shall comply with applicable Federal, State and County air pollution regulations. Mitigation measures shall be taken to control noise, dust, lighting, night operations and other potential nuisances on adjacent properties.

      3) Hours of operation: All normal hours of operation shall be established in the Special Use Permit as approved by the Planning and Zoning Commission and City Council. The Community Development Director or designee may authorize a temporary operation schedule from normal operating hours.

b. Re-use plan: The re-use plan shall include a conceptual plan for post-mining land use for excavated areas intended to be established upon abandonment of the site or cessation of the operation. The re-use plan may reflect alternative post-mining land uses. Each proposed post-mining land use shall be in compliance with existing zoning regulations. The re-use plan shall include a feasibility study for the use(s) proposed to be developed on the property upon abandonment of the site or cessation of the aggregate mining operation.

c. Closure plan: The closure plan shall indicate the time frame and methods to carry out the closure requirements upon cessation of the operation or the abandonment of the site. The plan shall provide for reclamation measures equivalent to the standards set forth in State Statute ARS 27-953. The closure requirements may be modified by the Planning and Zoning Commission and/or City Council to provide for site-specific conditions.

d. Regulatory Permits: When the proposed operation requires a 404, Stormwater and Rivercourse Permits, the applicant shall provide copies of the required submittals to the designated agencies together with their approvals before starting mining operations.

e. Financial Guarantee: To ensure that operators abide by the closure plan and the proposed re-use plan, a financial security shall be posted before the Special Use Permits are issued. The applicant shall provide a financial security satisfactory to the Chief Financial Officer of the City and the City Attorney and in an amount sufficient in the opinion of the Community Development Director, or designee(s), to secure the performance of the closure requirements and the re-use plan.

2. Size: The minimum size requirement for any operation is five acres (5 ac).

3. Setbacks or mitigation: all operations shall provide detailed narrative and engineering plans to show all proposed mitigation measures of any adverse impacts, including but not limited to the considerations of visual, sound, vibration, and traffic. Absent of such mitigation, the minimum setback for equipment directly involved in the production process, shall be no less than three hundred feet (300') from a property line adjacent to a residential development and the minimum zoning district setback when adjacent to non-residential developments, excluding conveyor belts or tubes.

4. Setback for Blasting: Blasting or use of explosive shall be prohibited within one half (1/2) mile from all property line.

5. Setback for scale house, office, any similar structures with a maximum height of twenty-eight (28) feet, and haul road can be within one hundred (100) feet from the property line adjacent to residential development, and the minimum zoning district setback when adjacent to non-residential developments.

6. The minimum acreage of operation and set back requirements may be reduced as approved by the City Council in conjunction with the Special Use Permit approval.

7. Existing Operations: Any operations existing at the time of the adoption of these requirements shall submit to the Community Development Department, within 90 days following the effective date of the ordinance, an application to register the pre-existing use.

   a. The application shall contain the following:

      1) Information required to be included in an application for a Community Notice pursuant to State Statute §27-442.

      2) A legal description of the operation boundaries.

   b. The Community Development Department shall review the information for completeness and shall notify the applicant within 15 business days when the registration is accepted. Upon acceptance by the City, the information shall be retained on file as a record of non-conformance.

   c. The boundaries of the registered area shall be consistent with the boundaries as set forth in the Community Notice pursuant to State Statute §27-442. Any expansion of a registered non-conforming use beyond the registered operation area shall be subject to the Special Use Permit process and all requirements set forth in this Special Use Permits article, Section 14-41-2.I on Sand and Gravel and similar operations.

   d. Modification within a registered operation area involving a new and significant type of aggregate mining that has never been conducted at the aggregate mining operation site shall be subject to the provisions set forth in this Special Use Permits article, Section 14-41-2.I on Sand and Gravel and similar operations. Modification to the Community Notice shall not constitute an approval of modification within a registered operation area.

J. Sanitary Landfill

   1. No such facility shall be approved without a complete report from the applicant detailing all known and potential impacts and hazards, or without certified compliance with applicable Federal, State and County laws.

   2. In addition to the Special Use Permit application, the applicant shall also submit detailed information about the planned reclamation of the site, including proposed grading, drainage patterns, establishment of vegetation, and characteristics of the land upon completion of the reclamation activity. This shall include accurate analysis of the limitations of the completed site for re-use and development, including limitations on future land use which may be caused by physical instability of the disposal site; by the release of gases or seepage of liquid materials from the landfill; or because of any characteristics of any substance disposed of thereon.

K. Swap Meet and similar outdoor sales uses

L. Zoo

14-41-3 SPECIAL USE PERMIT APPLICATION PROCESS

A. Application

1. An application for a Special Use Permit shall be submitted to the Community Development Department on an official application provided by the Department. Submittal requirements shall be as outlined in the Special Use Permit Process Guide and shall include, but not be limited to, the following:

   a. A detailed site plan prepared in accordance with the provisions set forth in Article 14-39 Section 14-39-9. "Site Plan Review," of this Ordinance.

   b. A design review submittal in accordance with Chapter 20 of the Peoria City Code (1992) and the City's Design Review Manual, and any other applicable provisions.

   c. Identification of off-site impacts and adequate measures proposed to mitigate those impacts including, but not limited to, dust, smoke, noise, odors, lights, or storm water run-off.

B. Application Review

1. The Community Development Department shall review the application in accordance with provisions set forth in the Site Plan & Design Review Process Guide. City staff will provide initial review of the proposal and will identify issues related to the overall project. Staff will then provide the applicant recommendations and comments on the initial concept of the proposal and the applicant shall revise the proposal accordingly prior to formal submittal of the application.

2. After the submittal of the application, the Community Development Department will transmit the application to the applicable City Departments for formal review. The Community Development Department shall transmit all comments in writing to the applicant. The applicant shall then revise and resubmit the application materials that address all of the concerns and issues raised in the comments. Upon final submittal, the Community Development Department shall establish the hearing dates for the proposal and shall provide a written report with a recommendation to both the Planning and Zoning Commission and the City Council.

C. Public notice and hearing

The Special Use Permit serves as a zoning overlay, the public notice and hearing process shall be conducted in the same manner as set forth in Article 14-39 "Administrative Procedures", Section 14-39-6 "Rezonings"

D. Site developments standards

1. The Planning Commission or the City Council may establish additional or more stringent standards to mitigate the negative impacts that the proposed special use may have on the surrounding areas. These standards may include but not be limited to the following:

   a. Site coverage, structure height and setback requirement;

   b. Screening;

   c. Off-street parking and loading specifications and improvements;

   d. On-site and off-site street and drainage improvements;

   e. Traffic circulation to include point of vehicular ingress and egress;

   f. Landscaping;

   g. Control of noise, vibration, odor, emissions, hazardous materials and other potentially dangerous or objectionable elements;

   h. Hours of operation;

   i. Time limits within which the Special Use Permit shall cease to exist;

   j. Storm run-offs and water conservation measures; and

   k. Hazardous materials handling.

E. Findings

In considering an application for a Special Use Permit or an Appeal of a decision denying a Special Use Permit, the Planning and Zoning Commission and City Council shall base the decision on the following findings:

1. The proposed use is consistent with the goals, policies, objectives and future land use map of the Peoria General Plan and specific elements of the General Plan and any adopted Specific Plan applicable to the site where the proposed special use is located.

2. The proposed use is in compliance with documentation and recommendations provided by reviewing City Departments.

3. The proposed use is in compliance with all applicable City codes, standards and guidelines governing such use.

4. The proposed special use is adequately served by essential public services, such as street, drainage facilities, fire protection, and public water and sewer.

5. The proposed special use is designed and landscaped to preserve the character of the neighborhood and that it will not discourage appropriate development or use of surrounding properties.

6. The proposed special use will not generate adverse impacts on adjoining properties and land uses.

7. The proposed special use will not be injurious to the public health, safety and welfare of the community.

14-41-4 PERMIT LIMITATIONS

A. Effective Date

A Special Use Permit shall be in effect upon amendment to the City Zoning Map adopted by the City Council designating the approved use.

B. Expiration

The expiration or termination of the Special Use Permit shall be in effect upon amendment to the City Zoning Map adopted by the City Council designating the approved use.

C. Modification

1. The applicant to whom the Special Use Permit was granted may request a modification of the Permit in writing to the City of Peoria Community Development Department along with appropriate documents and fee.

2. The Community Development Director or designee(s) shall determine whether or not the requested change(s) is a substantial modification or within the scope of the original Special Use Permit and whether or not the requested change(s) is consistent with the requirements set forth in this Ordinance.

3. The Community Development Director or designee(s) may approve the modification if the change(s) is insubstantial, is within the general purview of the original Special Use Permit, and is consistent with the requirements set forth in this Ordinance.

4. If the requested change is substantial and is not within the general purview of the original Special Use Permit, or is not consistent with the requirements set forth in this Ordinance, then the matter shall be decided at a public hearing before both the Planning Commission and City Council. All public noticing procedures shall be given in the manner specified in Article 14-39 "Administrative Procedure"', Section 14-39-6 "Rezoning".

D. Termination and Revocation

1. There has been material noncompliance with any conditions prescribed in the Special Use Permit or the approved site plan.

2. The use covered by the permit or the manner of conducting the operation is a safety hazard to nearby residents or anyone working in the vicinity, detrimental to adjacent properties, to the neighborhood, or to the general public welfare.

3. The use is being conducted in violation of any provision of this ordinance, or any Federal, State, City, County and other applicable regulations.

OFFICIAL RECORDS OF
RICOPA COUNTY RECORDER
HELEN PURCELL
20060852181 06/26/2006 09:02
ELECTRONIC RECORDING

062662-9-1-1--
jamesc

ORDINANCE NO. 06-13

AN ORDINANCE OF THE CITY OF PEORIA, MARICOPA COUNTY, ARIZONA, AMENDING ORDINANCE 01-161 TO PROVIDE FOR A MAJOR AMENDMENT TO THE PLANNED COMMUNITY DISTRICT DEVELOPMENT CONDITIONS OF APPROVAL; AND PROVIDING FOR OTHER AMENDMENTS TO THE PCD STANDARDS AND GUIDELINES REPORT AS REFERENCED HEREIN; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the City of Peoria Planning and Zoning Commission held a public hearing on May 18, 2006 on zoning case Z 00-12A.3 in the manner prescribed by law for the purpose of considering a Major Amendment to the approved Planned Community District (PCD) for Vistancia North (formerly 'White Peak Ranch').

WHEREAS, due and proper notice of such Public Hearing was given in the time, form, substance and manner provided by law including publication of such notice in the Arizona Business Gazette on April 27, 2006; and

WHEREAS, the City of Peoria Planning and Zoning Commission has recommended to the Mayor and the Council of the City of Peoria, Arizona, an amendment to the PCD conditions of approval entered with Ordinance No. 01-161 in the manner contained in Exhibit A; and an amendment to the PCD Standards and Guidelines Report as referenced in Exhibit A; and the Mayor and the Council of the City of Peoria, Arizona desires to accept the recommendation of the Planning and Zoning Commission and approve a major amendment to the Vistancia North PCD as described below.

NOW, THEREFORE BE IT ORDAINED by the Mayor and Council of the City of Peoria, Arizona that:

SECTION 1. That the conditions of approval from Ordinance No. 01-161 be amended as illustrated in Exhibit A.

SECTION 2. The effectuated area remains unchanged as originally described in Ordinance 01-161.

SECTION 3. Effective Date. This Ordinance shall become effective at the time and in the manner prescribed by law.

PASSED AND ADOPTED by the Mayor and Council for the City of Peoria, Arizona this 6th day of June, 2006.

for John C. Keegan, Mayor

6.7.06

Date Signed

ATTEST:

Mary Jo Kief, City Clerk

APPROVED AS TO FORM:

Stephen M. Kemp, City Attorney

Published in: Arizona Business Gazette Pub. Dates: June 8 and 15, 2006

Effective Date: July 8, 2006

EXHIBIT A

1. The Development shall comply with the Vistancia North Development Plan & Standards Report prepared by LVA Urban Design Studio, dated 05/10/06, except as modified herein:

2. The total number of dwelling units for the Vistancia North Planned Community shall not exceed the maximum units permitted within each development village and 6,288 units for the project as a whole as outlined in *Table C.1 ('Vistancia North Residential Density and Student / School Projections')*. The number of dwelling units shall be tracked during the review of each subdivision and/or site plan.

3. A Wash Corridor Protection Plan, documenting the location of all significant washes on the site as illustrated on *Figure B-2 ('Primary Drainage Corridors, Topography & Landforms')* of the Vistancia North PCD shall be approved with each applicable Preliminary Plat or Site Plan for any development unit. The plan shall show the relationship between the existing wash corridors, proposed development activity, and all wash protection measures, road crossings, and pedestrian and recreational amenities planned along the wash corridor. All washes shall be protected in accordance with Section 14-22B (Desert Lands Conservation Ordinance) of the Zoning Ordinance.

4. The City acknowledges that the Developer intends to donate, prior to submittal of the first Preliminary Plat for any development unit north of the Central Arizona Project in which the Preserve Area is located, an initial 900 acres of Natural Mountain Preserve to the City of Peoria as depicted on *Figure C-4 – Park / Open Space & Non-Vehicular Circulation Master Plan*. The overall natural preserve donated to the City of Peoria shall be approximately 1,175 acres. Subsequent donations to the City of Peoria shall occur prior to the final plat approval for any development unit in which the additional Preserve Area is located or as otherwise determined through the Vistancia Community Development and Annexation Agreement. A revised boundary survey of the Preserve shall be provided at no cost to the City at the time of donation.

5. The golf course zoning shall be identical with the adjoining zoning districts and the use restricted as permanent open space.

6. The developer shall be responsible for construction of all public and private on–site roadways within the designated Vistancia North PCD boundaries. Further, the homeowners association shall be responsible for the maintenance and upkeep of all private roads, washes, roadway median landscaping, landscaping within the public rights-of-way, and of pedestrian, bicycle, and multi-use pathways within or adjacent to public right-of-ways.

7. All water and wastewater infrastructure necessary for each plat and site plan shall be constructed in conformance with the Master Plans adopted with the Vistancia North Planned Community District and further approved by the Utilities Director.

8. The Developer shall site, construct and dedicate all public park sites, as depicted on *Figure C-4 ('Park / Open Space & Non-Vehicular Circulation Master Plan')*, with each totaling a minimum of ten (10) useable acres or more to the City of Peoria for use as Neighborhood Parks. The Developer shall provide plans during the platting process to dedicate land and construct capital facilities for the Neighborhood Parks. Park sites less than 10 acres shall be private parks and are not subject to dedication to the City. Final park locations shall be subject to the approval of the Community Services Director at the time of Preliminary Plat review and approval. The Developer shall dedicate such lands and construct such facilities as determined by the Community Services Director and as provided for on *Figure C-4 ('Park / Open Space & Non-Vehicular Circulation Master Plan')*.

9. Water, wastewater and effluent system plants and infrastructure shall be constructed by the Developer in accordance with the City Water, Sewer and Disposal Code, City Water and Infrastructure Master Plan and other City Standards. Any or all of the above referenced facilities may be located off-site but shall be planned and developed to accommodate this project. The Potable Water System will be owned and operated by the City of Peoria. All infrastructure and water resources required for this development will be developed and dedicated to the City of Peoria at no cost to the City.

10. The Developer shall demonstrate the ability to provide a long-term assured supply of water for the development. Prior to recording individual parts for the project / property, the Developer must demonstrate that the plat has an assured water supply. A redundant water source is required at this time. The developer shall be responsible to pay all appropriate costs associated with the acquisition of additional water resources.

11. Public water and sewer lines located outside of right-of-way shall be located in easements dedicated for that use and shall comply with the City's minimum requirements. Easements shall be dedicated at no cost to the City. The City at its own discretion may require such easements for public water and sewer lines to be located within designated roadway cross-sections and or tracts.

12. Comprehensive water and wastewater master plans, prepared in accordance with the appropriate Arizona Department of Environmental Quality engineering Bulletin 11, will be required for review and approval by the City of Peoria Utilities Department prior to the submittal of preliminary plats and site plans. The City of Peoria, at its discretion, may place a hold on the approval of preliminary plats,

construction documents, final plats, infrastructure permits, and/or building permits to insure that sufficient treatment capacity in the Jomax Water Reclamation Facility and availability of water resources and capacity to the site is available prior to actual demand for such services and resources.

13. A copy of the Clean Water Act 404 Permit shall be provided to the City of Peoria Engineering Department.

14. The Developer shall dedicate the required right-of-way and construct full and half street improvements where necessary to serve this project as determined by the City Engineer and in accordance with an approved Phasing Plan.

15. The Developer shall provide both on-site and off-site roadway infrastructure to serve this development in accordance with the Vistancia North Traffic Impact Study, subject to the approval of the City Engineer. The City Engineer may require the developer to provide an updated Traffic Impact Analysis periodically due to phasing issues as preliminary plats for the development of the PCD are submitted. The developer shall use reasonable efforts to acquire off site rights-of-way as necessary and required by the City of Peoria, consistent with the approved Traffic Impact Analysis.

16. One Emergency Response Facility (fire, police) shall be located within Vistancia North as depicted on Figure C-3 and Figure C-6 ('Emergency Response Plan'). The station shall be dedicated at the City's discretion and as otherwise specified in the Development and Annexation Agreement.

17. At the time of the submittal of the first residential preliminary plat north of the Central Arizona Project Canal, if Vistancia Boulevard provides the only roadway access to the proposed area, the applicant shall prepare and submit a report addressing emergency access to and from the site in the event of a blockage or failure of the Vistancia Boulevard crossing of the Central Arizona Project Canal. The report shall be subject to the approval of the City Engineer, Fire Chief and Police Chief prior to approval of said preliminary plat.

18. This development shall implement the recommendations of the "*North Peoria ADMP 'low-impact' development alternative*" for any activity within the *floodway fringe* or *erosion* hazard zone that does not significantly alter the natural form and function of the *watercourse*. The following standards are proposed to quantify the definition of "low impact":

    A. Minimal velocity increases:
        1. The average 10-year velocity in the *channel* or over bank should not change (± 0.0 fps).

2. The average 100-year velocity in the *channel* or over bank should not change (increase or decrease) by more than 10 percent or one-foot per second (fps), whichever is less.

B. Minimal water surface elevation increase:
1. The 10-year water surface elevation should not change (± 0.0 ft.).
2. The 100-year water surface elevation should not increase or decrease by more than 0.1-foot.

C. Minimal disturbance of the main *channel*:
1. No decrease in the full bank width of the main *channel*.
2. No excavation or deepening of the streambed in the main *channel*.
3. No removal of bank vegetation. Where bank vegetation is temporarily disturbed by construction, it should be replaced, monitored for health, and irrigated if required to assure its survival.
4. No relocation of the low-flow *channel* within the floodplain.

D. No offsite impacts:
1. No *erosion*, *sedimentation*, or flood impacts to adjacent properties without written permission of affected property owners.
2. Engineering and geomorphic analysis required to demonstrate no long-term, short-term or 100-year off-site impacts.
3. Preservation of natural landscape character and habitat within the floodplain. Alternatives that exceed the standards listed above are not considered low-impact alternatives.

19. In addition to establishing *100-year floodplain* limits, *erosion* hazard zone delineations shall be conducted on all *watercourses* with drainage areas more than ¼ of a square mile or have a 100-year estimated flow rate of more than 500 cfs. Erosion hazard delineation shall be conducted at a minimum in conformance with State Standard for Watercourse System Sedimentation Balance (State Standard 5-96) guidelines.

20. A Maintenance Plan shall be developed for all structural type improvements. The Plan will document required maintenance to be provided by the owner/owners of structural type drainage improvements. The Plan shall include the following items as applicable:

- Type of facility.
- Owner of facility.
- Required maintenance activity.
- Vegetation maintenance.
- Bank protection maintenance.
- Grade control maintenance.
- Removal of debris and sediment from structures.
- Required permits for maintenance activity.
- Required inspection/monitoring activity.

- Schedule for inspection and monitoring activity.
- Required agency notification.

21. A Phased Drainage Plan must be submitted and approved for each proposed development phase prior to any Preliminary Plat or Site Plan approval for that phase. Each approved phased drainage report must be updated at the completion of each phase based on final design conditions. This requirement must be satisfied for each phase prior to submittal of the next construction phase unless specifically permitted by the City Engineer.

22. The post development flows exiting this project shall not exceed the pre-development peak flow rate and volume generated from the 100-year, 6-hour storm event. This site must demonstrate that the post runoff peak and volume from the 2, 10, 50, and 100 years storm event do not exceed the pre-development values. This will essentially require the use of retention and detention systems within the site.

23. The Final Master Drainage Plan must reflect any proposed phases and must demonstrate that each phase of development is retaining 100 percent of the peak flow and volume prior to any preliminary plat, site plan or infrastructure plan submittal for that phase. Each approved Master Drainage Plan must be updated at the completion of each phase based on final design conditions. This requirement must be satisfied for each phase prior to submittal of the next phase.

24. A site specific Drainage Report shall be submitted with each Preliminary Plat and/or Site Plan and shall be in conformance with the approved Master Drainage Report and the Master Drainage Plan for that phase of construction.

25. First flush runoff (first 1-inch of rainfall) must be treated prior to discharge to any adjacent drainage way or public drainage system. All first flush treatment system(s) must be outlined and approved by the City of Peoria prior to approval of the Preliminary Plat.

26. All non-single family residential parcels shall retain 100% of the 100-year, 2-hour storm event. In the event site specific geologic and topographic conditions do not permit compliance with the retention requirement, the developer may request from the City Engineer waiver of the retention requirement. If approved by the City Engineer, the developer shall design each site to detain 100% of the 100-year, 2-hour storm event with a discharge rate designed to permit the detained volume to drain within36-hours.

27. Street drainage shall conform to the City of Peoria Street Drainage Policy outlined in the Engineering Development Design Guide. Specifically, flow within the street section of the right-of-way shall be designed to carry a maximum 100-CFS; a

stormdrain system is required when that capacity is exceeded with discharge of such a system to an approved facility.

28. The City's Policy is not to permit any crossings that will be designed for less than the 100-year storm capacity and will permit overtopping of such a storm event. However, depending on the location and ownership of such roadway, a waiver may be granted by the City Engineer. Such a waiver must be requested and approved on a case by case basis.

29. All construction activities within the State of Arizona shall comply with the AZ Pollutant Discharge Elimination System (AZPDES) rules and regulations as a minimum standard in addition to City of Peoria established criteria.

30. All floodplains must be shown on the preliminary and final plats.

31. No structure shall be constructed within the limits of the FEMA designated flood plain. Any modification to existing flood plain shall be pre-approved by FEMA through the City of Peoria Engineering Department.

32. A Final Master Traffic Impact Analysis (TIA) prepared in accordance with the City's Traffic Impact Study Criteria shall be approved prior to any preliminary plat, site plan or infrastructure plan submittal for that phase. Additional TIA for each phase of development may be required by the City Engineer to provide recommendations for the interim traffic conditions.

33. A site specific TIA shall be submitted with each nonresidential parcel and may be required for specific Final Plats as determined by the City Engineer.

34. The right-of-way dedications and roadway sections will be determined based on the City Standards that are in effect at the time of the Preliminary Plat and/or site plan approval process.

35. Individual traffic impact studies will be required for all high-density residential developments and/or non-single family residential parcels.

36. The Developer shall submit a noise mitigation study addressing the anticipated truck traffic on the arterial roadways. All walls shall be designed in accordance with the recommendations of the sound study.

37. The Developer shall dedicate ROW on all roadways per the City of Peoria standards in place at the time of Preliminary Plat / Final Plat approval for arterials, collectors, and residential roadways within this subdivision.

38. The Developer shall dedicate an additional 10-foot ROW within 500-feet of a major arterial roadway intersection.

39. The Developer shall dedicate an 8' PUE outside of the required ROW or private roadway Tract. No walls or retention shall be allowed within the PUE.

40. The Developer shall dedicate a 30-foot by 30-foot ROW chamfer at all intersections with collectors or arterials. The Developer shall dedicate a 20-foot by 20-foot ROW chamfer at all local/local roadway intersections.

41. The Developer shall install traffic signal interconnect conduit along all arterials. Plans for the installation of the traffic signal interconnect conduit shall be submitted with the improvement plans. The traffic signal interconnect shall also be shown on the paving plans.

42. Approval of this zoning amendment is not a waiver or amendment by the City of any provision of the existing Annexation and Development Agreement affecting the property. If any provision of this zoning is inconsistent with the Annexation and Development Agreement, then the Developer must amend the Agreement prior to implementing the conflicting zoning, or be in breech of the Agreement.

VISTANCIA
NORTH

Planned Community District (PCD)

May 25, 2006

Zoning Case Number: Z01-10
(Previously Approved as White Peak Ranch)

Prepared By:
LVA Urban Design Studio LLC
c/o Jon Vlaming
7502 East Main Street
Scottsdale, Arizona 85251
(480) 994-0994
Project File Number: 0040.6

Prepared for:
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VISTANCIA NORTH

Table of Contents

Project Development Team V
Executive Summary VI

A. Location and Regional Context 1
1. Property Description and Location 1
2. Property Legal Description 1
3. Adjacent Property Ownership 5
4. Planning Context 5

B. Site Analysis 11
1. Existing Land Use 11
2. Existing Zoning 11

C. Master Plans 19
1. Project Overview 19
2. Natural Planning Determinants 21
3. Land Use Master Plan 24
4. Circulation 45
5. Drainage 52
6. Community Design and Streetscape 56
7. Utilities and Services 59
8. Development Schedule/Phasing 61
9. Management and Maintenance 63

D. Slope Analysis and Parcel Density Calculations 69
1. Purpose and Intent 69
2. Slope Categories 69
3. Methodology for Slope Analysis Density Calculations and Slope Category Bubbles 70
4. Allowable Density under Provisions of the Hillside Ordinance and Development Agreement 72
5. Slope Analysis Results 73

E. Regulatory Development Standards 75
1. Purpose and Intent 75
2. Zoning Base Districts 75
3. Development Standards 84

Appendices 109
A. ALTA Survey (submitted under separate cover)
A. Traffic Impact Study (submitted under separate cover)
B. Master Drainage Report (submitted under separate cover)
C. Water and Wastewater Facilities Master Plan (submitted under separate cover)
D. Builder Landscape and Site Design Guidelines (dated 02/05)
E. Residential Architectural Design Guidelines (dated 10/05)
F. City of Peoria Zoning Ordinance Excerpts
G. Original White Peak Ranch/Revised Vistancia North Stipulations

VISTANCIA NORTH

List of Figures

A-1 Regional Location 2
A-2 Property Parcelization and Adjacent Property Ownership 3
A-3 Municipal General Planning 7
A-4 City of Peoria General Plan Circulation 8

B-1 Existing Zoning 12
B-2 Primary Drainage Corridors, Topography, & Land Forms 14
B-3 Viewshed Analysis 17

C-1 Development Villages 20
C-2 Anticipated Wildlife Corridors 23
C-3 Land Use Master Plan 25
C-4 Park/Open Space & Non-Vehicular Master Plan 37
C-5 Park facility Service Area 39
C-6 Emergency Response Plan 44
C-7 Public/Private Roadway Hierarchy 47
C-8A Streetscape Concepts (Arterials) 48
C-8B Streetscape Concepts (Collectors) 49
C-9 Development Phasing Plan-Development Parcels 62
C-10 Roadway Infrastructure Phasing Plan 64

D-1 Slope Analysis Methodology 71
D-2 Generalized Slope Characteristics 74

E-1 Planned Community Underlying Zoning 78
E-2 Clementine Mine Desert Lands Conservation Ordinance/Hillside Development Overlay District Exemption Area 93

List of Tables

Table C.1 Residential Density/Buildout and Student/School Projections 26

Table C.2 Student Generation Ratios 34

Table C.3 Vistancia North and Area-Wide Park Acreage Standards 40

Table C.4 Public/Private Park and Open Space Network 41

Table C.5 Public/Private Trail Mileage Standards 42

Table C.6 Recommended Plant Palette 57

Table D.1 Slope Characteristics Summary 73

Table E.1 Underlying Zoning Districts 76

Table E.2 Village Development Capacity 77

Table E.3 Land Use/Zoning District Conformity 79

Table E.4 Residential Development Standards 81

Table E.5 Commercial, Mixed Use, and Municipal Service District Permitted Uses 83

Table E.6 Non-residential Development Standards 84

Table E.7 Protected Native Plant List 104

Table E.8 Special Use Development Standards 107

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EXECUTIVE SUMMARY

Vistancia North is a master planned community located within the southern region of the Hieroglyphic Mountain Range and southwest of Lake Pleasant. The entire property is located within the incorporated boundaries of the City of Peoria. The property is bounded by the Cloud Road alignment on the north, the Lone Mountain Road alignment on the south, the 163rd Avenue alignment on the west and the 123rd Avenue alignment on the east. The total land area comprises approximately 3,985 acres or 6.2 square miles.

The Vistancia North property was approved as a Planned Community District (White Peak Ranch) by the Peoria City Council on October 2, 2001. Based on the success of the Vistancia South Planned Community District (PCD) (immediately south of the subject property), it was determined that the White Peak Ranch PCD required updating to incorporate the successful elements implemented within the Vistancia South PCD. As such, this application proposes a major amendment to the White Peak Ranch PCD, including formally changing the name of the PCD to Vistancia North. The major amendment will modify the overall land use plan, numerous master plan elements, as well as the residential and non-residential development standards that will guide the overall development of the PCD.

The Vistancia North PCD implements the extensive project visioning and community theming process that has thoughtfully evolved through the intent expressed by Vistancia LLC (the master developer), and will incorporate both components and lessons learned from the successful design and development of the Vistancia South PCD. Undertaking a similar visioning process as the Vistancia South PCD, this project, formally known as White Peak Ranch, was renamed Vistancia North Master Planned Community, based on its high standards for community open spaces, amenities, trails, streetscapes, and central community social spaces. The recommended project name recognized the natural assets of the northwest Peoria region and its linkage with the successful Vistancia South Master Planned Community.

The Vistancia North project has been designed to continue to offer a range of housing choices, appropriately sized and located retail/commercial services, linked expanses of open space and trails, as well as a minimum of 18 holes of golf located in Village 4. The potential exists to augment the identified 18-hole course with an additional 18-hole course (36 holes total), depending on the demand of the community's initial phases and the additional demand for golf facilities. The projected population of approximately 17,200 residents will be served by two elementary school sites, one fire station site, and three public neighborhood parks and two private parks as well as an extensive public natural open space system comprised of significant natural landforms, vegetation communities and natural wash corridors. The plan recognizes and respects the

presence and influence of the Hieroglyphic Mountain range. As such, the plan identifies the intended preservation of Twin Buttes and White Peak. There is also a significant abandoned mining operation (Clementine Mine) on the Vistancia North property, whose past operations have resulted in significant scarring. The plan intends to rectify the scarring, improving the visual quality of the development. In addition to the preservation of multiple peaks, the plan vision includes the establishment of an interconnected open space network through the preservation of steep sloped areas and primary natural wash corridors. Lower density residential uses (i.e. Residential/Estate and Residential/Low) have typically been located adjacent to or within proximity of these natural features to allow for the appropriate land use transition and sensitive integration of the natural and built environment.

Ample vehicular ingress and egress for Vistancia North will occur from the south, principally utilizing the future Loop 303 interchanges of Jomax Road, Westland Road and Lone Mountain Road via Vistancia Boulevard. Additionally, El Mirage Road has been carefully planned as the major linkage among Vistancia North, Lake Pleasant Heights and Saddleback Heights Planned Community Districts.

Vistancia North has been designed and will be developed in the future utilizing an environmentally sensitive, sustainable community ethic. The end result envisions a necklace of natural open space areas woven through the community, enhancing connectivity of residential enclaves, commercial uses and community gathering areas. The inclusion of one (and possibly two) 18-hole golf courses support the openness of Vistancia North and the ability to engage in both passive and active recreation activities within the community. The careful design is embodied in the provision of curvilinear street patterns which respect the topography of the property and the approach to drainage, by retaining the primary natural washes to continue their historic task of draining surface water from the area. Site planning principles that have been employed intend to orient residences to maximize their view of natural drainage washes, landforms, and significant stands of native vegetation and golf course features. The siting of parcels that accommodate a variety of unit densities, yet compatible architectural styles and building materials, will allow Vistancia North to continue the image established by Vistancia South as one of the premiere housing communities in the Northwest Valley.

Protecting more than 1,200 acres of open space, Vistancia North will allow the natural condition to serve as the cornerstone of the substantial community amenity program provided for its future residents and visitors. The natural open space will be augmented with 205 acres to be dedicated as a major golf course, and over 40 acres of public and private parks. These amenities will be linked with over 55 miles of public and private trails affording opportunities for walking, jogging, hiking and bicycling that will enhance unobtrusive accessibility for active recreational use. Sensitively integrating the topographical characteristics of the natural Sonoran Desert requires a careful assessment of the land use mix to maximize the opportunities afforded by the preservation of the higher elevation land forms, primary wash corridors and natural vegetation occurring within the

indigenous landscape. To that end, the inclusion of a significant passive recreation and trails component matches well with the intent for the land, and links carefully selected sites to provide active recreation opportunities within proximity to community residents. Utilizing technology and principles of appropriate land stewardship allows the natural condition to not only serve as the defining characteristic, but also as the most valued amenity, of this community.

To ensure that a quality community occurs, a comprehensive set of design guidelines and Codes, Covenants and Restrictions (CCR's) have been prepared and executed. Design guidelines will place a significant emphasis on the preservation of the natural environment (by preserving the community drainage network and hillside areas), the establishment of a community theme to create community identity and the promotion of housing diversity.

This document is organized into five chapters and supportive appendices which are identified and described below:

- **Chapter A: Location and Regional Context**-Identifies the characteristics of the property and an overview of the regional improvements to serve Vistancia North with adequate facilities and services.

- **Chapter B: Site Analysis**-Identifies the existing natural and intended development to occur within Vistancia North.

- **Chapter C: Master Plans**-Identifies the natural determinants, land use, circulation, drainage, streetscape, utilities and services, development schedule/phasing, and management and maintenance components of Vistancia North.

- **Chapter D: Slope Analysis and Parcel Density Calculations**-Identifies and quantifies the existing topographical conditions and permissible residential densities for each parcel within each of the five villages of Vistancia North.

- **Chapter E: Regulatory Development Standards**- Identifies the applicable zoning and development parameters to ensure the creation of a high quality living environment for Vistancia North residents.

- **Appendices:** Identifies and provides the background technical documentation that supports the design and development of a successful planned community district for Vistancia North.

A. LOCATION AND REGIONAL CONTEXT

1. Property Description and Location

Vistancia North is a 3,985-acre master planned community within the northern planning area of the City of Peoria. The property is located within the southern region of the Hieroglyphic Mountain Range and southwest of Lake Pleasant Regional Park. The property is bounded by the Cloud Road alignment on the north, the Lone Mountain Road alignment on the south, the 163rd Avenue alignment on the west and the 123rd Avenue alignment on the east. The regional location of Vistancia North is illustrated on ***Figure A-1, Regional Location***.

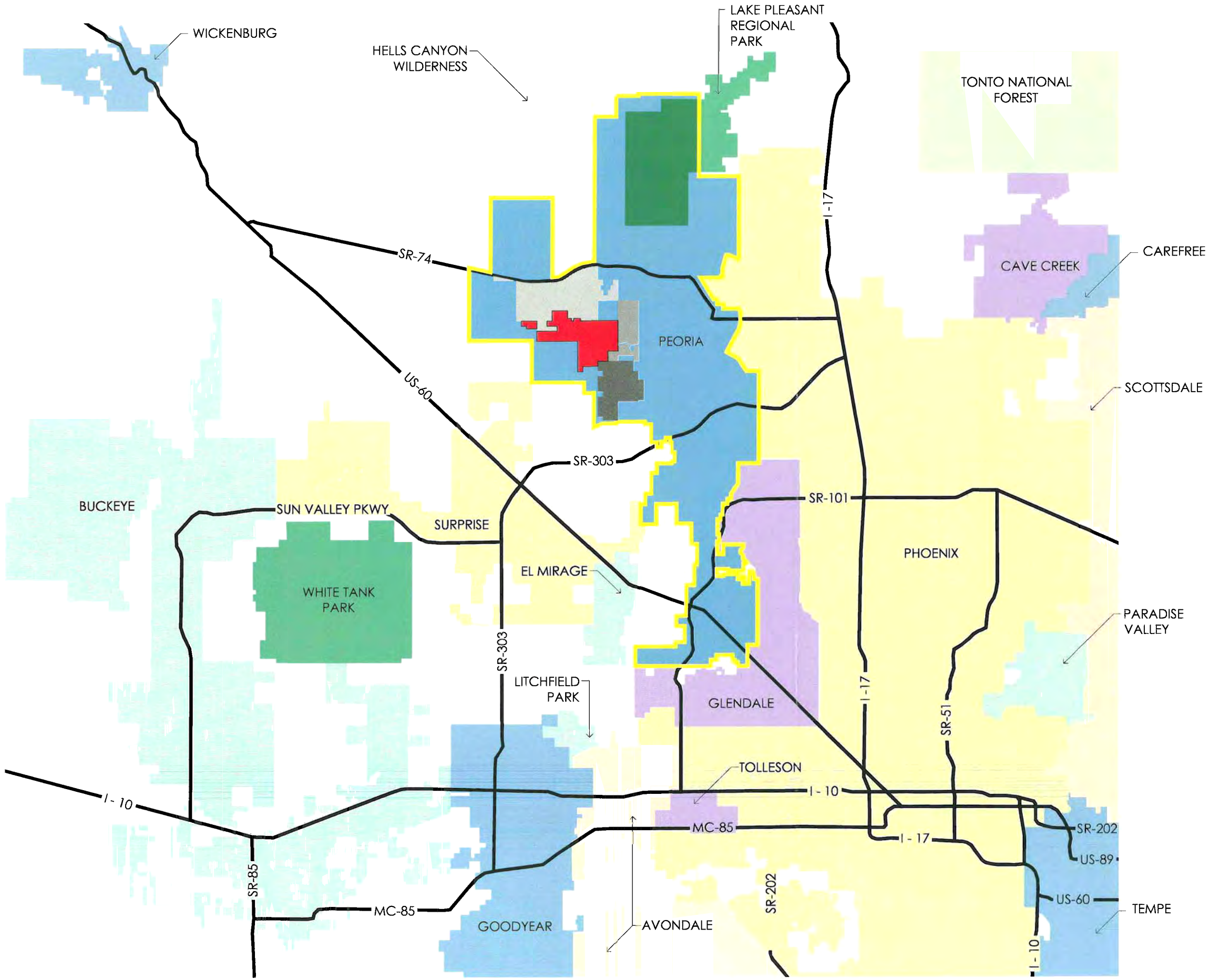
The property that now comprises Vistancia North was acquired through a 1997 land exchange with the Federal Bureau of Land Management (BLM) that was subsequently annexed into the City of Peoria in the same year. The property was rezoned on October 2, 2001 as the White Peak Ranch Planned Community District (PCD). The White Peak Ranch PCD included a mix of residential densities with an overall gross density of 2.16 dwelling units per acre, retail/commercial services, two golf courses, and an extensive network of natural open space areas throughout the property.

As Vistancia North, the overall size of the project has remained the same, the overall gross density has decreased from 2.2 to 1.6 dwelling units per acre, the amount of retail/commercial space has decreased from 231 to 23 acres and parks/open space has also decreased (1,599 to 1,456 acres). The major change has been the reconfiguration of lot and product type within each of the four villages north of the CAP allowing for a more open community for residents and visitors. The revised plan includes one-18-hole golf course (Village 4), yet Vistancia LLC would like to respectfully retain the option of including an additional 18-hole golf course (Village 3) along the northeastern portion of the community.

2. Property Legal Description

The property legal description is described below and illustrated on ***Figure A-2, Property Parcelization & Adjacent Property Ownership*** as follows:

Parcel 1:
The Southwest quarter of the Southwest quarter of the Southwest quarter, Section 3, Township 5 North, Range 1 West, of the Gila and Salt River Base and Meridian, Maricopa County, Arizona.



VISTANCIA NORTH

Planned Community District

Regional Location

COMMUNITIES

- Vistancia North
- Vistancia South
- Lake Pleasant Heights
- Saddleback Heights

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Stanley Consultants INC. TASK ENGINEERING WILSON & COMPANY LVA Urban Design Studio L L C

Figure A-1

Parcel 2:
The Southwest quarter; the Southwest quarter of the Southwest quarter of the Southeast quarter; the west half of the Southeast quarter of the Southwest quarter of the Southeast quarter; the West half of the Southwest quarter of the Southwest quarter of the Southeast quarter; the East half of the Southwest quarter of the Southeast quarter of the Southeast quarter; and the Southeast quarter of the Southeast quarter of the Southeast quarter of Section 4, Township 5 North, Range 1 West, of the Gila and Salt River Base and Meridian, Maricopa County, Arizona.

Parcel 3:
The East half of the Southeast quarter of Section 5, Township 5 North, Range 1 West, of the Gila and Salt River Base and Meridian, Maricopa County, Arizona.

Parcel 4:
The North half of the Northeast quarter; the Northeast quarter of the Northwest quarter; and the North half of the South half of the Northeast quarter of Section 7, Township 5 North, Range 1 West, of the Gila and Salt River Base and Meridian, Maricopa County, Arizona.

Parcel 5:
The North half of the Northeast quarter; the East half of the West half of the East half of the Southeast quarter of the Southeast quarter; and the East half of the East half of the Southeast quarter of the Southeast quarter of Section 8, Township 5 North, Range 1 West, of the Gila and Salt River Base and Meridian, Maricopa County, Arizona.

Parcel 6:
All of Section 9, Township 5 North, Range 1 West, of the Gila and Salt River Base and Meridian, Maricopa County, Arizona.

Parcel 7:
All of Section 10, Township 5 North Range 1 West, of the Gila and Salt River Base and Meridian, Maricopa County, Arizona.

Parcel 8:
All of Section 11, Township 5 North, Range 1 West, of the Gila and Salt River Base and Meridian, Maricopa County, Arizona.

Parcel 9:
Lots 1 - 10 inclusive; the Northwest quarter of the Northeast quarter; the North half of the Northwest quarter; the Northeast quarter of the Southwest quarter; and the South half of the Southwest quarter of Section 14, Township 5 North, Range 1 West, of the Gila and Salt River Base and Meridian, Maricopa County, Arizona.

Parcel 10:
Lots 1 - 10 inclusive; the North half of the Northeast quarter; the Southwest quarter of the Northeast quarter; the Northwest quarter; and the North half of the Southwest quarter of Section 15, Township 5 North, Range 1 West, of the Gila and Salt River Base and Meridian, Maricopa County, Arizona.

Parcel 11:
The North half of the North half; and the Southwest quarter of the Northwest quarter of Section 22, Township 5 North Range 1 West, of the Gila and Salt River Base and Meridian, Maricopa County, Arizona.

Parcel 12:
The Southwest quarter; the North half of the Southeast quarter; the Southwest quarter of the Southeast quarter, the West half of the Southeast quarter of the Southeast quarter; and the West half of the East half of the Southeast quarter of the Southeast quarter of Section 8, Township 5 North, Range 1 West of the Gila and Salt River Base and Meridian, Maricopa County, Arizona.

3. Adjacent Property Ownership

The pattern of property ownership adjacent to Vistancia North includes a mix of lands held in trust by the Arizona State Land Department (ASLD) and private owners. In general, the property to the north is owned by Diamond Investments and the ASLD; to the east by Group Three and Noranda Properties; to the south by Vistancia Shea/Sunbelt Pleasant Point LLC; and to the west by FGR and the ASLD. The property ownership pattern within the area is provided on **Figure A-2.**

4. Planning Context

A primary determinant in the successful master planning of Vistancia North includes the relationship between the planning of the community's internal elements with the understanding of the existing status and conditions of the proximate political, planning and community services and facilities. These community services and facilities include public education, public safety, and utilities. These components are identified and described below:

a. Political Jurisdiction Pattern

The Vistancia North Planned Community District is located entirely within the incorporated boundaries of the City of Peoria. The City of Surprise and Maricopa County provide jurisdictional authority for the areas to the south and southwest, respectively.

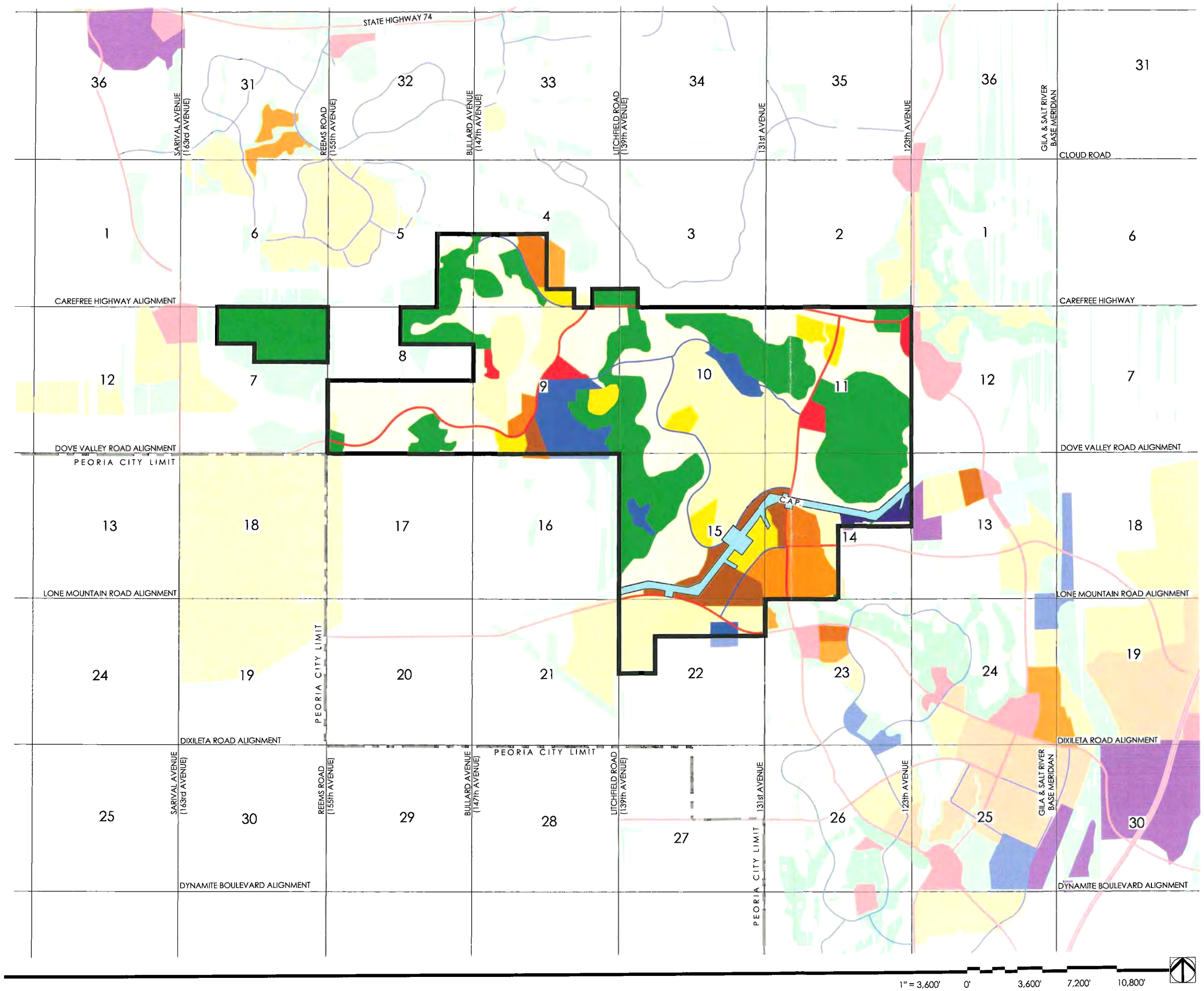
b. General Plan/Entitled Land Use Pattern

On June 20, 2000, the Peoria City Council approved General Plan Amendment GPA 00-01 amending the City of Peoria General Plan for the subject property. The land use designations now represented on the General Plan (as a result of the adoption of GPA 00-01) include: Residential/Estate, Residential/Low, Residential/Medium, Residential/High, Community Commercial, Mixed Use, Public/Quasi-Public, Park/Open Space and Water as shown on ***Figure A-3, Municipal General Planning.*** General Plan Amendment GPA 00-01 modified the existing land use designations shown on the City of Peoria General Plan to allow for a more detailed response to the wide range of topographic conditions exhibited on the site by addressing:

- New arterial roadway alignments;
- Varied residential densities;
- Cluster housing development;
- Residential density at approximately two dwelling units per gross acre;
- Appropriate balance of uses through the inclusion of appropriate retail and employment uses; and
- Public facilities, as planned to support the recommended uses.

c. Regional Transportation Planning

The City of Peoria maintains and updates its Street Classification Map to enhance the provision of appropriate levels of vehicular mobility and access within its planning area. The City also works cooperatively with both the Maricopa County Department of Transportation (McDOT), the Arizona Department of Transportation (ADOT) and the City of Surprise to coordinate transportation linkages at common jurisdictional boundaries to provide improved mobility through the Northwest Valley. The backbone principal, major and minor arterial network that will connect with the conceptual internal arterial and collector network serving Vistancia North is shown on ***Figure A-4, City of Peoria General Plan Circulation.*** The conceptual street alignments reflect the careful balance of major landforms; ridgelines, excessive sloped areas, and natural drainage wash preservation while maintaining reasonable levels of mobility and access within the region.



VISTANCIA NORTH

Planned Community District

Municipal General Planning

CITY OF PEORIA LAND USE

	RE	Residential/Estate 0 - 2.0 du/ac Target Density 1 - du/ac
	LD	Residential/Low 2.0 - 5.0 du/ac Target Density 3 - du/ac
	MD	Residential/Medium 5.0 - 8.0 du/ac Target Density 6 - du/ac
	MH	Residential/Medium High 8.0 - 15.0 du/ac Target Density 12 - du/ac
	HD	Residential/High 15+ du/ac Target Density 18 - du/ac
	MU	Mixed Use
	NC	Neighborhood Commercial
	CC	Community Commercial
	RC	Regional Commercial
	O	Office
	BP	Business Park
	BI	Business Park/Industrial
	IND	Industrial
	P/OS	Park/Open Space
	G	Golf Course
	P/QP	Public/Quasi-Public
	W	Water

Vistancia North Project Boundary
Loop - 303
Arterial
Collector

CITY OF SURPRISE LAND USE

	RR	Rural Residential 0 - 2.0 du/ac
	AG	Agriculture

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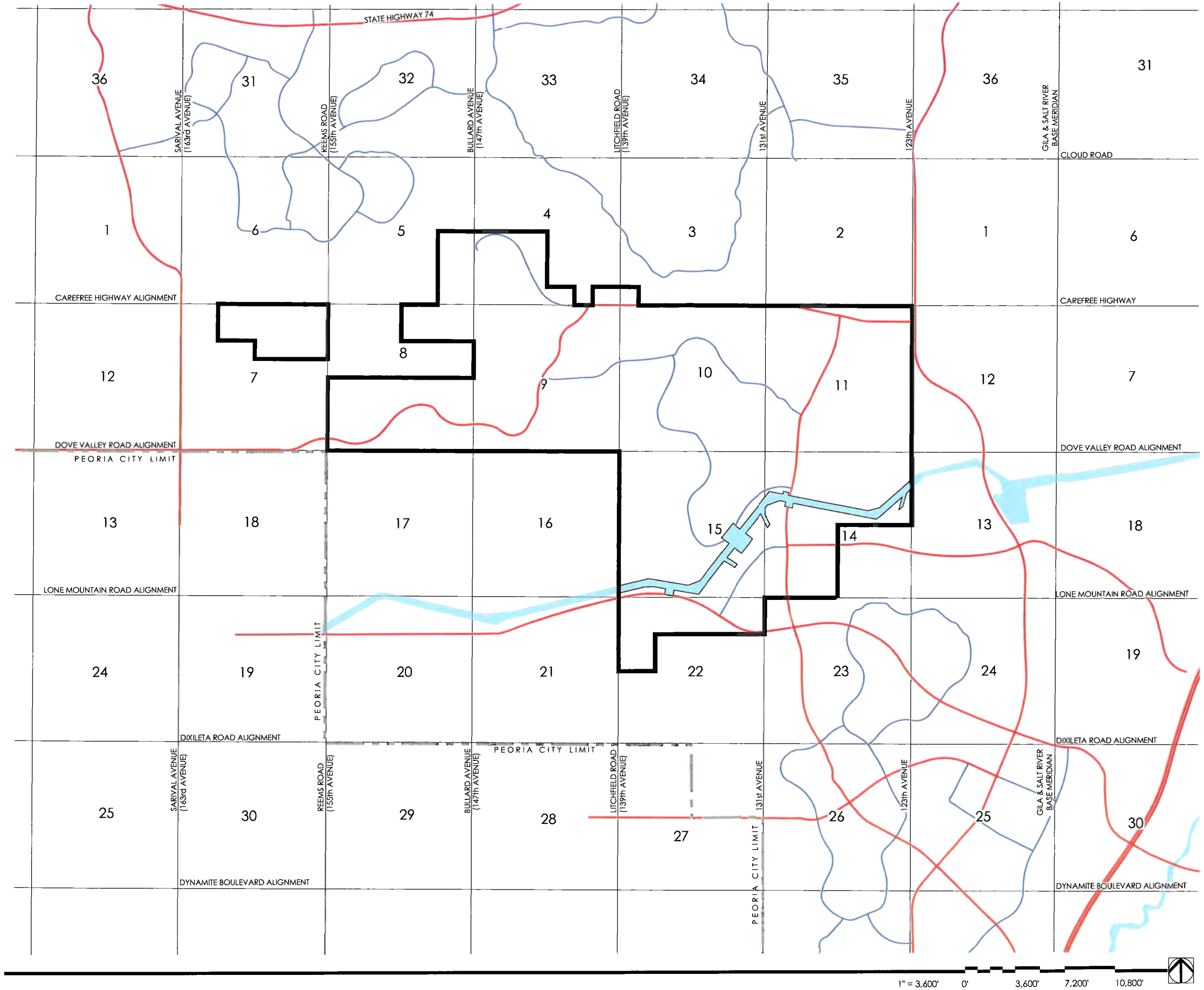
Figure A-3



VISTANCIA NORTH

Planned Community District

City of Peoria General Plan Circulation

ROADWAYS

- Loop - 303
- Arterial
- Collector
- W Water/Floodways
- Vistancia North Project Boundary

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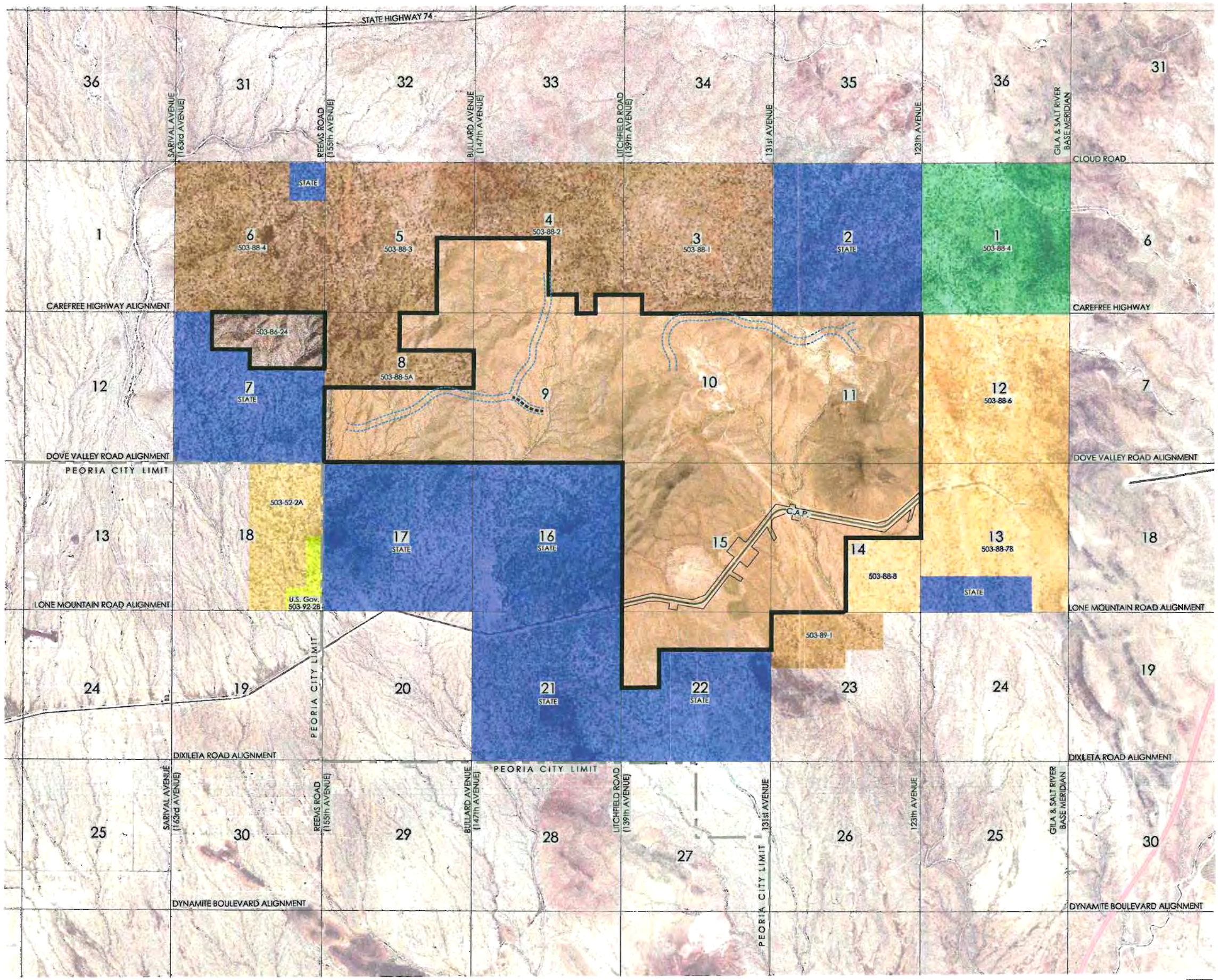
Figure A-4



VISTANCIA NORTH

Planned Community District

Property Parcelization & Adjacent Property Ownership

LAND OWNERSHIP

- Shea/Sunbelt Pleasant Point LLC (Vistancia)
- Diamond Investments (Saddleback Heights)
- Group Three (Lake Pleasant Heights)
- Noranda
- State Land
- U.S. Government Land
- FGR Property

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Figure A-2

d. Aviation Related and Other Land Use Impacts

The Vistancia North property is not located within a zone of influence from Luke Air Force Base, Sky Harbor International Airport or any of its reliever airports located within the West Valley. However, should future aviation generated ground level noise levels exceed the 65 decibel (db) threshold, disclosure of such impacts shall be noted on all proposed final plats for the property at that point in time.

The Pleasant Valley Airport (Turf Soaring School) provides propeller aircraft service for the Lake Pleasant region and is located west of the intersection of State Route 74/Carefree Highway and Lake Pleasant Road. If this airport is significantly expanded (with an orientation of the runway northeast to southwest) its noise generation may slightly impact the Vistancia North property with the overflight of small aircraft. The property may occasionally experience high altitude over-flights from Luke Air Force Base aeronautical traffic.

Additional land use impacts, proximate to the Vistancia North property, include the Central Arizona Project Canal and scattered abandoned mineral mines. The elevated canal not only provides trail opportunities, but also includes selective vehicular/fire access crossing opportunities. These existing uses are not expected to negatively impact future adjacent land use. The Clementine Mine is located in the central portion of Vistancia North. Its past activities have significantly scarred the surrounding area.

e. Public Education Jurisdiction

The provision of public education is the responsibility of the Peoria Unified School District #11 and the Nadaburg Elementary School District #81. Approximately 83 percent of the acreage within the subject property is located east of the common boundary (147th Avenue) between the two districts. Due to the isolated location of the existing property, and the absence of a resident population, there are not any existing educational facilities within or adjacent to the Vistancia North boundaries at the present time. There is, however, a K-8 school under construction (Vistancia Elementary School), which is located north of Ridgeline Road and east of Vistancia Boulevard. It is anticipated to open for the 2006-2007 school year. This school is located two miles south of the subject property. A high school is also located within Vistancia South, approximately three miles south of Vistancia North. A second planned K-8 school will be located on the south side of Westland Road, at approximately the Lone Mountain Road alignment.

f. Public Safety Service
Fire protection and law enforcement services will be provided by the City of Peoria. At the present time, these services are administered from City Hall (Police) and from Fire Station #196 (located at 28251 N. El Mirage Road), approximately 1.5 miles south of Vistancia North as shown on **Figure C-6**. This station opened in January 2006. Discussions have taken place with the Peoria Fire Department regarding the inclusion of a fire station site within Vistancia North. Vistancia LLC has agreed to provide a site; its location will be adjacent to the neighborhood park (Parcel 1-1c) along the eastern portion of Twin Buttes Road.

g. Water and Sewer Service
Vistancia North is not currently served by water and wastewater infrastructure. Because the property is located within the incorporated limits of the City of Peoria, it will utilize municipal water and wastewater services, funded through the City administered Development Impact Fee/Infrastructure Financing Program and implemented through the existing Vistancia Community Facilities District.

h. Solid Waste Collection and Disposal Service
Based on the lack of population, solid waste collection service does not exist within Vistancia North. It is anticipated that the City of Peoria will provide residential solid waste collection services in the future. Paradise Waste Service (the contracted provider for Vistancia South) may provide solid waste collection and disposal services for non-residential uses within the community.

i. Electrical Service
There is not any electrical service in Vistancia North at the present time. APS is the certificated provider for the entire subject property.

j. Natural Gas Service
There is not any natural gas service in Vistancia North at the present time. Southwest Gas is the certificated provider for the entire subject property.

k. Telephone/Cable
These services do not exist on the subject property. However, Cox Communications is providing service within Vistancia South. Qwest Communications and Accipiter Communications also have the ability to service Vistancia South.

B. SITE ANALYSIS

1. Existing Land Use

Vistancia North and the surrounding area exhibit extensive tracts of undisturbed Sonoran desert. Portions of the property have historically been used for cattle grazing and limited mining operations. The southern portion of the property (south of the Central Arizona Project (CAP) canal), is currently developed or under design and/or construction for residential development as part of the existing approved White Peak Ranch PCD (Z01-10).

2. Existing Zoning

Vistancia North is currently zoned as the White Peak Ranch Planned Community District (Zoning Case No. Z01-10). The pattern and density/intensity of the approved uses are shown on ***Figure B-1, Existing Zoning***. Parcels within the southern portion of the property have been developed or are currently under design and/or construction consistent with the White Peak Ranch PCD. This document serves as the proposal for the City to thoughtfully consider approving a Major Amendment to the White Peak Ranch PCD.

Until this Major Amendment is approved by the City of Peoria, the White Peak Ranch PCD will continue to guide all existing and future development of the property.

3. Existing Property Conditions

a. Geology/Soils

Vistancia North is located within the Lower Agua Fria watershed that drains to the Agua Fria River, approximately one-mile southeast of the subject property. Located within the Hieroglyphic Mountains, the area exhibits a wide range of topographical conditions. The property generally slopes to the south and southeast. However a small portion of its surface drainage flows to the west.

Soils within the subject property were identified from the Soils Survey of the Aguila-Carefree Area, parts of Maricopa and Pinal Counties, Arizona published by the United States Soil Conservation Service. The soils classified for the property are contained within the hydrologic groups A and B. Soil group A is defined as soils having a high infiltration rate (low runoff potential) when thoroughly wet. These consist mainly of deep, well drained to excessively drained sands or gravelly sands. These soils have a high rate of water transmission. Soil Group B is defined as soils having moderate

infiltration rates when thoroughly wet, consisting chiefly of moderately deep to deep, moderately well to well drained soils, with moderately fine to drained soils, with moderately fine to moderately coarse textures. These soils have a moderate rate of water transmission.

b. Groundwater

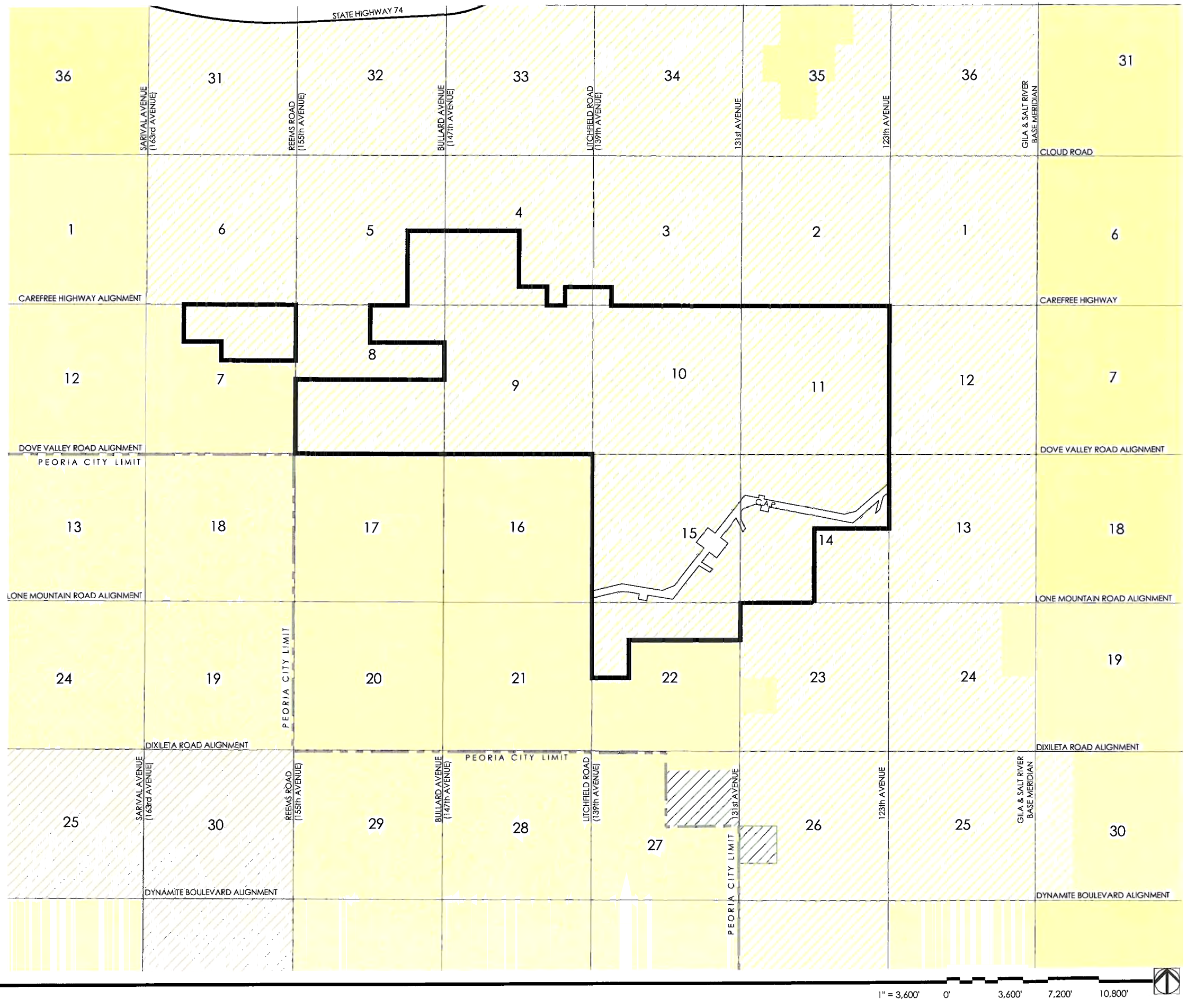
Vistancia North is located within the Lake Pleasant sub-basin area, as defined by the Phoenix Active Management Area (AMA), created by the Groundwater Management Act of 1980. The Lake Pleasant sub-basin covers 246 square miles and includes a short reach of the Agua Fria River, and drains from the Hieroglyphic Mountains. Groundwater in the area ranges from 75 feet to more than 550 feet below the earth's surface.

c. Topography and Landforms

Vistancia North is located within the southern portion of the Hieroglyphic Mountain Range and south of Lake Pleasant. ***Figure B-2, Primary Drainage Corridors, Topography & Landforms,*** depicts the elevation differential that exists within Vistancia North. **Figure B-2** illustrates the significant elevation change that exists on the property between its high and low points. Physical features affiliated with the area can be characterized as ranging from gentle to steep sloped terrain, with significant natural washes flowing south from Twin Buttes, Prince Peak, ultimately to the Agua Fria River. The property also exhibits numerous small washes and several significant drainage corridors. The lower elevations within Vistancia North are sited at approximately 1,500 feet above sea level with upper elevations rising to approximately 2,300 feet. This represents a topographic differential of approximately 800 feet.

d. Drainage

Figure B-2, also illustrates the alignments of the primary washes and flow directions within Vistancia North. Natural, on-site drainage, across Vistancia North, generally occurs from the north to the southeast with a confluence at the Agua Fria River, or to the southwest with storm water collection at McMicken Dam. The confluence of many of the on-site washes (with the Agua Fria River) generally occurs north of Happy Valley Road. The Agua Fria River, and its associated floodplain, are located approximately two miles to the east and serve as a major surface water drainage conduit for the northwest region of the Phoenix Metropolitan Area.



VISTANCIA NORTH

Planned Community District
Existing Zoning

CITY OF PEORIA ZONING DISTRICTS

- SR - 43
- AG
- PCD
- PAD

CITY OF SURPRISE ZONING DISTRICT

- RI - 43

MARICOPA COUNTY ZONING DISTRICT

- R - 43

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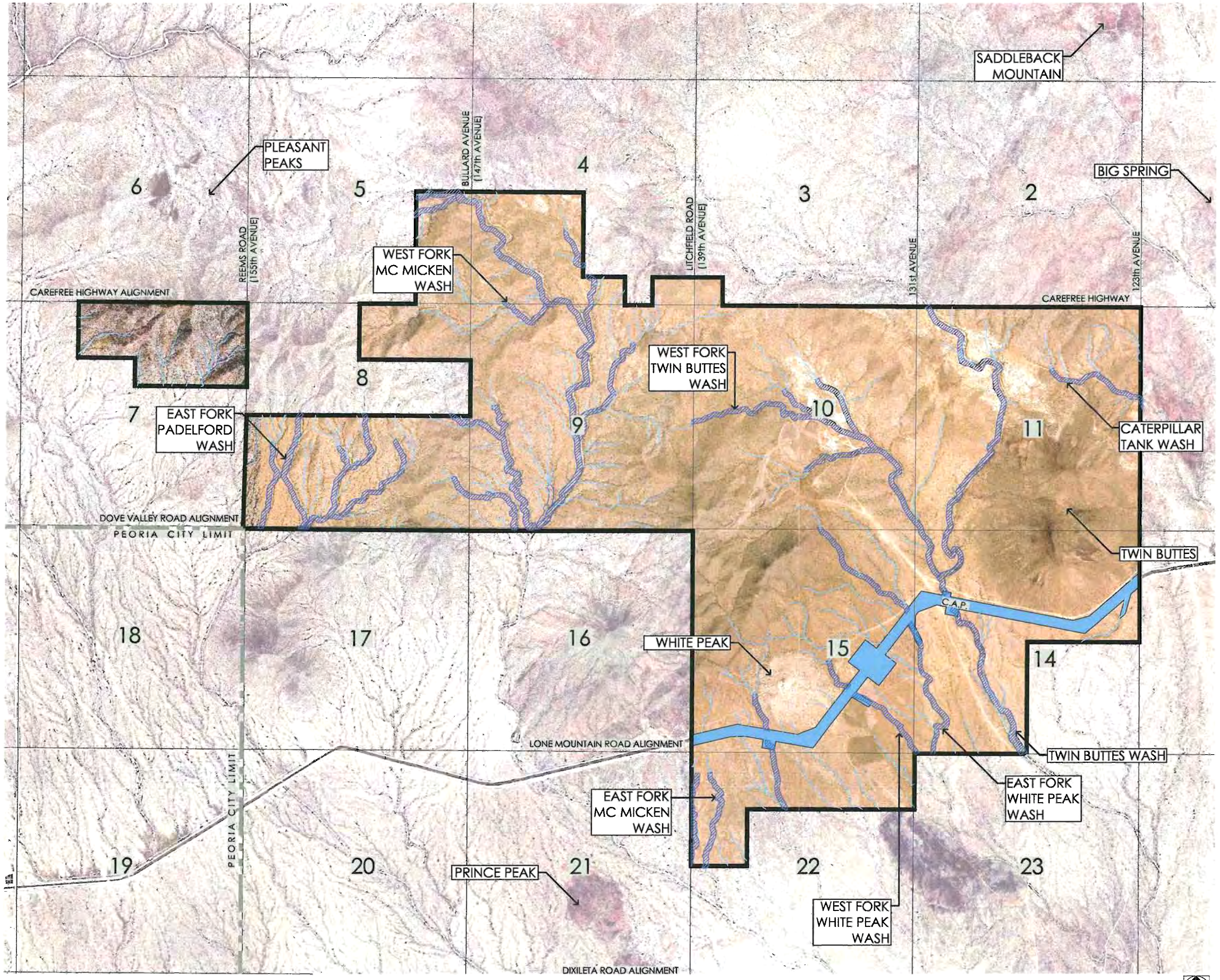
Figure B-1



VISTANCIA NORTH

Planned Community District

Primary Drainage Corridors, Topography & Land Forms

DRAINAGE CORRIDORS

- 404 Jurisdictional Waters
- Tributary Washes

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Figure B-2

The United States Army Corps of Engineers has designated several washes as 404 Corridors within Vistancia North. These corridors are listed below and identified on **Figure B-2, Primary Drainage Corridors, Topography & Landforms.**

- Twin Buttes Wash (West Fork, East Fork)
- White Peak Wash (East Fork, West Fork
- McMicken Wash (West Fork)
- Caterpillar Tank Wash
- Padelford Wash

Significant on-site washes as delineated by the Federal Emergency Management Agency (FEMA) Flood Maps and those washes reflected within the Desert Lands Conservation Master Plan. These washes are identified as significant washes on **Figure B-2, Primary Drainage Corridors, Topography & Land Forms**. It is important to note that the setback for adjacent uses is 50 feet. The setback for uses adjacent to the washes designated as significant (i.e. primary (700 cfs (min.) is 25 feet as identified in the City's adopted DLCO.

Existing 100-year flood plains, mapped within the Vistancia North property, are limited to small areas on the north side of the Central Arizona Project Canal where the canal structure creates a ponding condition. The canal construction has facilitated partial storm water flows through culvert structures. Portions of the Twin Buttes and White Peak Washes, immediately adjacent to the CAP, have been identified as Zone AH. Areas designated as Zone AH are subject to inundation by 100-Year shallow flooding (usually areas of ponding) where average depths are between one and three feet. Base flood elevations derived from detailed hydraulic analyses are shown in this zone. A portion of the East McMicken Wash has been identified as being Zone A. Areas designated as Zone A are Special Flood Hazard Areas subject to inundation from the 100-Year flood. Because detailed hydraulic analyses have not been performed, base flood elevations or depths are not shown. On-site wash characteristics vary, from deeply incised and constricted wash corridors in the north, to generally wide shallow floodplains to the south.

e. Visual Conditions

Vistancia North is nestled within the southern foothills of the Hieroglyphic Mountains southwest of Lake Pleasant. The presence of several major landforms within the project area allow for

spectacular views of the terrain in nearly all directions, affording a unique and spectacular perspective of the northwestern Phoenix Metropolitan Area. The viewsheds from these mountain peaks include Twin Buttes, White Peak, Prince Peak and Pleasant Peak, affording vistas of Downtown Phoenix to the southeast and vistas of Lake Pleasant to the northeast. ***Figure B-3, Viewsheds Analysis,*** exhibits these dramatic views.

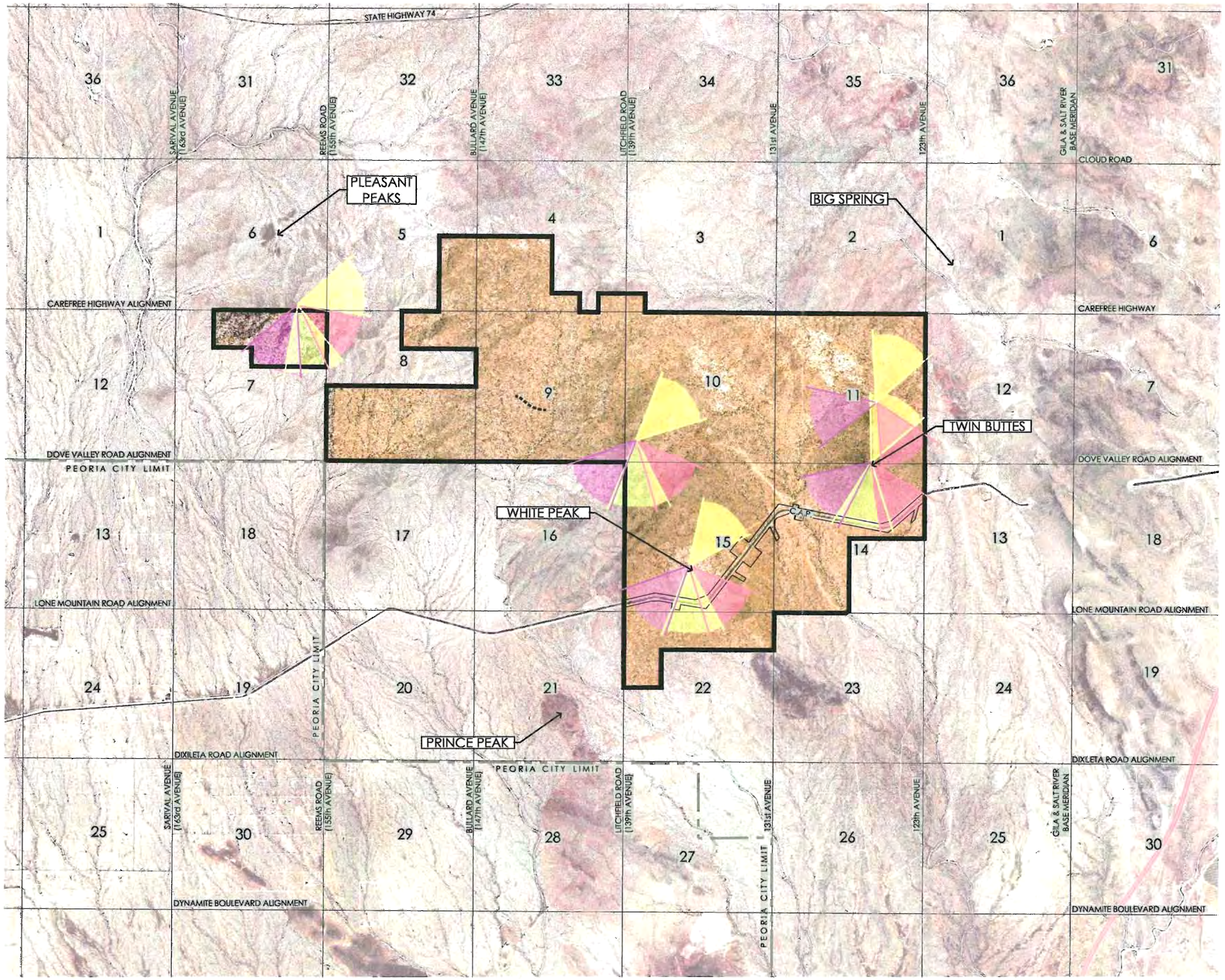
f. Natural and Cultural Resources

Vistancia North is classified as Upper Sonoran Desert, which is characterized by the Palo Verde, Bursage, and Barrel, Cholla and Saguaro cactus vegetation types, within the Central Arizona Basin and Range province. A variety of species distribution and plant density exists, which varies with slope, moisture retention and soil conditions. Wildlife, as cataloged by the Bureau of Land Management (BLM), consists of a Category II Desert Tortoise Habitat and Gila Monster within wildlife movement corridors. Riparian and wildlife corridors exist along the Twin Buttes, McMicken, Caterpillar Tank, and Padelford Washes.

An archaeological study was prepared, for an area of northwest Peoria inclusive of portions of Vistancia North, in the spring of 1988. This study located twelve archaeological sites within the 8,400-acre survey site. The survey included those portions of Sections 4 and 5, as well as all of Sections 8, 9, 10, 11 and 14 within the perimeter limits of Vistancia North. The survey consultant, SWCA Inc., located four prehistoric sites and two historic sites. Only one of the sites was located within the Vistancia North boundary. This site has been characterized as being historic mining of Anglo affiliation. The sites were determined to be insignificant (primarily abandoned mining operations or refuse disposal) but were documented as evidence of human occupation within the property. Due to the sensitivity of cultural resource sites and the potential for vandalism of sites upon the disclosure of their location, information regarding the location of these sites has been intentionally withheld.

Prehistoric sites include two small rock shelters and artifact scatters affiliated with the Hohokam and Yavapai cultures dating to the Colonial, Sedentary, and Classic periods (AD 700–1450). Historic components consist of small shaft and tunnel mines, with associated camp remains, representing Euro-American culture dating to the late 1800's, World War II era, and a period during the 1920's and the 1950's.[1] As a standard requirement of a Federal Bureau of Land Management land trade, the sites were mitigated and cleared for development.

[1] Archeological Investigations in the Hieroglyphic Mountains, SWCA Inc., spring 1998, 86 page



1" = 3,600' 0' 3,600' 7,200' 10,800'

VISTANCIA NORTH

Planned Community District

Viewsheds Analysis

VIEWS

- Downtown Phoenix Skyline
- Estrella Mountain Range
- White Tank Mountain Range
- Hieroglyphic Mountain Range

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Figure B-3

g. Road Rights-of-Way and Utility Easements

Vehicular access to Vistancia North (from the south) is currently provided utilizing Vistancia Boulevard, through Vistancia South. Additionally, there are several existing limited-access, unimproved roads, which only provide mobility through the subject property using four wheel drive utility vehicles. The property does not have any identified utility easements or dedicated rights-of-way delineated at the present time. However, several subdivision plats for the southern portion of the property (south of the CAP) have been and will continue to be prepared. It is anticipated that several of these subdivision plats will be approved, including road dedications prior to the consideration of this Major Amendment by the City.

Additionally, regional roadway and utility planning has occurred within the Vistancia North area. Transportation modeling and traffic analysis related to arterial roadway networks established both the conceptual internal and external transportation routes to serve Vistancia North. The Maricopa County Department of Transportation and the Maricopa Association of Governments completed a Northwest Area Transportation Study in 2003. The identified alignments are intended to provide policy guidance for future right-of-way dedications and transportation improvements within the region. The study incorporated traffic projections, provided by Task Engineering, for Vistancia North, Lake Pleasant Heights and Vistancia South Planned Communities.

C. MASTER PLANS

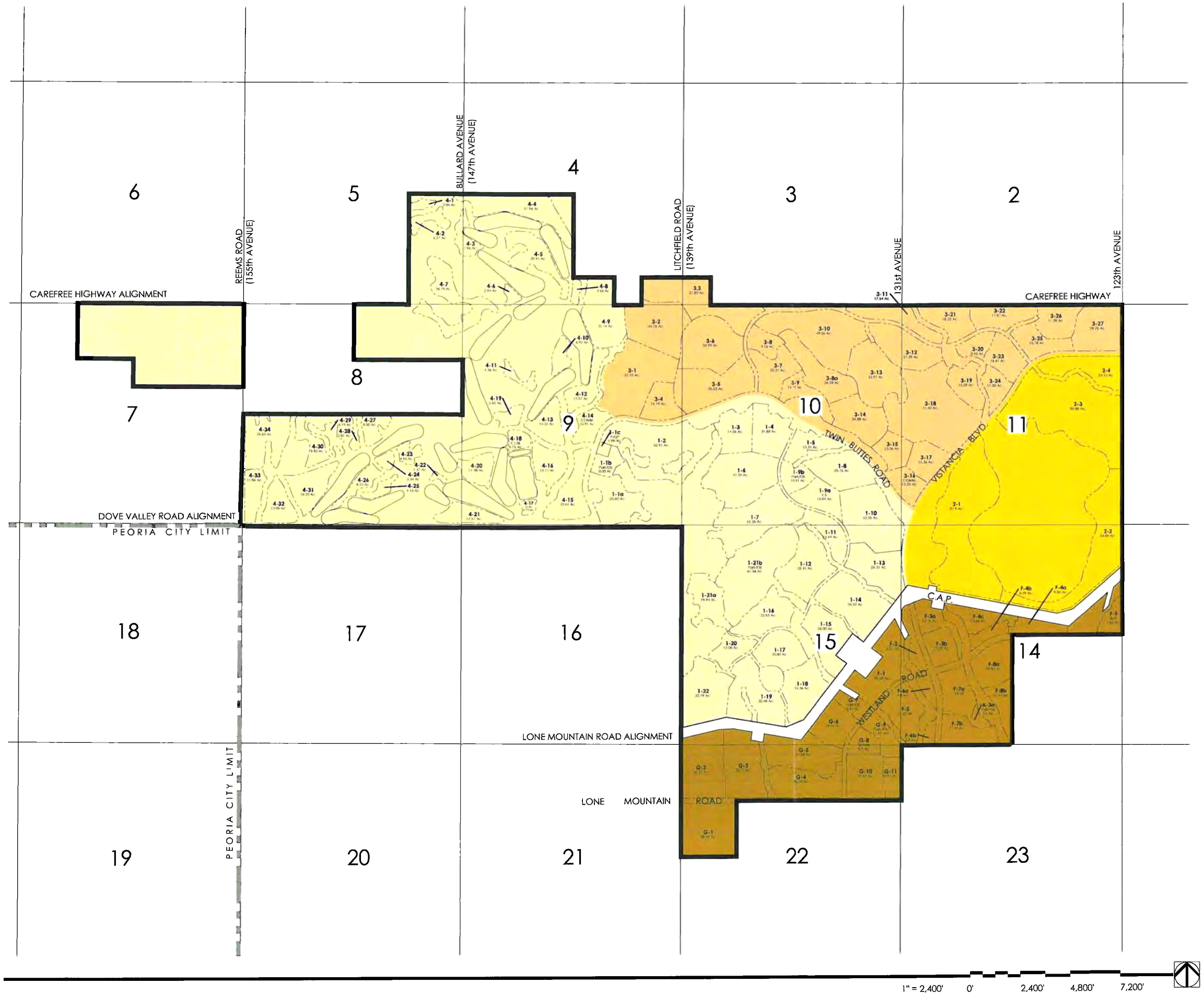
1. Project Overview

Vistancia North is a proposed 3,985-acre master planned community located within the incorporated boundaries of the City of Peoria. The community, located in the northwest region of the City, will offer a variety of amenities including a wide range of housing choices, proximate retail/employment nodes, one championship 18-hole golf course (with the provision for an additional course) and, connected parks and open spaces for active and passive recreation. Municipal services and a K-8 school site will provide complementary facilities and education needs served by a sensitively integrated circulation system that reflects the existing diverse topography, landforms and vegetation of the Sonoran desert.

Building off of the identity established for Vistancia South, the design and development for Vistancia North will also utilize the village concept to provide a sense of community at the neighborhood level. A total of five villages have been created to establish a unique character for each area. One of the villages (F & G) is located south of the CAP canal and is physically linked with Vistancia South. The remaining four villages (1-4) are located north of the CAP. These villages are identified in **Figure C-1, Development Villages.**

The Land Use Master Plan has organized the carefully identified mix of uses, recognizing the need for the sensitive integration of the natural and built environment. Passive open space areas will typically be protected through the careful planning of residential uses, facilitating the desired land use transition from primarily natural areas to the built environment. Significant landforms located within Vistancia North include Twin Buttes, Prince Peak and White Peak as well as the southern portion of Pleasant Peaks.

Vehicular ingress and egress of Vistancia North will be initially oriented to capitalize on northerly access provided from the coordinated roadway development of Vistancia South. Over time, the infrastructure/ circulation network will continue to develop to the south and north with connections to Lake Pleasant Heights. Lone Mountain Road and a portion of Vistancia Boulevard will be designed as major arterial roadways utilizing both 130 and 110-foot right-of-way cross-section. These roadways will service a majority of the regional traffic through the property and will serve as network linkages to Loop 303.



VISTANCIA NORTH

Planned Community District

Development Villages

VILLAGES

- Village 1
- Village 2
- Village 3
- Village 4
- Village F & G

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TASK ENGINEERING

WILSON & COMPANY

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Figure C-1

Vistancia Boulevard is designated as a six lane major arterial from Vistancia North until it intersects with Twin Buttes Road. At this intersection, it transitions to a four lane minor arterial. Twin Buttes Road and a portion of Westland Road (east of Vistancia Boulevard) are also designated as minor arterial roadways. The remaining roadways designated on Figure C-7 are designated as major and minor collector roadways.

The Vistancia North community will be developed with environmentally sensitive building practices. The result will be a series of natural open space areas and one, or potentially two, golf courses integrated into the northern half of the community, creating residential enclaves and curvilinear street patterns. Many of the residential lots will be oriented to abut, or capitalize on views to natural mountain peaks, mountain ridges, drainage corridors or golf course fairway areas. By combining a variety of unit densities, types, elevations and diversity of home design, Vistancia North will emerge as the expansion of one of the premiere housing communities in the Northwest Valley, emphasizing the natural terrain of the Upper Sonoran Desert. A comprehensive set of Codes, Covenants and Restrictions, including detailed privately administered Design Guidelines, have been prepared and executed to ensure a consistent level of quality throughout the community. The emphasis of the design guidelines will be placed on the natural environment (by preserving the community drainage network and landforms) and the establishment of a community theme, not only to create a unique community identity, but to promote a wide range of housing choices.

2. Natural Planning Determinants

The process of planning the Vistancia North Master Planned Community recognized the presence of three distinct natural biotic zones: Upper Sonoran, Lower Sonoran and Riparian Corridors. A summary of these three zones includes:

- **Upper Sonoran**: Generally characterized by steep terrain and mountain peaks; a diversity of trees, shrubs and cacti including Foothills Palo Verde, Ironwood, Saguaro, Teddy Bear Cholla, Staghorn Cholla, Barrel Cacti, Bursage and Hedgehog.

- **Lower Sonoran**: Generally characterized by flat terrain, characterized by sparse vegetation, consisting predominately of Creosote, Jumping Cholla and Bursage; the vegetative cover is dispersed at distances approaching 50 feet. Groundcover is comprised of medium sized cobbles generally two inches in diameter. This unit is also influenced by the limited distribution of mature saguaro cactus.

- **Riparian Corridors**: Generally characterized by vegetated corridors, along the White Peak, Twin Buttes, Caterpillar Tank, McMicken, and Padelford Washes. The presence of sand and silt, and cobble watercourses (generally six to twenty feet in width), as well as Palo Verde, Bursage and Chuparosa plant materials define Riparian Corridors. It is generally accepted that these corridors attract and are utilized by wildlife for feeding, habitat and circulation within their habitat. The majority of these corridors are designated as open space in the Land Use Master Plan and utilize box culverts (i.e. 10' x 10') to allow for unimpeded wildlife movement across arterial and collector roadways. To illustrate the connectivity of the riparian corridors with the use of the land, **Figure C-2, Anticipated Wildlife Corridors** was prepared. It demonstrates the sensitivity to the native wildlife in the area through its designation of open space upon the 404 designated washes which traverse Vistancia North.

The Vistancia North property exhibits significant landforms within its boundaries. These natural features translate to a wide range of topographic slopes with dramatic vertical relief generally sited around Twin Buttes and Pleasant Peaks. The depths of the natural washes generally range from two to ten feet. Sensitive land use planning within these corridors, particularly along the riparian drainageways and upper slopes, will benefit the residents of the community by providing opportunities to:

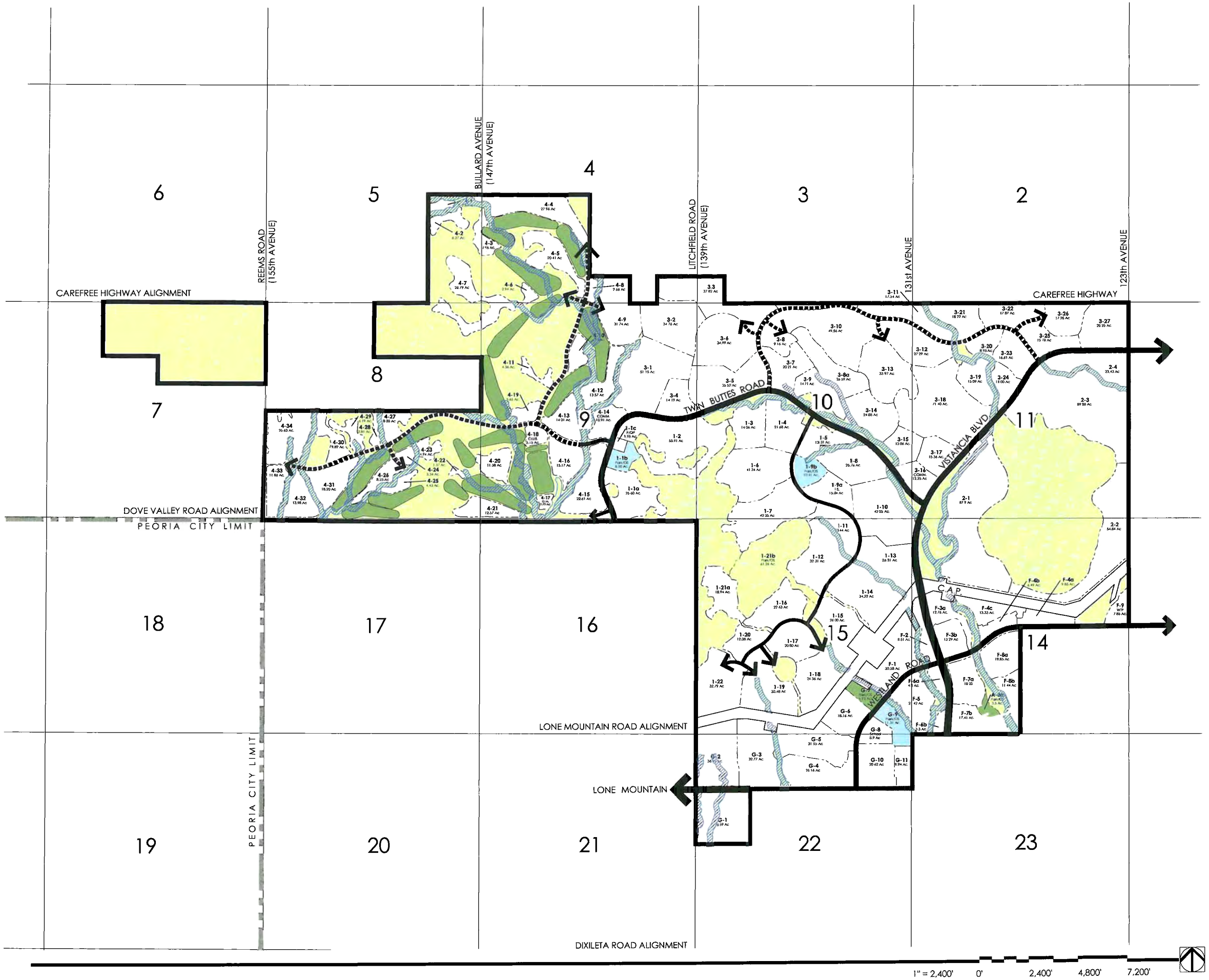
- Preserve natural conditions of drainageways;
- Promote opportunities for multi-user mobility through a community trails system;
- Promote opportunities to enhance wildlife habitat and migration patterns through the preservation of extensive riparian corridors; and
- Preserve upper elevation and steep sloped areas as well as peaks and ridgelines.

The presence of the Central Arizona Project canal, in the southern portion of the community, represents a defined edge, potentially limiting the connectivity of adjacent neighborhoods. However, the presence of trails and selected locations for bridge crossings and streetscape treatments will minimize community-wide bifurcation of this area.

VISTANCIA NORTH

Planned Community District

Anticipated Wildlife Corridors



FACILITIES & USE

- Passive Open Space
- Improved Open Space
- Private Open Space
- Major Wash & Habitat Corridors (404 Jurisdictional Waters)

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Figure C-2

3. Land Use Master Plan

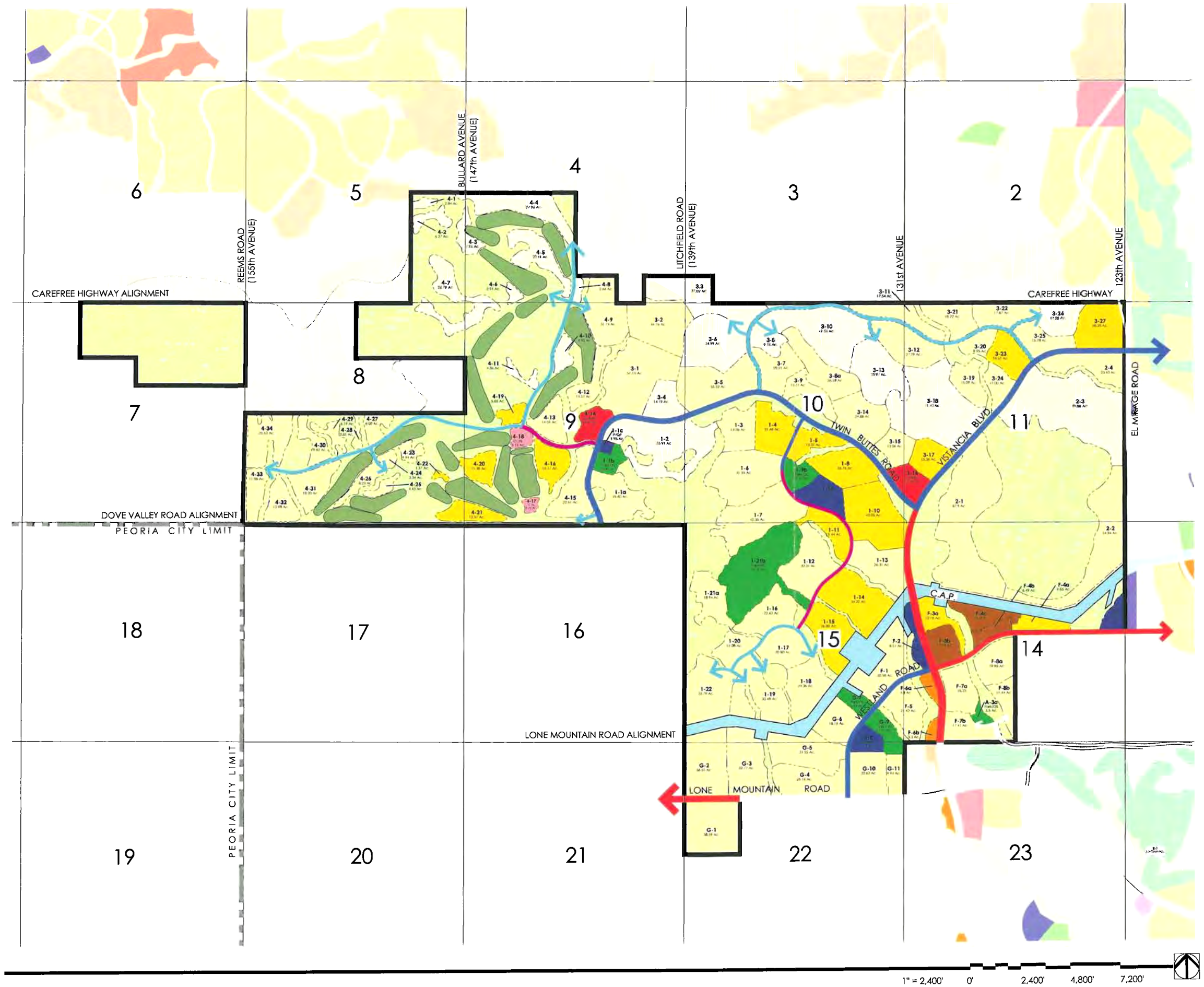
The Land Use Master Plan for Vistancia North was developed based on the adherence to several dictating factors that will directly impact its ultimate development pattern. These factors include:

- Responding to the Peoria Desert Lands Conservation Master Plan;
- Maximizing compatibility with the slope suitability of the land;
- Recognizing the drainage issues created by the primary washes;
- Maximizing residential adjacency and connectivity to natural and developed open spaces;
- Balancing the design of arterial street alignments based on topographical and drainage features, and projected average daily traffic demand;
- Distributing adequate levels of park and school acreage and facilities based on user needs and existing environmental conditions;
- Determining adequate amounts of supportive commercial services and employment; and
- Distributing and transitioning the mix of residential products and densities to respond to the environmental conditions of the property, the intended target markets, and the supportive transportation system to provide multi-modal mobility and access.

Residential land use categories (and their respective densities) have been utilized to achieve consistency with the amended Peoria General Plan, considering the extensive topographic and landform features of the natural environment. The proposed Land Use Master Plan produces an overall gross density of 1.6 dwelling units per acre as shown on **Figure C-3, Land Use Master Plan.** An overall general plan target density of approximately two units per acre has been previously reviewed and approved within General Plan Amendment 00-01. **Table C.1, *Vistancia North Residential Density/Buildout and Student/ School Projections,*** provides proposed land uses, gross parcel acreage, product type, lot size, projected density and dwelling units for each of the development parcels based on the graphic depiction of **Figure C-3, *Land Use Master Plan*.** The Plan illustrates the pattern and mix of proposed residential, employment and supportive land uses.

1. Residential

A variety of housing types are proposed for the Vistancia North community. Homes will exhibit a variety of compatible architectural styles and sizes to meet the diverse needs of the projected residential population. Concentrations of higher density residential uses have limited integration into the Land Use Master Plan, resulting from the



VISTANCIA NORTH

Planned Community District

Land Use Master Plan

LAND USES

	RE	Residential/Estate 0-2.0 du/ac
	LD	Residential/Low 2.0-5.0 du/ac
	MD	Residential/Medium 5.0-8.0 du/ac
	MH	Residential/Medium High 8.0-15.0 du/ac
	MU	Mixed Use
	SU	Special Use
	CC	Community Commercial
	P/OS	Park/Open Space
	G	Golf Course
	P/QP	Public/Quasi-Public
	W	Water
		Major Arterial
		Minor Arterial
		Major Collector
		Minor Collector

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Figure C-3

Table C.1
Residential Density/Buildout and Student/School Projections

Village F										
Parcel No.	LU	Acreage	Product	Lot Size	Density	Dwelling Units	Multiplier	Students	Multiplier	Students
F-1	LD	30.58	SF	70' x 125'	2.5	75	0.5	38	0.2	15
F-2	P/QP	8.51	Water Storage	none	0.0	0	0.5	0	0.2	0
F-3a	MD	12.76	SFA	SFA	5.5	70	0.5	35	0.2	14
F-3b	MH	13.29	SFA	SFA	8.5	113	0.5	57	0.2	23
F-4a	MD	9.85	SFA	SFA	6.1	60	0.5	30	0.2	12
F-4b	MH	6.49	SFA	SFA	8.9	58	0.5	29	0.2	12
F-4c	MH	13.33	SFA	SFA	9.5	126	0.5	63	0.2	25
F-5	LD	21.42	SF	85' x 130'	2.2	48	0.5	24	0.2	9.6
F-6a	MU*	4.80	Mixed	2,400 s.f.	18.0	86	0.5	43	0.2	17.2
F-6b	MU*	3.30	Mixed	2,400 s.f.	18.0	59	0.5	29.5	0.2	11.8
F-7a	LD	18.23	SF	80' x 130'	2.9	52	0.5	26	0.2	10.4
F7b	LD	17.41	SF	80' x 130'	2.9	50	0.5	25	0.2	10
A-3a	P/OS (Private)	3.50	Park	80'x 130'/Park	0.0	0	0	0	0.0	0
F-8a	LD	19.85	SF	90' x 140'	2.3	45	0.5	22.5	0.2	9
F-8b	LD	11.44	SF	90' x 140'	1.8	21	0.5	10.5	0.2	4.2
F-9	P/QP	7.85	WTP	none	0	0	0	0	0.0	0
Area F		**202.61**			**4.26**	**863**		**432**		**173**

*-may include HD uses

Village G										
Parcel No.	LU	Acreage	Product	Lot Size	Density	Dwelling Units	Multiplier	Students	Multiplier	Students
G-1	LD	38.59	SF	70' x 120'	2.2	86	0.5	43	0.2	17.2
G-2	LD	36.51	SF	53'x115'/60'x120'	2.7	100	0.5	50	0.2	20
G-3	LD	32.77	SF	48' x 115'	4.3	141	0.5	70.5	0.2	28.2
G-4	LD	26.16	SF	70' x 120'	2.7	71	0.5	35.5	0.2	14.2
G-5	LD	31.55	SF	80' x 125'	2.7	85	0.5	42.5	0.2	17
G-6	LD	18.16	SF	70' x 130'	2.9	53	0.5	26.5	0.2	10.6
G-7	P/OS (Private)	6.93	Park	70' x 120' /Park	0.0	0	0	0	0	0
G-8	P/QP	8.90	K-8 School	None	0.0	0	0	0	0	0
G-9	P/OS (Public)	11.31	Park	None	0.0	0	0	0	0	0
G-10	LD	20.62	SF	53' x 115'	4.1	84	0.5	42	0.2	16.8
G-11	LD	9.94	SF	60' x 120'	5.1	51	0.5	25.5	0.2	10.2
Area G		**241.44**			**2.78**	**671**		**336**		**134**
Village F & G Subtotal		**444.05**			**3.45**	**1,534** Units		**767**		**307**

Table C.1
Residential Density/Buildout and Student/School Projections

Village One Parcel No.	LU	Acreage	Product	Lot Size	Density	Dwelling Units	Multiplier	Students	Multiplier	Students
1-1a	LD	25.60	SF	70' x 120'	2.4	61	0.35	22	0.15	9
1-1b	P/OS-P/QP	8.00	Park	None	0.0	0	0.35	0	0.15	0
1-1c	P/QP	1.98	Fire Station	none	0.0	0	0	0	0	0
1-2	RE	55.91	SF	1 Ac. Min. Custom	0.5	28	0.25	7	0.15	4
1-3	LD	14.06	SF	60' x 120'	3.1	44	0.35	15	0.15	7
1-4	MD	21.68	SFA	48' x 115'	5.0	108	0.35	38	0.15	16
1-5	MD	13.31	SFA	SFA	8.0	106	0.50	53	0.15	16
1-6	LD	41.34	SF	80' x 125'	2.2	91	0.35	32	0.15	14
1-7	LD	42.35	SF	80' x 135'	2.1	89	0.35	31	0.15	13
1-8	MD	25.76	SF	53' x 115'	5.0	129	0.50	64	0.15	19
1-9a	P/QP	15.84	K-8 School	None	0.0	0	0.35	0	0.15	0
1-9b	P/OS	10.41	Park	None	0.0	0	0.35	0	0.15	0
1-10	MD	42.05	SF	60' x 120'	5.0	210	0.35	74	0.15	32
1-11	MD	15.44	SF	48' x 115'	5.0	77	0.35	27	0.15	12
1-12	LD	32.31	SF	80' x 125'	2.1	68	0.35	24	0.15	10
1-13	LD	26.31	SF	70' x 120'	2.9	76	0.35	27	0.15	11
1-14	MD	34.22	SF	53' x 115'	5.0	171	0.35	60	0.15	26
1-15	MD	27.95	SF	53' x 115'	5.0	140	0.35	49	0.15	21
1-16	LD	22.63	SF	80' x 135'	2.1	48	0.35	17	0.15	7
1-17	LD	20.80	SF	48' x 115'	4.3	89	0.35	31	0.15	13
1-18	LD	24.36	SF	60' x 120'	3.0	73	0.35	26	0.15	11
1-19	LD	30.48	SF	70' x 120'	2.3	71	0.35	25	0.15	11
1-20	LD	12.08	SF	80' x 135'	2.0	24	0.35	8	0.15	4
1-21a	LD	18.94	SF	80' x 135'	1.6	30	0.25	8	0.15	5
1-21b	P/OS (Private)	61.26	Park	none	0.0	0	0	0	0	0
1-22	LD	32.79	SF	80' x 125'	2.3	75	0.35	26	0.15	11
Village One Subtotal		**677.86**			**2.7**	**1,810**		**663**		**271**

Village Two Parcel No.	LU	Acreage	Product	Lot Size	Density	Dwelling Units	Multiplier	Students	Multiplier	Students
2-1	LD	87.90	SF	70' x 120'	3.9	343	0.35	120	0.15	51
2-2	LD	54.84	SF	80' x 125'	5.0	274	0.25	69	0.15	41
2-3	RE	89.88	SF	1 Ac. Min. Custom	1.3	119	0.25	30	0.15	18
2-4	LD	23.43	SF	60' x 120'	2.0	47	0.25	12	0.15	7
Village Two Subtotal		**256.05**			**3.06**	**783**		**230**		**117**

Table C.1
Residential Density/Buildout and Student/School Projections

Village Three										
Parcel No.	LU	Acreage	Product	Lot Size	Density	Dwelling Units	Multiplier	Students	Multiplier	Students
3-1	LD	51.15	SF	80' x 130'	2.2	113	0.35	39	0.15	17
3-2	LD	34.76	SF	80' x 130'	2.2	76	0.35	27	0.15	11
3-3	RE	37.82	SF	1 Ac. Min. Custom	0.5	19	0.25	5	0.15	3
3-4	RE	14.19	SF	1 Ac. Min. Custom	0.5	7	0.25	2	0.15	1
3-5	LD	35.52	SF	90' x 140'	2.0	71	0.35	25	0.15	11
3-6	RE	34.99	SF	1 Ac. Min. Custom	0.5	17	0.25	4	0.15	3
3-7	LD	20.21	SF	70' x 120'	2.5	51	0.35	18	0.15	8
3-8	RE	9.16	SF	1 Ac. Min. Custom	0.5	5	0.25	1	0.15	1
3.8a	LD	26.59	SF	80' x 130'	2.2	58	0.35	20	0.15	9
3-9	LD	14.71	SF	80' x 130'	2.2	32	0.35	11	0.15	5
3-10	RE	49.56	SF	1 Ac. Min. Custom	0.5	25	0.25	6	0.15	4
3-11	LD	17.54	SF	90' x 140'	2.0	35	0.35	12	0.15	5
3-12	LD	27.29	SF	80' x 130'	2.2	60	0.35	21	0.15	9
3-13	RE	33.97	SF	1 Ac. Min. Custom	0.5	17	0.25	4	0.15	3
3-14	LD	24.88	SF	60' x 120'	3.0	75	0.35	26	0.15	11
3-15	LD	13.06	SF	70' x 120'	2.5	33	0.35	11	0.15	5
3-16	CC	12.25	Retail Goods and Svcs	COMM.	none	0	0	0	0	0
3-17	MD	15.36	SFA	SFA	5.0	77	0.5	38	0.15	12
3-18	RE	71.40	SF	1 Ac. Min. Custom	0.5	36	0.25	9	0.15	5
3-19	LD	15.09	SF	90' x 140'	2.0	30	0.35	11	0.15	5
3-20	LD	8.95	SF	90' x 140'	2.0	18	0.35	6	0.15	3
3-21	LD	18.22	SF	90' x 140'	2.0	36	0.35	13	0.15	5
3-22	LD	17.87	SF	90' x 140'	2.0	36	0.35	13	0.15	5
3-23	MD	16.20	SFA	SFA	5.0	81	0.35	28	0.15	12
3-24	LD	10.88	SF	90' x 140'	2.0	22	0.35	8	0.15	3
3-25	LD	15.78	SF	80' x 130'	2.2	35	0.35	12	0.15	5
3-26	RE	17.28	SF	1 Ac. Min. Custom	0.5	9	0.35	3	0.15	1
3-27	MD	28.25	SFA	SFA	5.0	141	0.25	35	0.15	21
Village Three Subtotal		**692.93**			**1.8**	**1,214**		**410**		**182**

Table C.1
Residential Density/Buildout and Student/School Projections

Village Four Parcel No.	LU	Acreage	Product	Lot Size	Density	Dwelling Units	Multiplier	Students	Multiplier	Students
4-1	RE	2.84	SF	1 Ac. Min. Custom	1.0	3	0.25	1	0.15	0
4-2	RE	6.27	SF	1 Ac. Min. Custom	1.0	6	0.25	2	0.15	1
4-3	RE	7.96	SF	1 Ac. Min. Custom	1.0	8	0.25	2	0.15	1
4-4	RE	27.96	SF	1 Ac. Min. Custom	1.0	28	0.25	7	0.15	4
4-5	RE	20.41	SF	1/2 Ac. Min. Custom	2.0	41	0.25	10	0.15	6
4-6	RE	2.94	SF	1 Ac. Min. Custom	1.0	3	0.25	1	0.15	0
4-7	RE	26.79	SF	1 Ac. Min. Custom	1.0	27	0.25	7	0.15	4
4-8	RE	2.66	SF	1 Ac. Min. Custom	1.0	3	0.25	1	0.15	0
4-9	LD	31.74	SF	80' x 125'	2.2	70	0.35	24	0.15	10
4-10	RE	6.92	SF	1 Ac. Min. Custom	1.0	7	0.25	2	0.15	1
4-11	RE	4.36	SF	1 Ac. Min. Custom	1.0	4	0.25	1	0.15	1
4-12	LD	13.57	SF	70' x 120'	2.5	34	0.35	12	0.15	5
4-13	LD	14.01	SF	48' x 115'	4.3	60	0.35	21	0.15	9
4-14	CC	10.91	SF	COMM.	none	0	0	0	0	0
4-15	LD	22.61	SF	80' x 125'	2.2	50	0.35	17	0.15	7
4-16	MD	15.17	SFA	SFA	5.0	76	0.5	38	0.15	11
4-17	SU	2.72	Golf Maintenance	none	0.0	0	0	0	0	0
4-18	SU	5.15	Golf Clubhouse	none	0.0	0	0	0	0	0
4-19	MD	5.65	SFA	SFA	5.0	28	0.5	14	0.15	4
4-20	MD	11.38	SFA	SFA	5.0	57	0.5	28	0.15	9
4-21	MD	12.57	SFA	SFA	5.0	63	0.5	31	0.15	9
4-22	MD	1.37	SFA	SFA	5.0	7	0.5	3	0.15	1
4-23	LD	4.94	SF	53' x 115'	4.0	20	0.35	7	0.15	3
4-24	LD	3.34	SF	48' x 115'	4.3	14	0.35	5	0.15	2
4-25	LD	4.43	SF	53' x 115'	4.0	18	0.35	6	0.15	3
4-26	LD	8.23	SF	53' x 115'	4.0	33	0.35	12	0.15	5
4-27	LD	8.00	SF	53' x 115'	4.0	32	0.35	11	0.15	5
4-28	LD	2.81	SF	48' x 115'	4.3	12	0.35	4	0.15	2
4-29	LD	6.19	SF	60' x 120'	3.0	19	0.35	6	0.15	3
4-30	LD	9.82	SF	60' x 120'	3.0	29	0.35	10	0.15	4
4-31	LD	18.20	SF	80' x 125'	2.2	40	0.35	14	0.15	6
4-32	LD	13.98	SF	60' x 120'	3.0	42	0.35	15	0.15	6
4-33	LD	11.86	SF	48' x 115'	4.3	51	0.35	18	0.15	8
4-34	LD	25.63	SF	70' x 120'	2.5	64	0.35	22	0.15	10
Village Four Subtotal		**373.39**			**2.54**	**948**		**297**		**112**
Village One-Four Subtotal		**2000.23**			**2.4**	**4,754 Units**	**Peoria District**	**1,422**		**610**
							Nadaburg District	**177**		**73**
Complete Totals					**1.58**	**6,288**	**Units**	**2,366**		**990**
								ES Students		HS Students
							Peoria USD	**2,189**		**917**
								ES Students		HS Students
								1.99		0.4
								ES Schools		High Schools
						17,166	**Projected Population**			

Land Use Summary

Designation	Acreage	Percent
RE	523	13.1%
LD	1327	33.3%
MD	309	7.8%
MU	8	0.2%
SU	8	0.2%
CC	23	0.6%
P/OS	1295	32.5%
G	189	4.7%
P/QP	41	1.0%
W	93	2.3%
Roads	168	4.2%
Total	3985	100.00%

concerted emphasis on lower density types that respond to the environmental sensitivity of the area and are prescribed by the adopted Peoria General Plan. Moderate density residential uses are located adjacent to non-residential land uses such as Community Commercial and Mixed Use to protect lower density residential uses, and adjacent to major arterial roadways to buffer vehicular generated noise. These land use patterns will allow neighborhoods to capitalize on improved access as well as proximity to commercial and community services.

Parcels identified to contain lower residential densities have been selectively located on lands throughout Vistancia North that exhibit steep sloped areas to reduce the impact of infrastructure extensions and to promote land use sensitivity to natural drainageways and open space areas.

Net densities for detached single family residential parcels range from 0.5 to 5.0 units per acre and are accommodated by the proposed Vistancia Residential Detached Districts (VRD) including VRA-3, VRD-3, VRA-4 VRD-4, VRD-5, VRD-6, VRD-7, VRD-8, VRD-10, VRD-12, VRD-18, VRD-24, VRD-30, VRD-35 and VRD-40 zoning districts. Net densities for attached single family residential parcels range from 5.0 to 8.0 units per acre and are accommodated by the proposed VRA-4 and VRA -3 zoning districts. In addition to the City's Design Review process, single family residential development will be required to demonstrate conformity with privately enforced design guidelines (contained in the Appendix), which promotes community interaction, diversity of housing product, architectural embellishment, as well as generally promoting the quality of life. **Table E.4, *Residential Development Standards*,** identifies the proposed development standards for the residential zoning districts designated within the Planned Community District Application. These standards are intended to introduce an element of design flexibility to adequately transition density away from community open space areas, such as natural drainageways and the community golf course(s). Within the single family zoning districts, the residential standards will permit design flexibility to vary lot sizes, while maintaining minimum lot sizes within each development parcel.

This flexibility will allow the opportunity to transfer density from adjacent natural area open spaces to other areas within the parcel that can accommodate the increased number of lots while preserving appropriate natural features. The proposed residential standards will allow flexibility for the design of the community by promoting diversity among housing types and lifestyles. As indicated in **Table C.1,** the total number of residential dwelling units within Vistancia North will not exceed 6,288.

2. Commercial

Approximately 23 acres of commercial land use has been proposed within Vistancia North. A total of two Community Commercial parcels have been located to serve the shopping and retail needs of the community.

These two sites have been located to take full advantage of their adjacency with major arterial streets to heighten retail, service and office exposure to the public and minimize traffic impacts on adjacent neighborhoods. One parcel (12.25 acres) is located at the northwest corner of Vistancia Boulevard and Twin Buttes Road. The other parcel (10.91 acres) is located at the intersection of Twin Buttes Road and the westerly trending major collector located in Section 9. Both of these parcels will also be accessible to pedestrians and bicyclists through the connected system of trails distributed throughout Vistancia North.

3. Golf

Vistancia North is committed to the design and development of at least one and possibly two privately/publicly owned and maintained golf courses (both would be 18-hole courses) integrated within the residential and natural open space areas north of the CAP canal. One golf course is shown on the Land Use Master Plan to be an integral component of Village 4. A second golf course is under consideration for Village 3. The golf facilities will provide active recreational opportunities for the beginner as well as the seasoned player through the incorporation of standard fairway design criteria. Turf quantities will adhere to the standards set forth by the Arizona Department of Water Resources (ADWR) concerning irrigation and water conservation practices within an Active Management Area. By utilizing computerized irrigation systems, maintenance of healthy, high quality turf can be achieved while meeting standards for responsible water conservation. Ultimately, all irrigation supplied to the golf course(s) is planned to be reclaimed wastewater. Open space areas within the golf course properties will be designed and contoured to accommodate both off-site drainage and retain on-site

generated stormwater runoff from adjacent neighborhoods and commercial properties. Off-site stormwater runoff captured within basins and washes will be isolated from on-site irrigation reservoirs.

Golf Course Lakes Scale and Function

Vistancia North will include at least one and possibly two championship length golf courses, each utilizing a drought tolerant landscaping theme, with turf fairways. These courses will ultimately receive a substantial irrigation supply from the effluent generated by the water reclamation plant located on Parcel C-35 in Vistancia South. The interim water supply is anticipated to utilize non-groundwater resources such as surplus CAP water.

At the time when development density will generate sufficient effluent, it will be transported through a non-potable conveyance system to reservoirs. The reservoirs are intended to be sensitively integrated into the conceptual design of the golf course(s) and the Upper Sonoran Desert. Reclaimed water within these reservoirs will be used as the on-site irrigation supply for the golf turf areas. Water levels and water quality within the reservoirs will be monitored to effectively meet the irrigation frequency needs of the golf facilities and to stabilize in-flow and out-flow quantities.

The conceptual reservoir development program is anticipated to include a 2.5-acre lake within the first and the subsequent (if developed) golf course. Each lake is anticipated to maintain an approximate storage capacity of 2.4 million gallons with an 815,000-gallon fluctuation capacity. The lake will operate with an approximate average depth of seven feet with side slopes ranging from 3:1 to 4:1. Pump stations will withdraw irrigation water from the lake bottoms to maintain full volume access.

Golf Course Irrigation Demand and Maintenance

The first golf course is estimated to occupy an average land area of approximately 205 acres with its turf area ranging between 90 to 110 acres. If the second course is developed, it will exhibit the same development profile. The projected water demand for the golf course suggests it will use approximately 600 acre-feet of water per year. Because of seasonal fluctuations in regional temperature and humidity levels, daily water demands will vary from approximately 0.3 million gallons per day (mgd) to 1.2 million gallons per day for each golf course. The turf and lake areas, as currently proposed, will meet all Arizona Department of Water Resources and City of Peoria standards.

Golf course maintenance will be provided from a single operations facility to serve the initially constructed course and potential additional course. It is anticipated that an approximate 2.7 acre parcel will provide adequate land for supportive operations. The centrally located

facility will contain golf course maintenance equipment materials, supplies and personnel. It may also be a shared facility with maintenance operations for the adjacent community's open space and common areas. The maintenance facility will be located appropriately to promote direct access to major and/or minor arterial roadways, thus minimizing impacts on internal residential uses. Golf course maintenance shall be held to high industry standards to maximize the value of the golf experience for the residents and visitors to Vistancia North, and to compete and excel in the Phoenix Metropolitan Area golf market.

4. Schools

Vistancia LLC has executed an agreement with the Peoria Unified School District (PUSD) regarding the development and funding of school facilities to adequately serve the public educational needs of the five villages within Vistancia North. At buildout, Vistancia North is expected to generate approximately 2,400 K-8 students, (1,422 in the Peoria Unified School District) requiring the provision of two schools within the community. The community is only expected to generate the need for approximately 1,000 high school students at full buildout, (917 students in the PUSD) requiring less than one-half of the demand for a high school facility. These projections for enrollment of both K-8 and high school students have been prepared utilizing student generation rates provided by the PUSD as identified on **Table C.2, *Student Generation Ratios***. Because over 80 percent (approximately 3,200 acres) of Vistancia North is located within the boundaries of the PUSD, their factors were also utilized to calculate the K-8 student demands within the Nadaburg Elementary School District #81. PUSD factors were also utilized to generate high school students west of 147th Avenue (where there is not an existing high school district).

These two school sites, and their proposed locations reflected on the Land Use Master Plan and Public Facilities Element of the Peoria General Plan, have been reviewed and acknowledged by PUSD staff even though a small portion of the community currently is not located within the boundaries of an existing high school district. Both of these school sites have been located adjacent to neighborhood park sites to maximize the potential for shared recreational facilities. They both have also been linked to the community trail system to foster pedestrian circulation between neighborhoods and activity areas.

In the event the PUSD decides not to exercise its right to build a school on the sites, the City will have the first right to purchase the property at the most current residential price per acre for 180 days from the date the PUSD renders it's decision not to exercise that right. Upon expiration of the 180 day period, the parcel(s) will revert to the residential underlying zoning and the developer shall have the right or option to plat the parcel(s) for residential purposes. If either (or both) parcel is acquired for additional public park acreage, in no case will

playfield lighting be accommodated. The proposed high school site to serve Vistancia North has been located along El Mirage Road within the Vistancia South Planned Community District.

Table C.2

Student Generation Ratios

Residential Product Type	K-8 Schools*	High Schools*	Geography
Single Family Detached-Custom Parcels	0.20 students	0.10 students	Community-wide
Single Family Detached-Production Parcels	0.35 students	0.15 students	North of CAP canal
Single Family Detached-Production Parcels	0.50 students	0.15 students	South of CAP canal
Single Family Attached	0.15 students	0.08 students	Community-wide

*Student Generation Factor (per dwelling unit)

Source: Peoria Unified School District, August 2005

The site has been located adjacent to planned employment uses to reduce the impacts of traffic, light and noise affiliated with the operation of the facility. Because the need exists for turf at both the school sites and the adjacent neighborhood parks, the non-potable water system is intended to provide effluent for irrigation purposes.

5. Public Parks/Open Space

Based on the provision of large amounts of natural open space and extensive drainage/riparian corridors, adequate opportunities will exist for residents to engage in their desired mix of public active and passive recreation pursuits in Vistancia North.

The City of Peoria has identified three types of public parks to provide a balance of passive and active recreation pursuits accessible to its residents. These types include neighborhood, community and regional parks. The provision and access to these facilities is described as follows:

Neighborhood Park

A neighborhood park ranges from 10 to 12 acres in size, provides an approximate ½ mile service area radius and serves approximately 5,000 residents. It could be improved with the following facilities: baseball diamonds, tennis courts, basketball courts, playground equipment, restrooms, ramadas, picnic facilities and multi-use fields. Vistancia North contains two neighborhood parks.

Community Park

A community park ranges from 60 to 100 acres in size, provides an approximate three mile service area radius and serves approximately 50,000 residents. It could be improved with amenities such as a library, recreational center, a sports complex (multiple ball fields for league play with lights), ramadas, community swimming pool, and other facilities such as those listed under the neighborhood park. Vistancia North does not contain a community park, but the future implementation of the Community Park within Village D of Vistancia South provides partial service area coverage for Vistancia North.

Regional Park

A regional park ranges from 150 to 400 acres in size, provides service within a 30 minute drive time and includes both active and passive recreation pursuits. Vistancia North is located within the service area of Lake Pleasant Regional Park, which is administered by Maricopa County.

Open Space

Dedicated open space provides an approximate 10 mile service area radius and is comprised of natural or landscaped areas that enhance the feeling of openness within the community. While these areas range in size, their basic function serves as natural or landscaped spaces that enhance the visual, environmental or aesthetic quality and may provide trail linkages throughout the development.

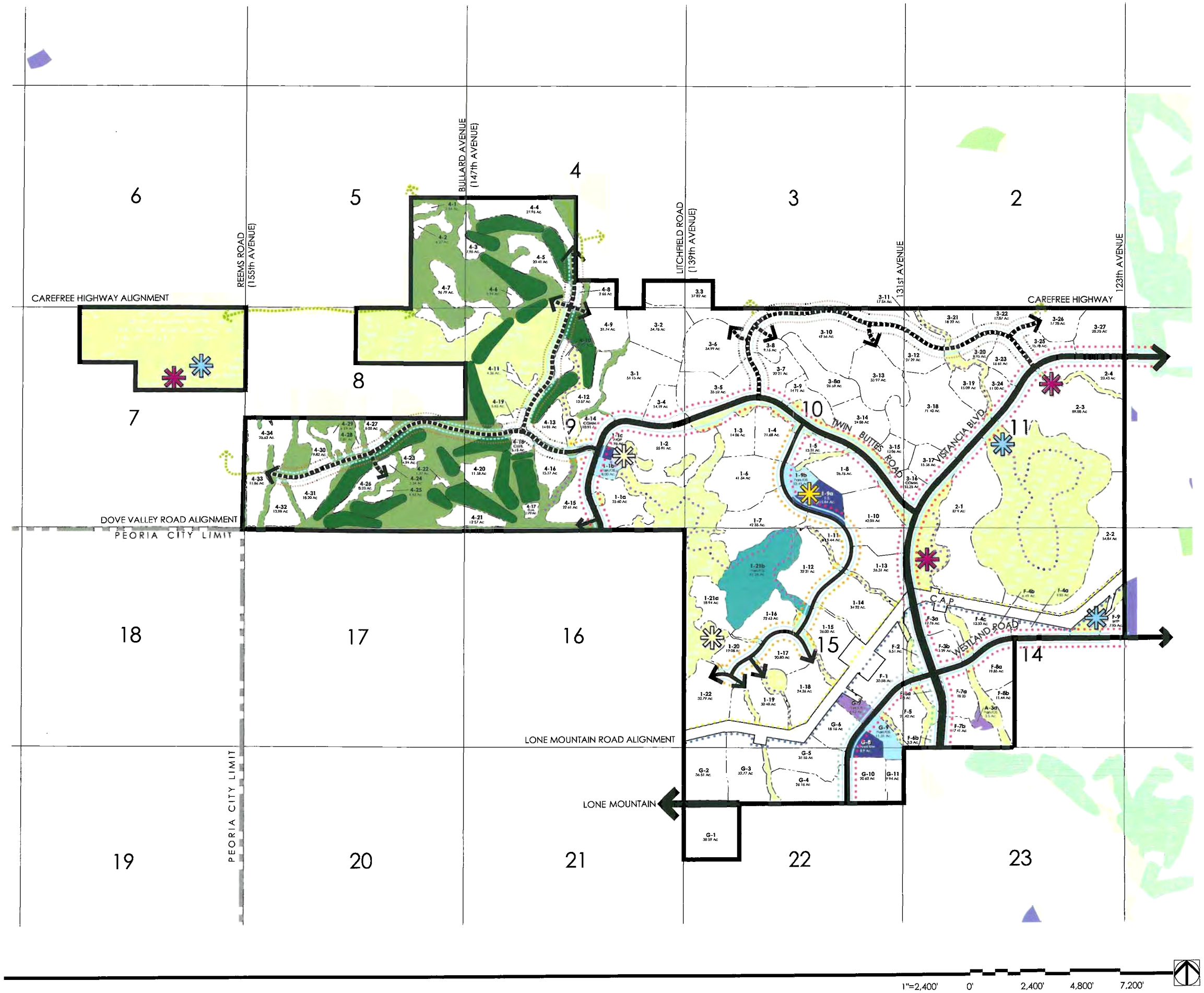
Over the past 10 years, the City has prepared and adopted several key documents to guide the appropriate use and development of its northern area. One of these documents includes the Desert Lands Conservation Master Plan. To assist the City in implementing the Desert Lands Conservation Master Plan, Vistancia LLC has proposed a method of natural open space dedication (as shown in the Development and Annexation Agreement for White Peak Ranch and

Lakeland Village) to the City of Peoria, which would transfer title of a minimum of 900 acres within Vistancia North prior to the submittal of the first final plat. As shown in the Agreement, this donation would take place at, or prior to, the submittal of the first Preliminary Plat for any subdivision located north of the Central Arizona Project canal. It is anticipated that additional natural open space will be added to the initial transfer in the future, with the City's approval of plats and/or site plans for individual development parcels. According to the Agreement, this could account for up to an additional 275 acres of open space. **Figure C-4, *Park/Open Space & Non-Vehicular Circulation Master Plan***, graphically depicts the intent of Vistancia LLC in providing a visually and functionally useful open space network accessible to all existing and future residents of Peoria.

The initial transfer is expected to focus on the most prominent ridgelines and washes within the planned community and would be configured and legally described by defining a particular elevation contour. Additional open space dedications taking place in the future will be determined on a plat by plat basis through the subdivision process. Specifically, the establishment of tracts could be declared for transfer to the "public", upon agreement by the developer and the City, with the recordation of each plat. This process would allow for the expansion of open space areas beyond the initial transferred lands, with a determination of the expanded boundary made during the preliminary platting process.

Other important documents include the Parks, Recreation and Open Spaces (PROS) Master Plan, and Trails Master Plan. The City is now in the process of finalizing both the PROS and Trails Master Plans, which provides an opportunity now to reconsider the issues and approach to parks and open space within the City's scenic, yet rugged northern region.

The existing City of Peoria standards related to the provision of adequate public park and open space acreage in Vistancia North are presented in **Table C.3, Vistancia North and Area-Wide *Park Acreage Standards***. Vistancia North has been planned to promote extensive amounts of connected public natural open space and improved recreational facilities for the benefit of both Vistancia North and City residents. Vistancia North has been specifically planned within the larger context of land use, transportation and public facilities reflected within its northern Peoria context (i.e. Saddleback Heights, Lake Pleasant Heights, and Vistancia South) planned communities. Collectively, these communities have been planned to meet the City's existing adopted open space and trail standards through the thoughtful provision of appropriate public passive and active spaces within northern Peoria.



VISTANCIA NORTH

Planned Community District

Park / Open Space & Non-Vehicular Circulation Master Plan

OPEN SPACE TYPES

Passive Open Space (Public)	876.51 Ac.
Passive Open Space (Private)	313.34 Ac.
Golf (Private) Open Space	205.22 Ac.
Preserve / Trailhead	61.26 Ac.
Public Park	29.72 Ac.
Private Park or Recreation Center	10.43 Ac.
Public/Quasi Public (School)	24.74 Ac.
	1,523.22 Total Ac.

FACILITIES & USES

8' Wide Concrete Sidewalk	57,302 l.f.
6' Wide Concrete Sidewalk, Public	15,338 l.f.
6' Wide Concrete Sidewalk, Private	40,450 l.f.
6' Wide Decomposed Granite Trail	7,058 l.f.
Bike Lanes, Public	83,951 l.f.
Bike Lanes, Private	42,604 l.f.
Regional Public Multi-Use Trail	13,024 l.f.
Regional Public Equestrian Trail	12,071 l.f.
Community Public Multi-Use Trail	31,274 l.f.
Potential Future Trail / Connections	n/a

Programmed Trail Heads
- Asphalt Parking Area (±12 Spaces)
- Natural Hiking Trail
- Turf/Open Play Area
- Picnic Ramada w/ Trailhead Kiosk
- ± 2.5 Acres

Expanded Programmed Trail Head
- Asphalt Parking Area (±25 Spaces)
- Natural Hiking Trail
- Turf/Open Play Area
- Picnic Ramada w/ Trailhead Kiosk
- (± 8.0 Acres)

Joint Use Library
(potential location)

Open Space Access

NOTES:

1) The Vistancia North PCD will have a minimum of 20% of the gross project acreage committed to a mix of Passive Open Space, Golf Open Space, and Improved Open Space. This 20% is committed for the entire project as a whole and not on a development parcel or plat basis. Each development parcel may contribute more or less open space to the 20% project total.
2) Passive Open Space includes natural undisturbed areas, expanded landscape parkways, utility corridors and wash drainage ways.
3) Regional detention/retention facilities may be located in a park and open space areas. Locations shall be reviewed and approved by the City of Peoria.
4) Locations of trails and future connections are subject to change based on final parcel and trail designs.

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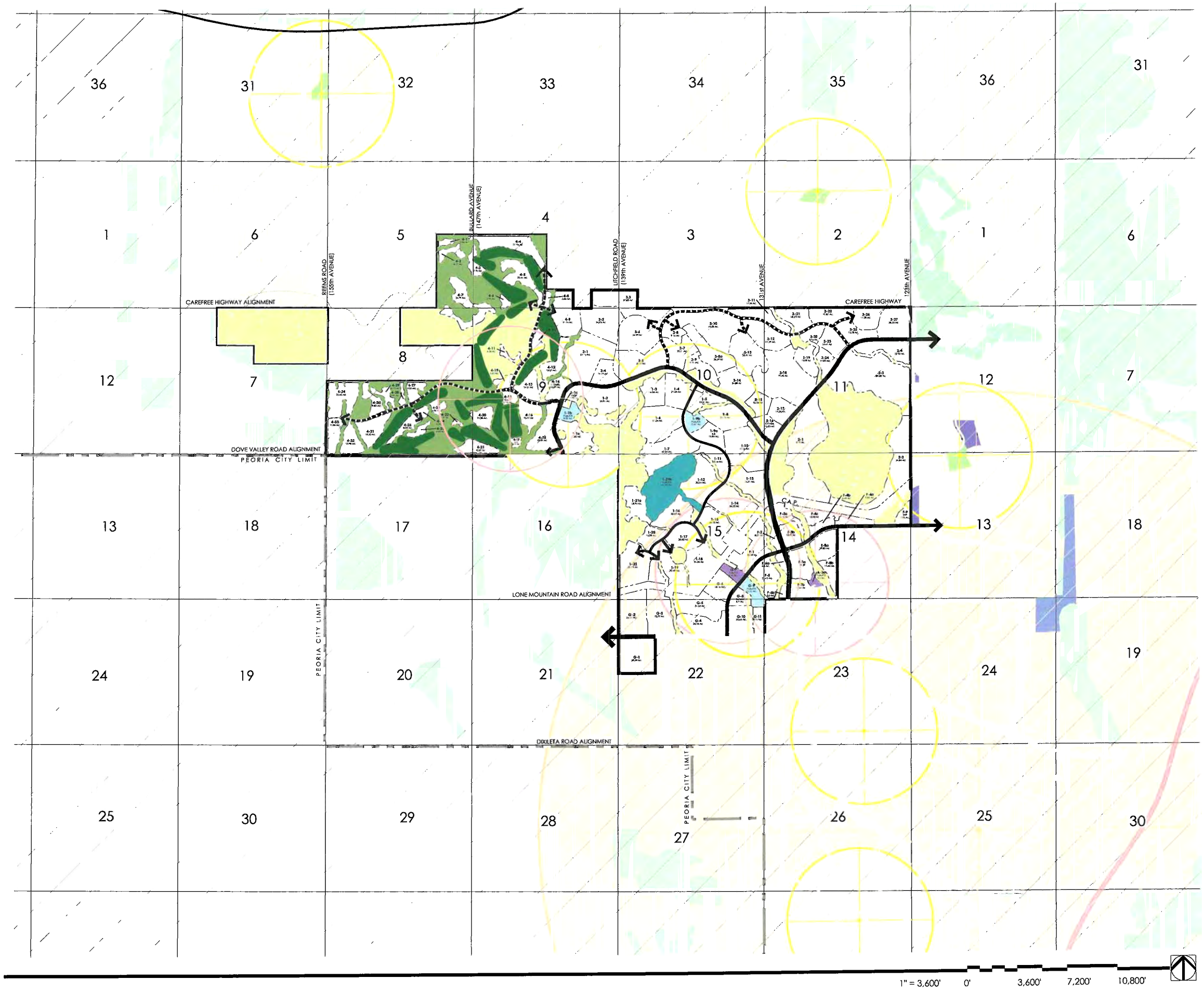
TASK ENGINEERING
WILSON & COMPANY
LVA Urban Design Studio L.L.C.

Figure C-4

To assist the City implement the PROS Master Plan, the Land Use Master Plan identifies approximately 30 acres dedicated as public neighborhood park space to provide proximate opportunities for residents of the neighborhoods, which meets the typical acreage requirements of the City. An additional 10 acres is provided as private park open space. Understanding the sensitivity of grading upon the sloped terrain of Vistancia North, these neighborhood park sites have been leveraged to maximize joint use opportunities with adjacent K-8 school development. There are not any identified community park sites within the project, but the proposed community park in Village D of Vistancia South will provide partial service area coverage for Vistancia North. This project would also add approximately 55 miles of public and private trails and bicycle paths, which would significantly increase the City's non-vehicular level of service. The provision of regional park acreage has been accommodated through the proximity of Vistancia North to Lake Pleasant Regional Park, which is administered by Maricopa County. Located approximately 4.5 miles north of the community, the 23,662 acre park will be directly accessible from the future northern extension of El Mirage Road. Formed by Waddell Dam, the impoundment provides over 100 miles of shoreline for a wide variety of recreational uses.

Even though the provision of park and open space typically occurs on a project by project basis, it is important to consider an area-wide assessment, especially with regard to the dramatic natural landscape located within the northern region of the City. To that end, an area wide open space and park analysis has been conducted on Table C.3, Vistancia North and Area-Wide Park Acreage Standards) to assist in illustrating the future inclusion and integration among Vistancia North, but also Vistancia South, Saddleback Heights and Lake Pleasant Heights. The parks and service areas of the region are shown on ***Figure C-5, Park Facility Service Areas.*** Utilizing the locations of the open space and parks from these adopted Planned Community Districts (and quantifying the acreage with proposed buildout populations) provides an opportunity to determine the most appropriate and practical approach to provide passive and active recreational opportunities for the residents and visitors to northern Peoria.



VISTANCIA NORTH

Planned Community District

Park Facility Service Areas

LEGEND

- Neighborhood Park (1/2 Mile Service Area)
- Community Park (3 Mile Service Area)
- Private Park (1/2 Mile Service Area)
- Lake Pleasant Regional Park (30 min. Drive Time (Maricopa County)
- Passive Open Space (Public)
- Passive Open Space (Private)
- Golf Course (Private)
- Preserve / Trailhead
- Public Park
- Private Park or Recreation Center

NOTES:

1) The Vistancia North PCD will have a minimum of 20% of the gross project acreage committed to either passive or active open space This 20% is committed for the project as a whole and not on a development parcel or plat basis. Each development parcel may have more or less than 20% open space.

2) Passive Open Space includes natural undisturbed areas, expanded landscape parkways, utility corridors amd wash drainage ways.

3) Regional detention / retention facilities may be located on a regional park and / or open space areas. Locations shall be reviewed and approved by the City of Peoria.

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Figure C-5

Table C.3

Vistancia North and Area-Wide Park Acreage Standards

Facility Type	Required Acres/1,000 Population	Vistancia North		Area-Wide[6]	
		Projected Need[3] (Acres)	Acres Provided	Projected Need[7] (Acres)	Acres Provided
Neighborhood Park	1.75[1]	30	40	130	139
Community Park	1.5[1]	26	0[4]	112	11
Regional Park	3.0[1]	52	0[5]	223	0
Open Space	10.0 [2]	170	1,456	744	3,951

(1) City of Peoria Parks, Recreation and Open Space Master Plan (July 2002).
(2) City of Peoria Parks, Recreation and Open Space Master Plan (July 2002).
(3) Based on the buildout population of 17,200
(4) A portion of Vistancia North is within the service area coverage of the future community park in Vistancia South as shown on Figure C-5, Park Facility Service Area.
(5) Vistancia North is located within the service area of Lake Pleasant Regional Park.
(6) Includes Vistancia North, Vistancia South, Lake Pleasant Heights, Saddleback Heights
(7) Based on the buildout population of 74,385 (not including Trilogy)

Source: City of Peoria, July 2005 and LVA February 2006

1. Private Parks and Open Space

Vistancia North includes a mix of public and private park and open space facilities to enhance the provision of public parks and open space facilities and to serve the specific recreational needs of its residents. The designation of public facilities is based on the achievement of City adopted standards pertaining to its minimum acreage requirements and land area requirements to provide intended facilities for neighborhood parks and public open spaces. Private park facilities have been strategically located to serve the internal recreational needs of Vistancia North residents and their guests and typically do not adhere to the City's minimum acreage standards. However, their inclusion does assist in satisfying the City's acreage/1,000 resident requirements. The designation of both public and private park facilities is summarized in **Table C.4, Public/Private**

Park and Open Space Network below and graphically illustrated in **Figure C-4, Public/Private Park and Open Space Network.**

Table C.4

Public/Private Park and Open Space Network

1-9b	10.41	A-3a	3.50	Passive	876.51	Passive	313.34
G-9	11.31	G-7	6.93	Preserve/ Trailhead	61.26	Golf Course	205.22
1-1b	8.00					Golf Course*	TBD
Subtotal	29.72	Subtotal	10.43	Subtotal	937.77	Subtotal	518.56
Total			**40.15**			**Total**	**1,456.33**

(a) Based on the acreage tabulated in Figure C-3, Open Space Master Plan

(*)If this golf course is developed in Village 3.

Source: LVA Urban Design Studio, and Greey Pickett, February, 2006

8. Public/Private Trails

To assist the City implement the Trails Master Plan, the planned community district has identified the provision of public trails as a major cornerstone of the Vistancia North lifestyle that is accessible for all Peoria residents. The Sonoran Desert setting, dramatic landforms, significant natural wash corridors and man-made improvements all combine to create a very appealing hiking environment for residents and visitors. These pursuits will include walking, jogging, hiking, bicycling, and wildlife viewing. A comprehensive network of multi-use trails will enhance recreational opportunities and promote alternative choices of mobility, (other than the automobile) throughout the community. These trails will be designed to facilitate pedestrian and bicycle access among residential neighborhoods and commercial, school/park, and natural area open space uses. The planned trails system recommends separating pedestrian and bicycle facilities where appropriate. The areas generally west of the El Mirage Road

alignment have been planned with trail facilities that are intended to be prioritized for pedestrian (hiking) and bicycle (mountain bike) uses.

In an effort to accommodate the needs of its intended buyer profile, Vistancia North also includes a private multi-use trail system. The system is intended to allow for the use of trails within its gated areas. These trails and trail heads are intended to be maintained by the respective homeowners association(s). The private system has been planned to provide connectivity to the public trail system, allowing for regional non-vehicular mobility.

As identified on **Table C.4, Public/Private Trail Mileage Standards**, Vistancia North provides nearly four times the amount of hiking trails than are required by the City. The community nearly meets the mileage of bike lanes, providing nearly 100 percent of the mileage that is required to serve its projected buildout population.

Table C.5

Public/Private Trail Mileage Standards

Trail Type	Miles of Trails				
	/1,000 Population	Projected Need(3)	Provided(4)	Public	Private
Multi-Use Trails	0.50(1)	8.6	31.14	23.48	7.66
Bike Lanes	0.83(1)	14.2	23.96	15.90	8.06
Total	1.33	22.8	55.10	39.38	15.72

(1) City of Peoria Parks, Recreation and Open Space Master Plan (July 2002).
(2) Based on the projected buildout population of 17,200.
(3) Based on takeoffs from Figure C-4, Park/Open Space &Non-Vehicular Circulation Master Plan.
Source: City of Peoria, July 2005 and LVA Urban Design Studio; May 2006

7. Community Facilities

Fire

To accommodate the need for fire safety within Vistancia North, an approximate two-acre site has been planned for a location on the east side of the intersection of Twin Buttes Road and the major collector roadway. This parcel is centrally located within the community and is estimated to provide four-minute response time proximity to nearly all parcels within Vistancia North. The construction schedule for this facility will be dependent on the provisions of the executed development agreement, population

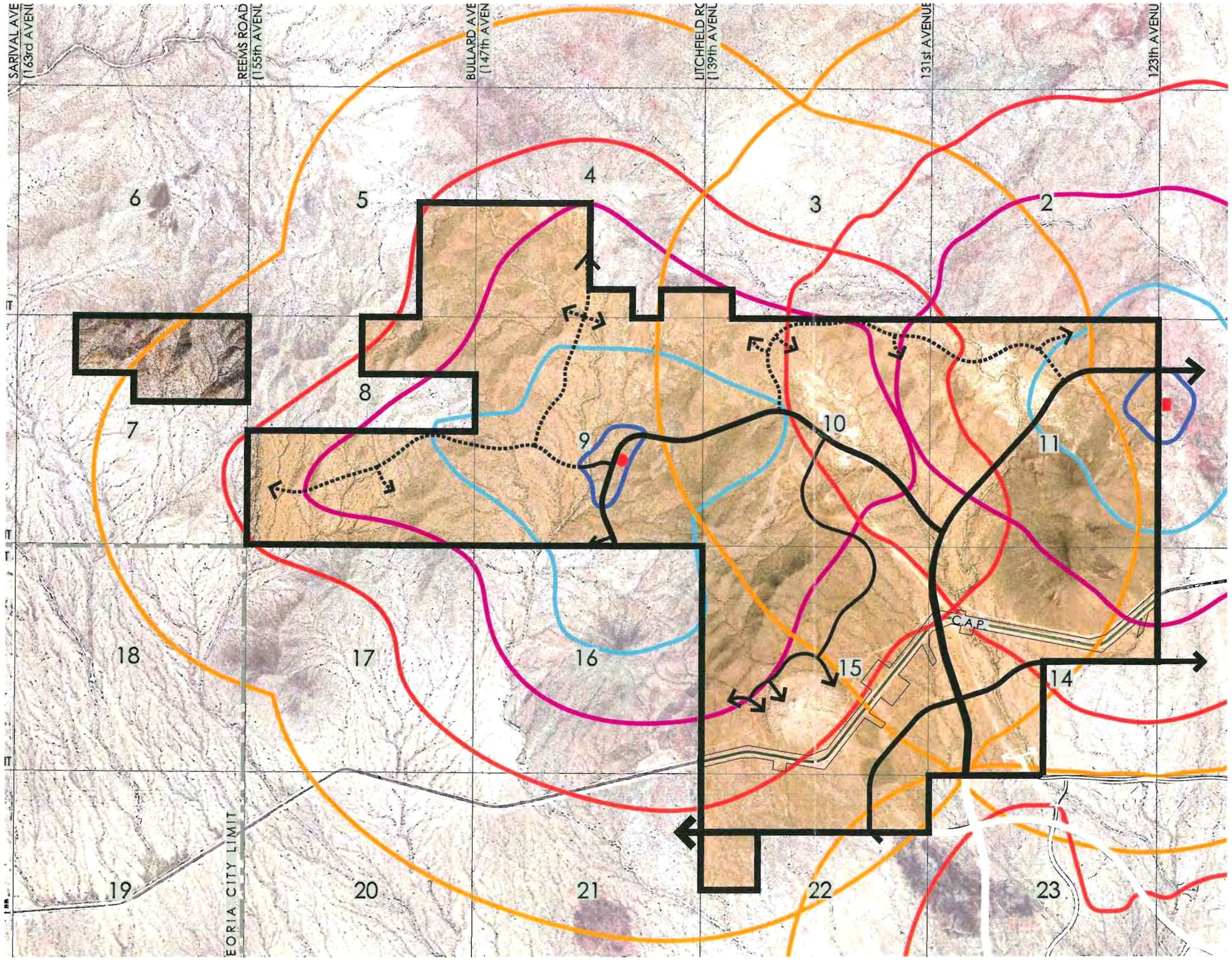
growth and service criteria administered by the Peoria Fire Department.

Figure C-6, ***Emergency Response Plan,*** provides a regional overview of the response time coverage anticipated to occur with the staged implementation of the proposed fire station facilities to serve Vistancia North, Vistancia South and Lake Pleasant Heights Planned Communities. As mapped within **Figure C-6**, the station locations indicate that the entire area can be serviced by the proposed three locations. The plan complies with the general Department policy of providing a fire station for a population of 18,000 to 25,000 residents. The Emergency Response Plan illustrates response time contours with a maximum five-minute radius. The contour intervals were based on a 40 mile-per-hour average speed for fire vehicles while observing topographical constraints and parcel ingress/egress characteristics from major/minor arterial roadways.

As depicted by **Figure C-11, *Roadway Infrastructure Phasing Plan***, the construction phasing is not anticipated to occur until Phase 2 (2008-2011). As a short term solution, Fire Station #196, located at 28251 N. El Mirage Road, is located approximately 1.5 miles south of Vistancia North. This location will serve the initial phases of development within Vistancia North until such time that its population base surpasses thresholds that support construction of a fire facility within the community. Once the population of the Vistancia North Planned Community reaches Fire Department thresholds for staffing a facility (one firefighter per 1,000 residents) the permanent facility could be constructed on the designated site.

Police

A police substation facility has been planned in conjunction with the fire station site on the north side of Twin Buttes Road. There also may be another site located within the Lake Pleasant Heights Planned Community, located along the eastern boundary of Vistancia North. This facility, as mentioned above, will be integrated with the proposed fire facility located east of the Twin Buttes Road and the Padelford Pass Drive intersection. Depending on the rates of growth of Vistancia North, Vistancia South and Lake Pleasant Heights Planned Communities, a temporary police facility could be provided within the community. This interim facility could serve initial public safety needs until such time that the permanent facility and regional roadway access is provided to the conceptual location on the east side of El Mirage Road, south of Vistancia Boulevard within Lake Pleasant Heights. Alternatively, the City of Peoria Police Department may choose to provide services from its centralized City Hall location.



VISTANCIA NORTH

Planned Community District

Emergency Response Plan

RESPONSE TIME

- 1 Minute Response
- 2 Minute Response
- 3 Minute Response
- 4 Minute Response
- 5 Minute Response
- Emergency Response Facility
- Emergency Response Facility (Outside Project Boundary)

1" = 2,400' 0' 2,400' 4,800' 7,200'

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Stanley Consultants INC. TASK ENGINEERING WILSON & COMPANY LVA Urban Design Studio L.L.C.

Figure C-6

Community Recreation Center

A private Community Recreation Center has been proposed for inclusion within the private park site (Parcel G-7) located south of the Central Arizona Project Canal and west of Vistancia Boulevard. This location will service residents of Vistancia North and Vistancia South communities. The site will also offer indirect access to the Central Arizona Project Canal trail network and recreational amenities within the adjacent park. Other private recreation centers will be located within each of the villages.

Library Resources

The most convenient existing public library for Vistancia residents is located at Sunrise Mountain High School. A public library site will be located within Vistancia North to provide a more convenient venue for the northern region of the City. A preliminary site could potentially be integrated within the K-8 school/neighborhood park site located on Parcel 1-9a/1-9b.

4. Circulation

The balance of land use served by appropriate circulation and access will be important to the ultimate quality of life for Vistancia North residents. The intent of a proposed circulation system is to balance opportunities for point to point mobility and land use access within, and through, the community by incorporating opportunities for transit, bicycle, and pedestrian facilities. These facilities are discussed as follows.

1. Vehicular

An updated Category III Traffic Impact Study for Vistancia North has been prepared by TASK Engineering, dated February 17, 2006, and is submitted under separate cover. The report analyzes the trips expected to be generated by each of the 119 parcels and then includes recommendations related to the design of the street and intersection cross-sections to accommodate adequate vehicular flow and turning movements.

Due to the environmental sensitivity of the area, these cross sections have been carefully designed to balance the provision of right of way and median landscaping with cut and fill grading operations. The study also includes recommendations for appropriate locations of grade separated crossings for golf, bicycle, equestrian and pedestrian activities.

The existing property currently lacks developed roadways or a formal trail system, although several jeep trails and abandoned mining roads exist in poorly maintained condition. The proposed conceptual roadway network for Vistancia North includes a linked network of major arterial, minor arterial, major collector and minor collector roadways that will facilitate traffic movement throughout the community and neighboring areas as shown on **Figure C-7, Public/Private Roadway Hierarchy.** Planned major arterial roadways within and adjacent to Vistancia North include the proposed El Mirage Road alignment, the Lone Mountain Road alignment, and a portion of the Vistancia Boulevard alignment (to its intersection with Twin Buttes Road), The proposed cross-section for the El Mirage Road, Lone Mountain Road and Vistancia Boulevard alignment includes the potential for six through lanes at buildout, a bike lane on both sides of the street, a raised median, and detached public sidewalks all within a 130-foot roadway corridor as shown on **Figures C-8a and b, Streetscape Concepts.** Minor arterial roadways within Vistancia North will include Twin Buttes Road and portions of Vistancia Boulevard and Westland Road. The proposed cross-section for minor arterial streets within the community includes four through lanes, a bike lane on both sides of the street, a raised median, and a detached public trail and sidewalk, within a 110-foot roadway corridor.

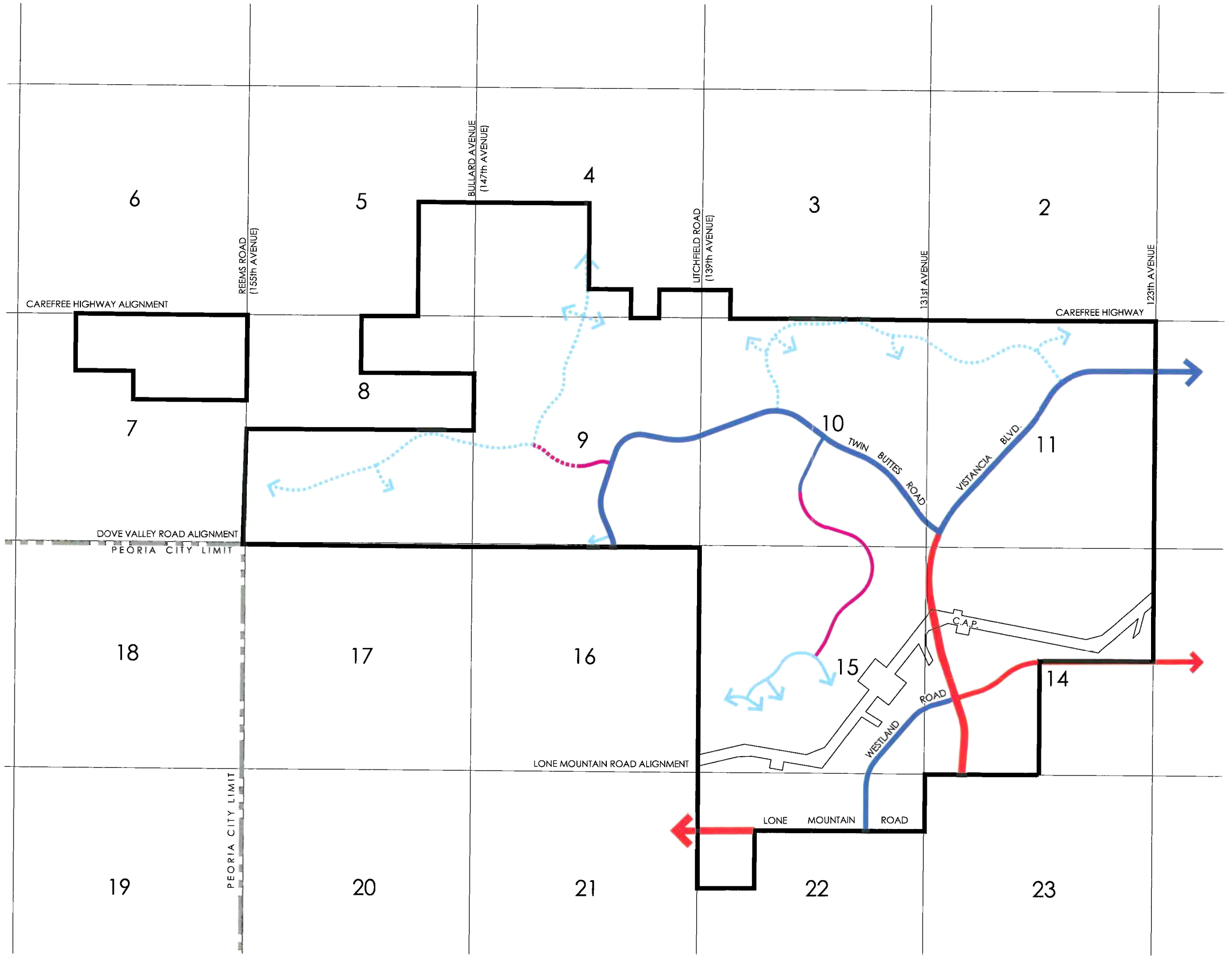
Major collector roadways within Vistancia North include portions of Collector 2 and Collector 7. The proposed cross-section for major collector streets within the community includes two through lanes, a bike lane on both sides of the street, a raised median, and a detached public trail and sidewalk, within an 80-foot roadway corridor. Minor collector roadways within Vistancia North include portions of Collectors 1-7.

The proposed cross-section for minor collector streets within the community includes two through lanes, a bike lane on both sides of the road, and a detached public trail and sidewalk, within a 60-foot roadway corridor. **Figure C-7, Public/Private *Roadway Hierarchy***, illustrates the functional roadway layout within Vistancia North. All roadways shown are conceptual at this time. Exact locations will strive to integrate the desired roadway cross section with the existing field conditions (i.e. slopes, washes, etc.) in an effort to minimize disturbance where possible. In some cases, where trails have been planned or are located within the immediate proximity to a typical sidewalk location, the trail may provide the pedestrian circulation within the area. Golf cart access will not be allowed on any street designated as a minor collector or above.

VISTANCIA NORTH

Planned Community District

Public/Private Roadway Hierarchy



ROADWAYS

- 6 Lane - Major Arterial (Public)
- 4 Lane - Minor Arterial (Public)
- 2 Lane - Minor Collector (Public)
- 2 Lane - Minor Collector (Private)
- 2 Lane - Major Collector (Public)
- 2 Lane - Major Collector (Private)

Off Site/Adjacent Property Roadways

NOTE:

As a result of Annual Traffic Plan updates the classification of the roadways may change

1" = 2,400' 0' 2,400' 4,800' 7,200'

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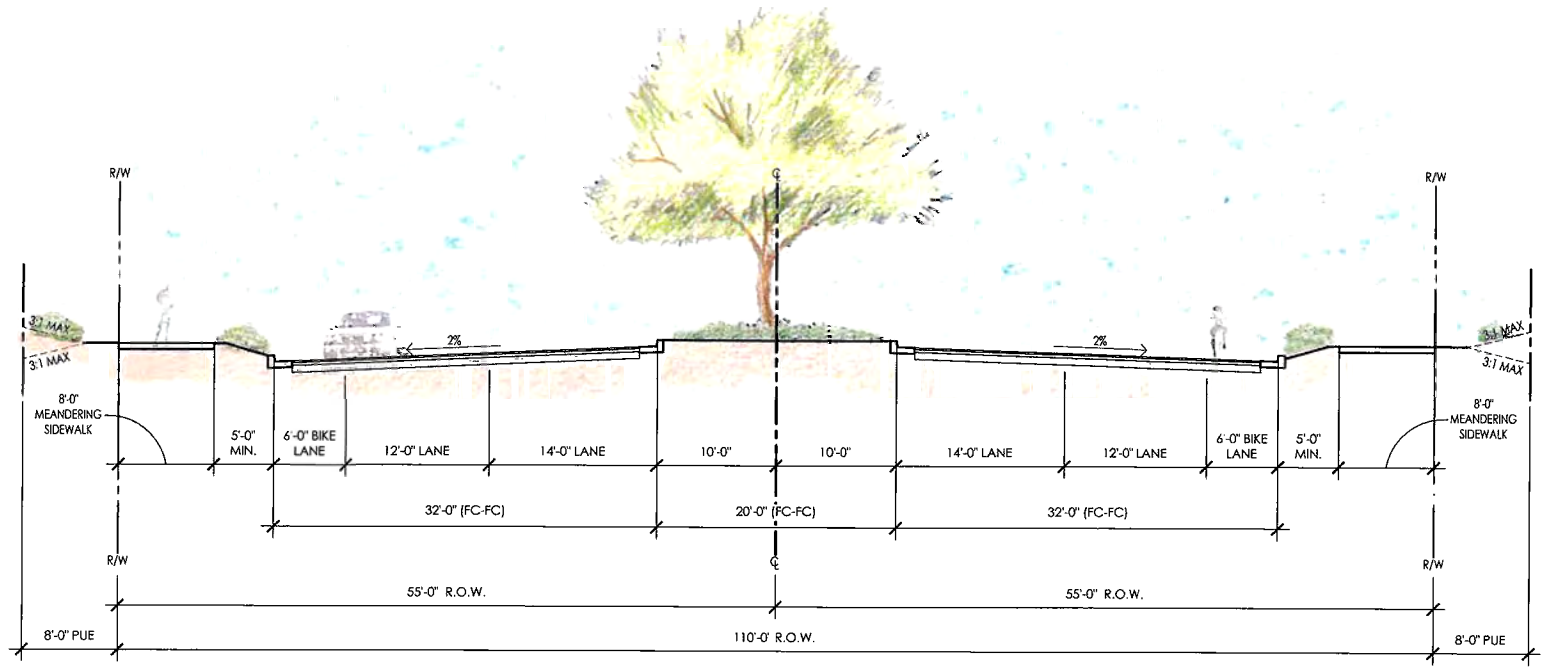
Figure C-7

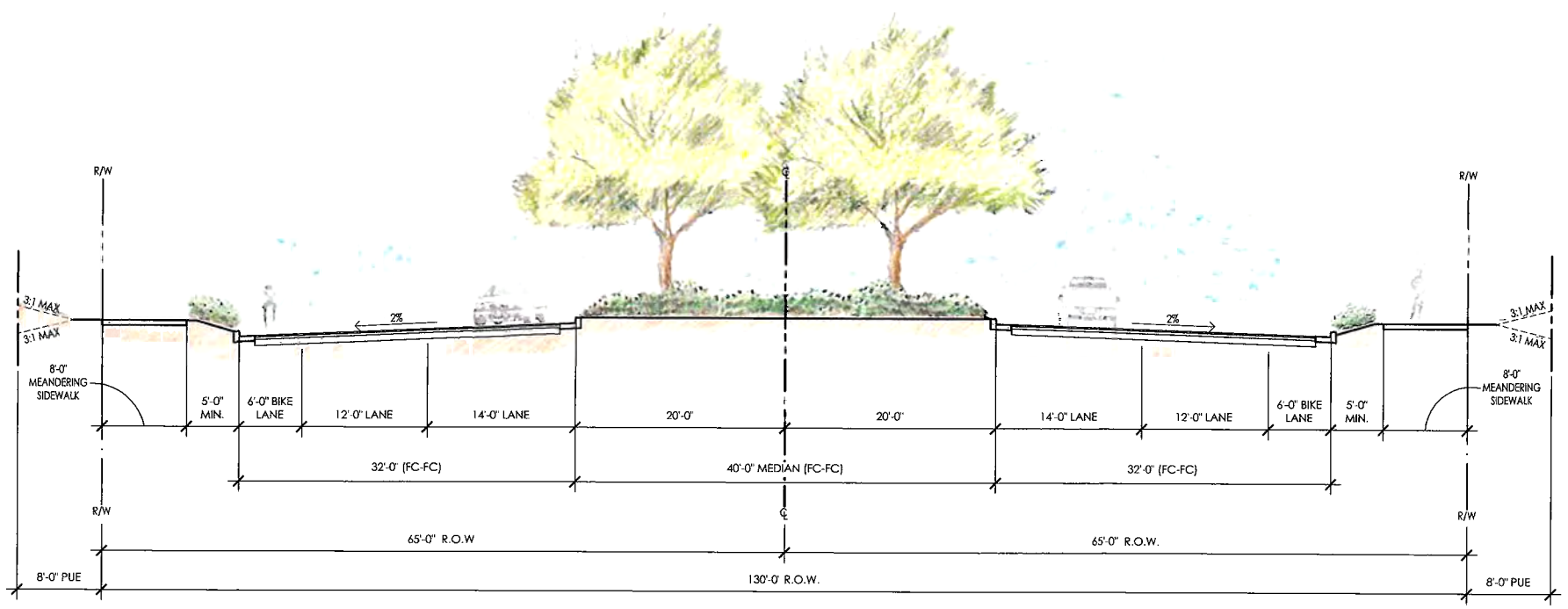
VISTANCIA NORTH

Planned Community District

Streetscape Concepts (Arterial Cross-Sections)



MINOR ARTERIAL - TYPICAL SECTION



MAJOR ARTERIAL (4 LANES WITH ROOM FOR 6) - TYPICAL SECTION

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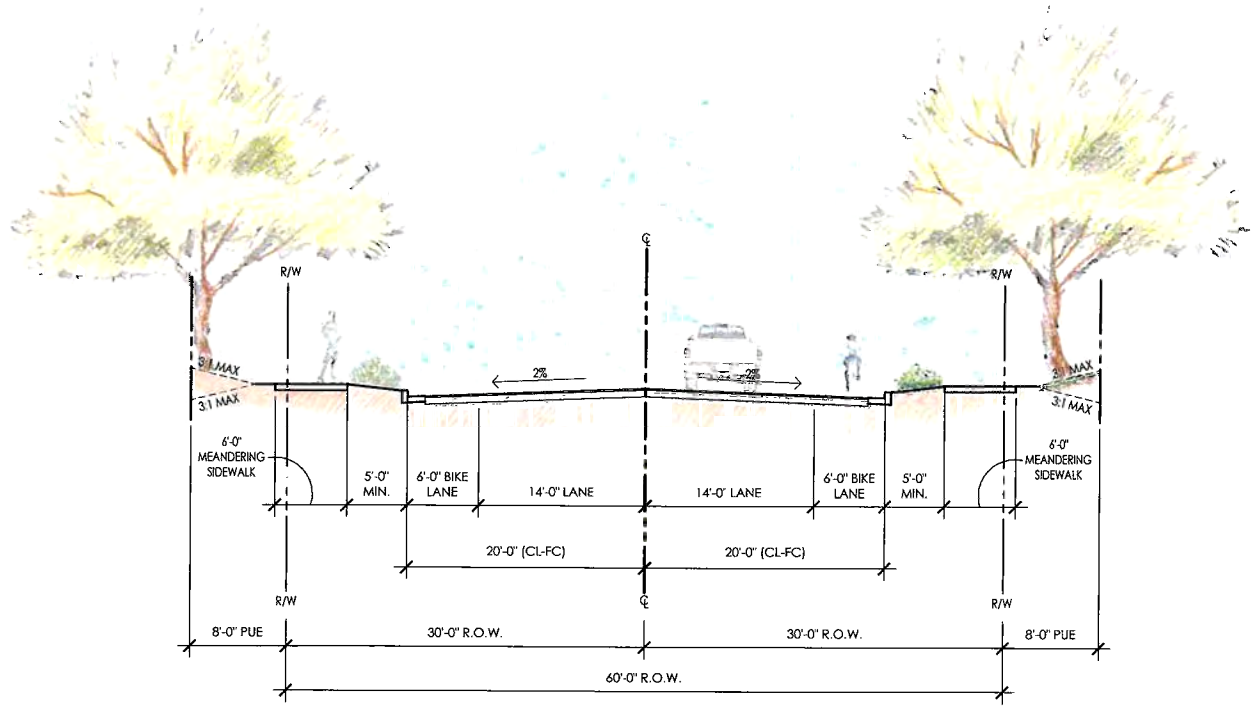
Figure C-8a

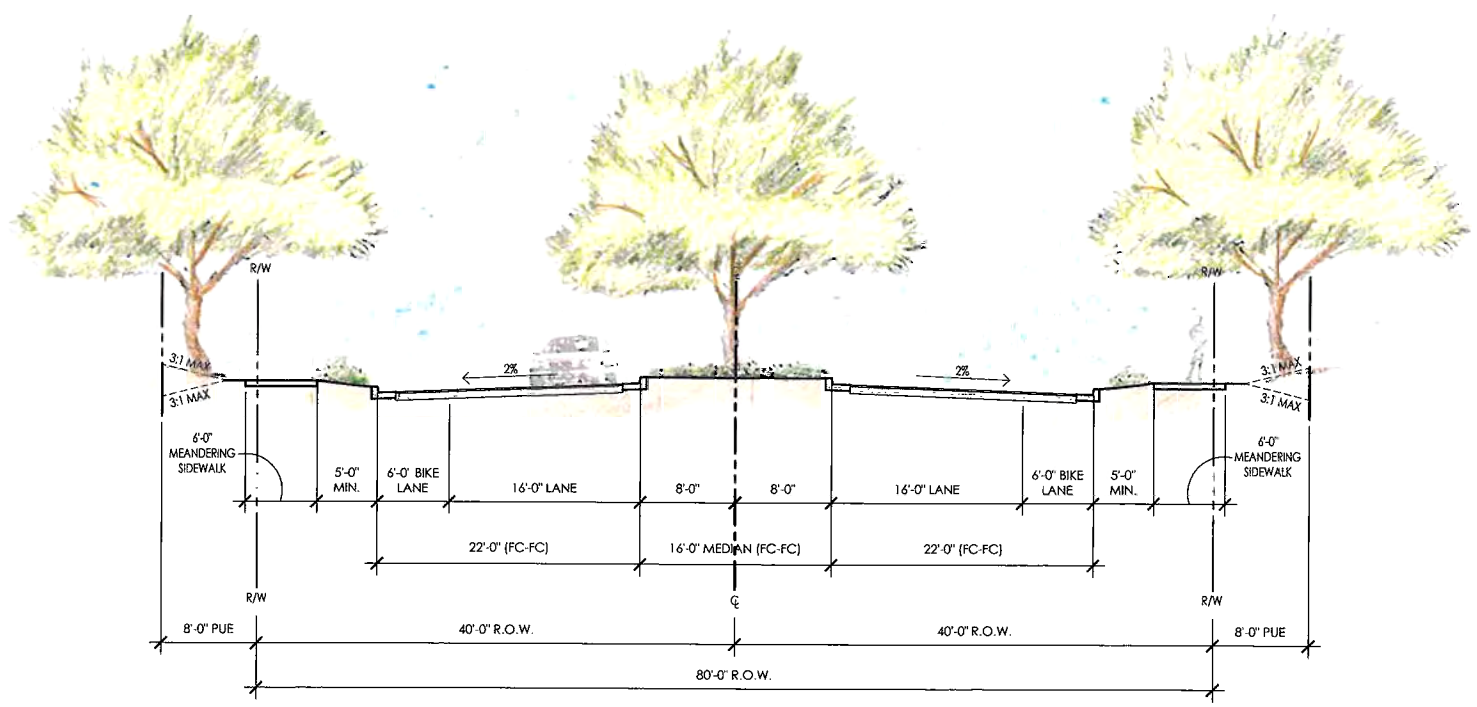
VISTANCIA NORTH

Planned Community District

Streetscape Concepts (Collector Cross-Sections)



MINOR COLLECTOR - TYPICAL SECTION



MAJOR COLLECTOR - TYPICAL SECTION

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Figure C-8b

Proposed phasing of the arterial/collector roadway network has been determined using modeling techniques to anticipate future levels of service (LOS) based on land use, development densities/ intensities and appropriate staging strategies. The initial roadway network for Vistancia North is predicated on the east-west continuity derived from the proposed Lone Mountain Parkway/ Dynamite Boulevard alignment as well as the north-south continuity of El Mirage Road. Twin Buttes Road/Bullard Avenue will function as the major east/west linkage roadway within the community, which then trends north/south. The Traffic Impact Study submitted in conjunction with the Planned Community District (PCD) provides specific details regarding the roadway network. The anticipated phasing schedule of the roadway network is presented in Section C.8.

At buildout of Vistancia North, the regional roadway network will include enhanced connectivity to principle transportation corridors and major employment nodes throughout the Northwest Valley. Possible roadway infrastructure contributions from Vistancia LLC could partially fund the construction of El Mirage Road south to its intersection with Loop 303. Additional factors contributing to the enhancement of regional access will include anticipated land development occurring southwest of Vistancia North along the Sarival Road and Lone Mountain Parkway alignments. In addition to Vistancia Boulevard, El Mirage Road and Lone Mountain Parkway, Sarival Road is also anticipated to become a major arterial roadway, enhancing regional mobility in north Peoria. The limited access roadway network includes State Route 74 to the north and the planned Loop 303 to the south and east. These facilities, because of their intended access restrictions, attract and accommodate higher traffic volumes than internal roadways.

The North Peoria Regional Transportation Study, conducted by the Maricopa Association of Governments, defines proposed arterial and minor arterial street alignments. Vistancia LLC, in conjunction with City of Peoria staff, has developed an arterial roadway network for Vistancia North, Lake Pleasant Heights and Vistancia South properties. This network considers additional elements of the regional roadway network and has gained City approval, through an extensive review and comment process. Roadway alignment determinants included significant topographical features and preservation of sensitive riparian corridors, while adhering to the project development principles. The circulation master plan for Vistancia North and adjacent areas have maintained connections to proposed arterial alignments developed by the City of Peoria (outside of the

subject property) in order to maintain network continuity throughout Peoria's municipal planning area.

2. Bicycle

Based on the variety of recreational and multi-modal transportation opportunities that exist within Vistancia North, a high level of attention was given to establishing an integrated bicycle lane/trail route network. **Figure C-4, Park/Open Space & Non-Vehicular *Circulation Master Plan***, identifies the location of proposed trail routes and bicycle lanes that will allow residents to effectively recreate and circulate throughout Vistancia North.

As indicated on **Figure C-7, Public/Private Roadway Hierarchy**, the design for a connected bicycle circulation pattern will utilize a network of dedicated six-foot wide bicycle lanes along major and minor arterial street and major and minor collector street alignments with grade separated crossings in some locations. Recreational bicycle circulation may utilize the roadway network but may feel more comfortable utilizing the multi-use trail network where possible. This multi-use trail system will integrate bicycle users with pedestrian and potential rollerblade users within the proposed concrete surface trail system. Trail development will focus on the multi-use aspect, as well as grade separated linkages across proposed roadways to enhance connectivity within the trail network.

3. Pedestrian

A major design determinant during the development of the Bicycle, Pedestrian and Equestrian Circulation Plan included a strong emphasis on multi-use circulation and safe external/internal access to public/private parks, schools, and other community amenities. The proposed network identified in **Figure C-4**, illustrates a trail network designed to accommodate a combination of pedestrian and bicycle users. Much of the network integrates trails and pathways with existing drainage corridors and areas adjacent to arterial and collector roadways.

Major and minor arterial roadways will be designed to allow for combined multi-use circulation on both sides of the street (within an eight-foot wide concrete sidewalk). Major and minor collector streets will also provide multi-modal circulation with a six-foot sidewalk on both sides of the street. Portions of the trail network will tie into the sidewalk system, creating the need for an integrated interface of multiple user types. The sidewalk alignment should maintain a minimum separation of five feet from the back of street curb with meandering alignments. The pedestrian circulation along arterial streets, collector streets, multi-

use trails and sidewalks will typically be placed within a public pedestrian circulation easement. The specific alignment of the multi-use trails and sidewalks will vary significantly to address the constraints related to topographic or drainage facilities/natural obstructions. Cross-sections of the proposed trails, multi-use paths and sidewalk configurations are also illustrated on **Figures C-8a and b, *Streetscape Concepts*.**

General trail characteristics, within the natural open space network, will promote the preservation of existing vegetation, and adhere to low and moderately sloped areas, to enhance accessibility to a variety of users. Concrete multi-use trail widths will range from eight to ten feet, with attention to erosion and drainage mitigation practices. Ten foot widths should be considered in high pedestrian traffic areas such as those areas adjacent to the commercial and mixed-use areas of the community.

5. Drainage

A revised Master Drainage Report, dated March, 2006, is provided under separate cover. A summary of existing conditions has been provided in Chapter B.3.e. The proposed drainage concepts are designed to be consistent with previous drainage plan approvals of existing phases of Vistancia within the jurisdictions of Peoria and the Flood Control District of Maricopa County. The conceptual drainage plan is based on the following parameters:

1. Drainage Concept:

   Vistancia North is being planned as an environmentally sensitive project that will incorporate integrated concepts for flood control and environmental sensitivity. The project will integrate ecological resources with transportation and open space amenities. The following concepts will be carried forward:

- Off-site flows will enter and depart Vistancia North in substantially the same manner as under pre-development conditions.

- Onsite Detention Facilities will be designed in accordance with Maricopa County's Drainage Design manual. Detention will be necessary on the tributaries to reduce the post-development peak flows such that it is equal to, or less than, the existing peak flows.

- To be consistent with other phases of Vistancia, a waiver from the normal 100-year, 2 hour retention volume will be utilized throughout the residential parcels. The 100 year – 2-hour storm

volume will be used as the detention standard for commercial development. Volumes may vary from the 100 year – 2-hour storm. Off-site flows will, however, not exceed pre-development flow rates at the project outfall.

- Detention basins will be designed as a flow through system to sustain downstream habitat areas, and maintain existing sediment discharge characteristics. Exceptions to this policy will occur in basins serving commercial, educational/ recreational, multi-use and golf course land uses, where first flush flows will be retained and filtered in constructed biological communities to remove potential contaminants prior to their release to the channel systems.

- The major channel floodplain systems will be retained in their existing condition except at limited road crossings. Modifications will be made to enhance and add to the natural flora and fauna communities, as recommended through the 404-permit process. Minor systems within individual subdivisions will be retained or supplemented by constructed open channel systems, designed to supply new communities of native species. Some channelization and encroachment within the confines of 404 permit stipulations is anticipated on several of the major washes within the property due to road and utility crossings.

- Basins and road/wash crossings will be designed as multi-purpose facilities where possible. Basins may be deeper than the normal 3-foot standard and may be used as open space and recreational amenities. Special safety considerations will be evaluated where basin depths exceed 3 feet. It is recommended that the basin side slopes not exceed 4 horizontal to 1 vertical on man-made slopes.

- Street drainage and detention along east-west arterial streets will incorporate revegetated linear basins and dikes, outfalling into the existing wash system. A major underground storm drain is not anticipated. The project will create a constructed habitat supplied by water generated from up stream subdivisions and off site high/overflow conditions.

- Channel hydraulic analysis will account for maintenance of existing wildlife communities in channels, as opposed to providing for considerable trimming and clearing.

- Drainage corridors will use the natural wash alignments. The threads or low flow portions of the natural wash system will be preserved as low flow areas to maintain the existing vegetation. Overbank flows will in some cases be modified to have more

capacity and be revegetated with native landscaping integrated with the golf courses, to serve as an open space amenity. The overbanks will also serve as a location for the constructed pedestrian pathway system throughout the project.

Drainage Plan:

- A master drainage concept for each parcel is included in the Master Drainage Plan. Phase or parcel specific Preliminary/Final Drainage Reports will include site specific applications of the drainage concepts.

- Detention basins which are intercepting off-site and natural channel flows will be designed to allow the low flows in the thread of the stream to bypass unimpeded through the basin, thereby minimally impacting the sediment balance in the existing stream system.

- The preliminary detention volumes associated with each parcel are tabulated in the Master Drainage Report.

- Culvert crossings are sized for the 100-year peak runoff.

- Basins may be formed by dikes, roadway fills, or excavation. Facilities located along roadways will be designed to minimize elevated roadways above housing areas on the lower side of the road. Commercial area roadways will generally be designed as at-grade roadways.

- Upstream basins and site facilities are phased to coincide with development benefiting adjacent areas. The existing drainage systems in undeveloped areas will remain in their existing condition until adjacent development occurs, (i.e., mass grading generally will not take place on the whole parcel).

- Golf courses will be designed to internally drain into dead storage outfalls, with native plants used as biofilters. New native habitat areas adjacent to golf courses will be used as off-site flow areas and native wildlife enhancement areas.

- Wash/Street Crossings for 100-year, all weather access will be designed to accommodate the 100-year storm and where possible will be used as pedestrian/trail underpasses. The underpass will have a low flow separation from the pathway for nuisance water flows. All weather access crossings will incorporate (where possible) box culverts or Concrete Masonry Pipe (CMP) arches with sufficient headroom for use as underpasses. All building sites will have a 100-year all weather

access. The 100-year access route for the arterial streets is shown on the master drainage plan.

- The streets will be designed to carry runoff from the 10-year storm between curbs. Additionally, the 100-year flow will generally be carried within the right-of-way at 0.3 feet above the curb and the finished floor elevations will generally be one foot above the 100-year storm, in accordance with the Uniform Drainage Policies and Standards for Maricopa County, Arizona. When the stormwater conveyance capacities of the street are exceeded, excess flow will generally be removed from the street and placed in an open channel.

- Crossings on the master drainage plan may be designed for less than the 100-year storm capacity during final design. These crossings will be designed with low flow culverts to remain stable for over-topping by the 100-year storm. Street design will avoid wet sections on arterial streets. The non-all weather access crossings are shown on the Master Drainage Plan.

- Preliminary arterial street culverts are shown on the Master Drainage Plan. These culverts are subject to revision, as per the final road design plans. It is proposed that local flows will be accommodated in a local system and will be addressed at the detailed design phase of the project subdivision plans.

- A detailed fully developed hydrologic analysis, hydraulic analysis of channels, road crossings, street flows, detention facilities, and the final design of surrounding improvements are beyond the scope of the Master Drainage Report. When evaluated for the final design, minor adjustments will be made and they will be based on generally accepted engineering practices and in accordance with the 1993 drainage and floodplain regulations of the City of Peoria.

- NPDES standards will be adhered throughout all construction activities. A biofilter type treatment is proposed for outlets serving commercial and golf course land uses. Filtering will reduce the effects of pollutants such as silt, petroleum hydrocarbons, fertilizers, and pesticides on downstream receiving waters.

The Master Drainage Report will establish drainage parameters for site planning of Vistancia North. The master drainage report presents a hydrologic and conceptual hydraulic analysis of the project drainage system. This includes a preliminary plan showing the general direction of storm water runoff and how the onsite and off-site surface flows will be accommodated.

This Master Drainage Report is intended to provide drainage information to satisfy the needs of all governmental agencies. The results of detailed hydrologic and hydraulic analysis of the major washes related to the existing condition, is included in the drainage report based on prior studies by the County.

6. Community Design and Streetscape

1. Streetscape Concepts

Vistancia North will be designed and developed with the utilization of a consistent streetscape theme. This theme will set the standard for the treatment of the street environment within the public right-of-way. Private design guidelines for Vistancia North will incorporate provisions for landscape treatments on private property as well as within the public right-of-way. **Figure C-8a, Streetscape Concepts (Arterial Cross Sections and Figure C-8b, Streetscape Concepts (Collector Cross Sections,** provides the intended character that will guide the development of the design guidelines and the initial infrastructure development for the project.

2. Plant Materials

The street environment will reflect the character of the Sonoran Desert. Plant material and density will be selected and installed to reflect existing conditions within the natural Vistancia North context. Palo Verde, Giant Bursage, Jumping Cholla, Chuparosa, Staghorn Cholla and Desert Creosote characterize the existing vegetative character of the area. Care will be exercised in the landscape design of these streetscapes such that species with thorns or spikes will not be located adjacent to sidewalks. In addition, trees will be located such that their canopies will not overhang the trail, causing injury or interfering with pedestrian and bicycle movement. **Table C.6, *Recommended Plant Palette,*** reflects plant material intended to establish the Vistancia North streetscape environment.

VISTANCIA NORTH

Table C.6

Recommended Plant Palette

Botanical Name	Common Name	Botanical Name	Common Name
Acacia smallii	Sweet Acacia	Pithecellobium flexicaule	Texas Ebony
Cercidium spp.	Palo Verde	Pithecellobium mexicanum	Mexican Ebony
Cercidium Hybrid	Desert Museum	Prosopis spp.	Mesquite
Chilopsis linearis	Desert Willow	Sophora secundiflora	Texas Mountain Laurel
Olneya tesota	Ironwood		
Acacia constricta	Whitethorn Acacia	Eriogonum fasciculatum	California Buckwheat
Acacia greggii	Catclaw Acacia	Eriogonum wrightii	Wright Buckwheat
Agave spp.	Agave	Fouquieria splendens	Ocotillo
Ambrosia ambrosioides	Giant Bursage	Hesperaloe spp.	Hesperaloe
Ambrosia deltoidea	Bursage	Hymenoxys acaulis	Angelita Daisy
Anisacanthus thurberi	Desert Honeysuckle	Hyptis emoryi	Desert Lavender
Aristida purpurea	Purple Threeawn	Justicia spp.	Chuperosa
Asclepias subulata	Desert Milkweed	Larrea tridentata	Creosote Bush
Atriplex canescens	Fourwing Saltbush	Lotus rigidus	Deer Vetch
Atriplex lentiformis	Quail Brush	Lycium pallidum	Squawberry
Calliandra spp.	Fairy Duster	Mimosa biuncifera	Catclaw Mimosa
Cassia spp.	Cassia	Mimosa dysocarpa	Velvetpod Mimosa
Celtis spp.	Desert Hackberry	Penstemon spp.	Perstmenon
Chrysactinia mexicana	Damianita	Plumbago scandens	Plumbag White
Condalia globosa	Bitter Condalia	Psilostrophe cooperi	Paperflower
Cordia spp.	Cordia	Rhus ovata	Sugarbush
Dalea spp.	Dalea	Simmondsia chinensis	Jojoba
Dasylirion acrotriche	Green Desert Spoon	Sphaeralcea ambigua	Globemallow
Dasylirion longissimum	Toothless Desert Spoon	Trixis californica	Trixis
Dasylirion wheeleri	Desert Spoon	Vauquelinia californica	Arizona Rosewood
Encelia farinosa	Brittlebush	Viguiera deltoidea	Goldeneye
Dodonaea viscosa	Hopbush	Yucca spp.	Yucca
Ephedra spp.	Mormon Tea	Zinnia acerosa	Desert Zinnia
Ericameria laricifolia	Turpentine Bush	Ziziphus obtusifolia	Gray Thorn
Baileya multiradiata	Desert Marigol	Dyssodia acerosa	Dyssodia
Dalea capitata	Trailing Dalea	Oenothera berlandieri	Mexican Evening Primrose
Dalea greggii	Trailing Indigobush	Verbena spp.	Verbena
Carnegiea gigantea	Saguaro	Ferocactus spp.	Barrel Cactus
Echinocereus engelmannii	Hedgehog	Opuntia spp.	Cholla and Prickly Pear

Fraxinus spp.	Ash	Platanus spp.	Sycamore
Geijera parviflora	Australian Willow	Quercus spp.	Evergreen Oak
Antigonon leptopus	Queen's Wreath	Lavandula angustifolia	Lavender
Asclepias subulata	Desert Milkweed	Leucophyllum spp.	Texas Sage
Bougainvillea spp.	Bougainvillea	Ruellia spp.	Ruellia
Buddleia davidii	Butterflybush	Salvia spp.	Sage
Caesalpinia spp.	Bird of Paradise	Tagetes lemmoni	Mt. Lemmon Marigold
Chrysothamnus nauseosus	Rabbitbrush	Tecoma stans	Yellow Bells
Feijoa sellowiana	Pineapple Guava	Zauschneria californica	Hummingbird Trumpet
Acacia redolens	Prostrate Acacia	Melampodium leucanthum	Blackfoot Daisy
Antigonon leptopus	Queen's Wreath	Muhlenbergia rigens	Deer Grass
Aloe spp.	Aloe	Nolina erumpens	Bear Grass
Baccharis 'centennial'	Green Carpet	Oenothera caespitosa	Evening Primrose

Source: Greey Pickett, August 2005

3. Conceptual Signage

A preliminary program to identify the hierarchy and location for project monumentation signage will announce arrival into Vistancia North. The monument signage is intended to project a low profile utilizing contextually appropriate theme materials and forms in concert with community design guidelines.

The locations for primary monumentation are located at the intersections of arterial roadways. Secondary entry statements are to be located at the intersections of these roadways and the minor collector roadways.

Monumentation for commercial development will occur at the intersection of Vistancia Boulevard and Twin Buttes Road. Opportunities for builder way-finding signage are expected to occur at selected minor/minor collector and minor/major collector roadways. It should be noted that community, marketing and pedestrian directional signs will be utilized throughout Vistancia North. Community directional signs will be provided to direct residents to community features and amenities.

Temporary marketing directional signs will provide assistance for visitors locating specific subdivisions. Pedestrian-oriented directional signs are intended to be placed along the trail system for user orientation and information. Kiosks may also be included at trailhead access points to identify the trail system and provide key information such as trail name, distance, and difficulty. A graphic icon will assist in

denoting interesting trail features such as lookout/vista points, geology/vegetation, etc.

7. Utilities and Services

1. Potable Water

The City of Peoria will be the potable water provider for Vistancia North. Physical facilities do not currently exist to provide water to Vistancia North. This project will include the development of additional supply, delivery and redundancy systems. The supply of potable water to Vistancia North will be primarily based on groundwater wells supplemented by CAP surface water. The supply from the wells will be on a "no net reduction" of groundwater basis to comply with "safe-yield" criteria as established by the Arizona Department of Water Resources (ADWR) for groundwater within the Phoenix Active Management Area (AMA).

The 2005 Vistancia Utility Master Plan Update prepared by Wilson & Company, Inc. (dated December 2, 2005) reports a total water demand for the overall Vistancia property of 5,690 acre-feet per year upon completion of the Planned Community to projected development intensity and density levels. This report also indicates that water demand will be met by a combination of recovered groundwater (4,200 acre feet and surface water (CAP) (1,490 acre feet) to meet the ultimate annual demand. The report therefore concludes that the proven water supply meets the total water demand of the Planned Community.

2. Wastewater Treatment

Phase 1 of the Jomax Water Reclamation Facility (WRF) is complete and services the developed portion of Vistancia South. Under future construction projects, the facility will be expanded to also service Vistancia North. The facility is located in Parcel C-35 of Vistancia South.

This location was approved under the Maricopa County Special Use Permit Application 98-97 in August 1999 and subsequently approved by the City of Peoria during the annexation of Vistancia South.

The Jomax WRF site has been master planned to treat up to 6 million gallons of wastewater per day (mgd) at full buildout. However, with additional infrastructure improvements, the site has sufficient property to expand to 9 mgd as allowed under the 2002 MAG 208 Regional Update. It is anticipated that approximately 0.7 mgd will be generated by the full buildout of

Vistancia North. The remainder of flows will be generated by Vistancia South, Lake Pleasant Heights, Saddleback Heights and other developments located east and west of the Vistancia North Planned Community. The first phase of plant construction has a capacity of 0.75 mgd, but only treats approximately 0.15 mgd currently. Subsequent expansions are planned to increase capacity to 2.25 mgd, 4.5 mgd, and 6.0 mgd, respectively as its service area continues to develop. Wastewater from the Jomax WRF will be treated to A+ quality for use in the irrigation of golf courses, other turf managed facilities, and community lakes. Groundwater recharge will be accomplished during the winter months when reclaimed water supply is anticipated to exceed demand.

3. Electric

Vistancia North is located within the Arizona Public Service (APS) electrical service area. APS conducted a siting study for the Northwest Valley to determine future infrastructure network and corridor alignments throughout the area. The planned network will recognize the existing 230 kV power corridor to the east of the property and potentially utilize the Department of Energy power station located to the south. Although APS has reached a tentative agreement with Vistancia LLC to provide Vistancia North with electrical service, alternative providers could be involved. The facilities tentatively planned for the three planned communities include three 69 kV substations connected by a network of 69 kV, above ground power lines.

Vistancia North will obtain initial power for the development to serve a significant portion of phase one from a drop extension to the 500kV power corridor immediately east of the Vistancia South Planned Community. This location, coincidentally will also serve as a planned location for a power substation.

4. Telephone

Vistancia North is located within the Accipiter Communications service territory. However, deregulation requirements enable any telecommunications provider to service the subject property. Vistancia LLC has met with representatives from Qwest Communications, Accipiter, and Cox Communications regarding the property. All of these providers would need to expand their facilities to accommodate the project.

5. Cable Television

Vistancia LLC has met with representatives from Accipiter Communications, Qwest Communications and Cox Communications regarding Vistancia North. All of these telecommunication companies are interested in providing video or cable television to the developments in the area. Providers would need to expand their facilities to accommodate the project.

6. Natural Gas

Natural gas facilities are expected to serve the development of Vistancia North. Vistancia LLC has contacted Southwest Gas with the intent to extend service to the community at the time when demand warrants.

8. Development Schedule/Phasing

A total of three development phases are proposed for the build-out of the Vistancia North Master Planned Community as shown on **Figure C-9, *Development Phasing Plan.*** The phasing of the Vistancia North Planned Community will respond to housing market demand, retail market demand, and job growth demand for employment space, regional transportation facilities (regional access opportunities) and sound infrastructure development strategies.

The extension of development infrastructure to each of the villages, and the individual development parcels has been illustrated in **Figure C-10, *Roadway Infrastructure Phasing Plan*.** Necessary utilities will generally be located within the roadway rights of way to extend sanitary sewer, domestic water and dry utilities. The conceptual development schedule of each phase is ultimately based on residential absorption, and is projected as follows:

- Phase 1 - 2004 through 2008
- Phase 2 - 2008 through 2011
- Phase 3 - 2011 through 2016

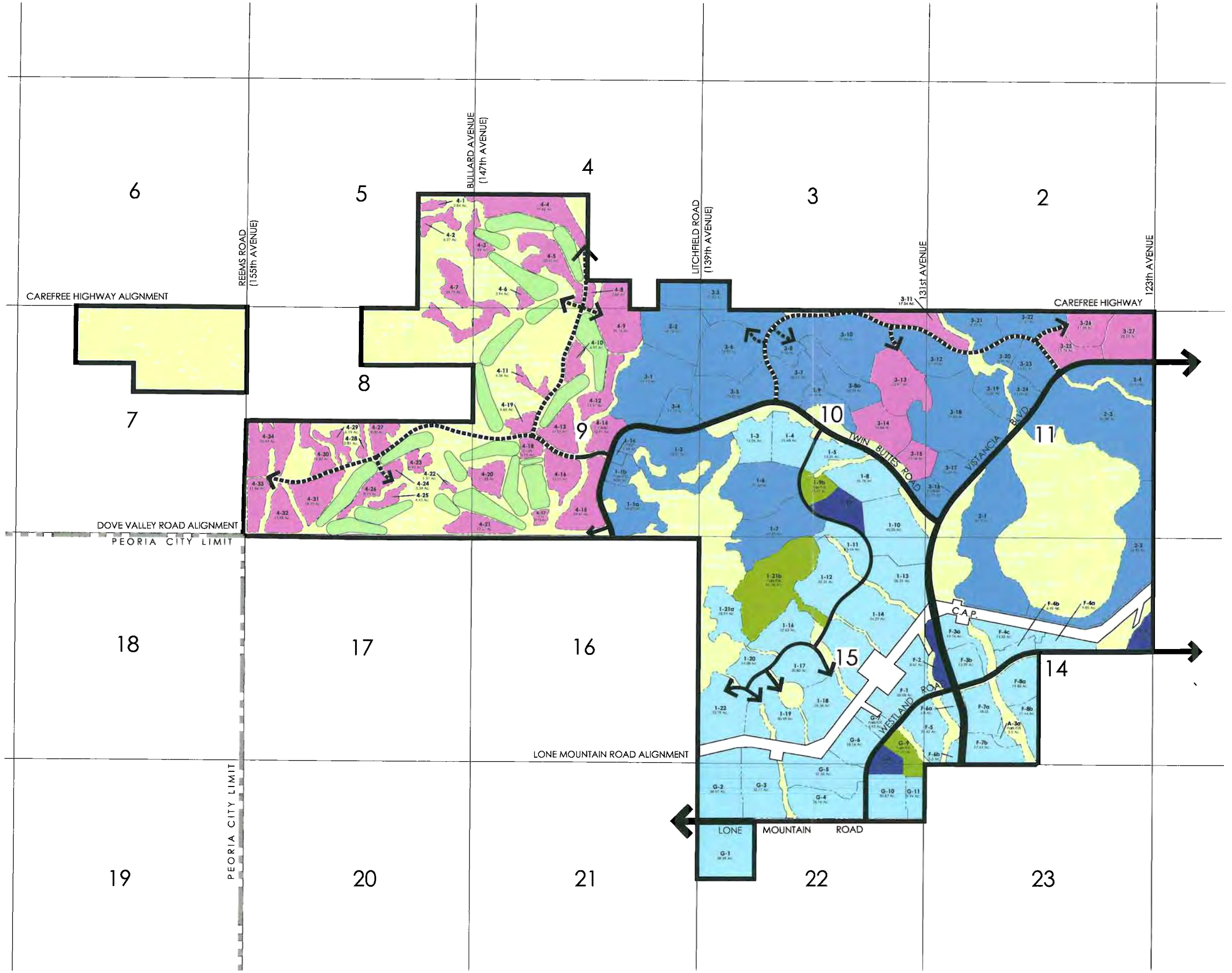
VISTANCIA NORTH

Planned Community District

Development Phasing Plan

DEVELOPMENT YEAR

- Phase One (2004-2008)
- Phase Two (2008-2011)
- Phase Three (2011-2016)
- Park/Open Space
- Public Facility



1" = 2,400' 0' 2,400' 4,800' 7,200'

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Figure C-9

Commercial and mixed use phasing will respond to the demand created by housing growth and/or regional transportation improvements which generate an increase in regional transportation trips within the vicinity to these non-residential development parcels. Absorption of commercial and mixed-use development should respond to the growth in market potential as well as being responsive to economic development efforts jointly managed by Vistancia LLC and the City of Peoria. A projection for the completion of the absorption of commercial and mixed-use has not been provided due to the many variables which could have an influence on their outcome.

It is estimated that the total Vistancia North Planned Community District residential build-out will occur over a 7 to 10 year time period. This estimate, of course, depends on the health of the regional and national economy and local housing market demands. A golf course and clubhouse facility will be located in Village 4 and constructed in the second phase to allow for its staged playability by community residents in phase three. A second 18-hole course, within Village 3 may occur earlier if initial demand warrants.

9. Management and Maintenance

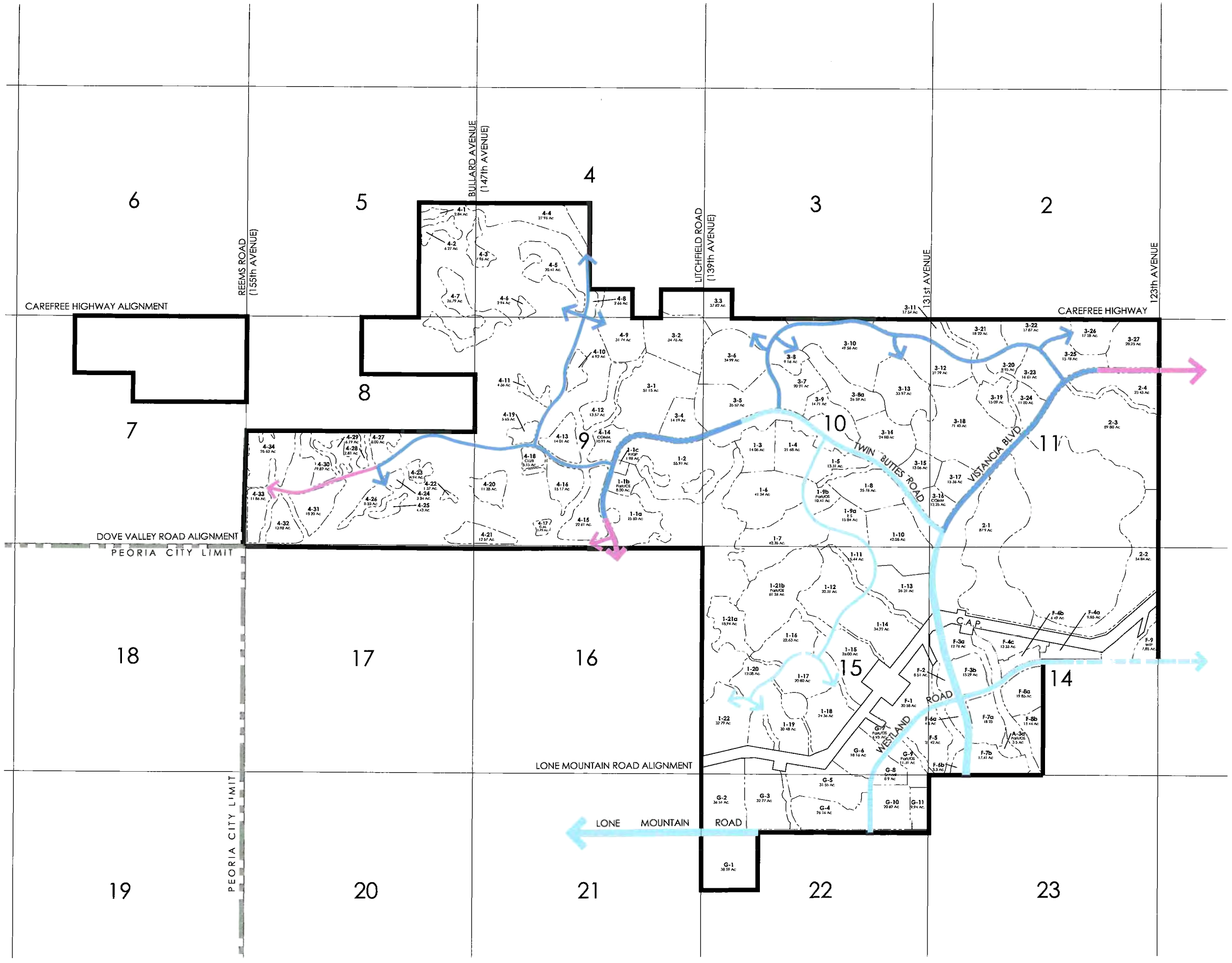
a. Vistancia Maintenance Corporation (VMC) Responsibility-Overall Association

A master community homeowners association, the Vistancia Maintenance Corporation (VMC), has been created to manage all common open space facilities owned by the VMC and govern the affairs of the VMC through a formal governance structure to be established in the VMC's bylaws. These facilities typically will include the community/CAP trails, recreation center, entry monuments and community-wide amenities. In addition to common tracts owned by the VMC, the VMC will assume the maintenance responsibility for median landscaping and landscaping within the public right-of-way adjacent to all major and minor arterial roadways as well as major and minor collector roadways throughout the community. Future lot and other property owners within Vistancia North will be required to pay dues to one of the five Village Associations which in turn will pay the expenses of the VMC for the operation and maintenance of community facilities. All private facilities constructed by Vistancia LLC will be dedicated to the VMC for acceptance upon completion. The dedication and acceptance process will coincide with the public approval of the facilities through the City of Peoria development review process. Once accepted, it will become the Board of Trustees' responsibility to manage and maintain the facilities under the purview of the bylaws.

VISTANCIA NORTH

Planned Community District

Roadway Infrastructure Phasing Plan



DEVELOPMENT YEAR

- Phase 1 Infrastructure (2004-2008)
- Phase 2 Infrastructure (2008-2011)
- Phase 3 Infrastructure (2011-2016)

1" = 2,400' 0' 2,400' 4,800' 7,200'

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Figure C-10

b. Village Association (VA) Responsibility-Local Association

Village Associations will be formed for each of the residential villages (Village 1, Village 2, Village 3, and Village 4 – the local associations) to manage and maintain tracts, common open spaces and amenities within the respective village. Village F & G are part of Vistancia South and were formed as part of Village A. Special assessments may be established under the Village Associations for local neighborhoods which incorporate private street networks, gated entries and/or unique amenities not envisioned by the Vistancia North PCD. Village Associations, however, will not be responsible to maintain regional or community facilities that are immediately adjacent to the subdivision. Individual home and property owners will pay one fee to their respective Village Association. The Village Association will, in turn, have the responsibility for paying its applicable share to the VMC under a structure which provides representation to the VMC.

c. Design Guidelines and Architectural Review Committee

Residential and Commercial Design Guidelines will be created to provide an overall framework and comprehensive set of standards and procedures that will guide the Vistancia North Planned Community District in an orderly and compatible manner. Each village may operate under its own set of Design Guidelines in an effort to provide a unique identity for each enclave within Vistancia North. In addition, specific guidelines may be prepared to distinguish the desired character of production and custom housing products. Guiding principles and objectives for the development of the guidelines include:

1. Recognize the Sonoran Desert context through the use of contextual plant and building materials.

   - Maintain a consistent Sonoran Desert plant palette throughout the multiple phases of development.

   - Encourage the use of local (Southwest) building materials and desert hues.

2. Strive to achieve a distinctive sense of place for Vistancia North, while promoting diversity in architectural and landscape architectural design and community development.

   - Create a community identity through the use of consistent materials, a community logo, entry monumentation, custom design of informational signs for way finding along public streets, and the community trails system.

- Develop standards for the site planning and architectural treatment of the community commercial center which emphasizes the treatment of the intersection of Vistancia Boulevard and Twin Buttes Road as a significant village gateway within Vistancia North.

- Encourage form, material and color diversity in building design.

3. Recognize the range of Southwestern climatic conditions through attention to solar orientation, architectural/vegetative shading techniques and other appropriate climatic responses within the built and planted environment.

   - Promote the consideration of exterior building color (reflectivity), solar angles with the placement of structures/eaves, and plant materials to reduce the impact of summer solar heat gain.

   - Encourage the use of greenbuilding materials and strategies in both residential and non-residential development.

4. Maximize opportunities for public exposure and connectivity to common community spaces and visual access to view corridors and natural landform features.

   - Promote subdivision design that maximizes public exposure to natural open space.

   - Encourage subdivision and commercial site design that provides view corridors, which terminate on open space or topographic features.

5. Promote opportunities for multi-modal mobility throughout the community for residents of all ages.

   - Provide a community trails system that allows for the safe movement of community residents among neighborhoods, public facilities community commercial uses and natural and developed open spaces.

   - Provide opportunities for school age children to commute as pedestrians or bicyclists among schools, parks and neighborhoods.

   - Emphasize and educate the community about the existence of the trails network through the use of comprehensive trails directional markers and maps.

6. Promote opportunities for village and neighborhood social interaction.

   - Locate common open spaces within neighborhoods in a central location to promote accessibility to residents.

   - Promote subdivision and housing design which recognizes the local street as a social interaction space in addition to it primary function of traffic movement.

   - Promote the use of open fencing along natural open spaces, trailhead access points, golf courses and neighborhood parks, where possible.

To achieve the design principles stated above, a design review committee (DRC) has been created to review, implement and enforce the design guidelines within Vistancia North. The residential and commercial design guidelines will be reviewed by the DRC for their consistency with the Vistancia North standards. Once approved by the DRC, the proposal will then be reviewed by City Staff for conformance with its adopted Design Guidelines to address the incorporation of City-wide standards. All changes or updates to the Vistancia North design guidelines will be provided to the City of Peoria for review.

As noted above, the residential design guidelines will be imposed, administered and enforced by the Vistancia North DRC. Single-family residential proposals (subdivision plats) will provide a setback exhibit which meets the intent of the Peoria Design Review Manual. All residential and non-residential land uses will be subject to the City of Peoria Design Review Program. The Vistancia North Community CCR's will establish the review authority of the DRC. DRC approval of each development proposal will occur prior to the review and issuance of development approval by the City of Peoria. Because the DRC process is entirely independent of the City of Peoria development review process, the City may accept plans for processing and may authorize development approval related to plans that have not been previously approved by the DRC. Membership on the DRC shall be established by the CCR's and may include representatives from the Master Developer, homebuilders, design consultants and/or community residents. It is anticipated homeowner participation on the DRC will increase over time as property ownership transitions from the Master Developer to the community homeowner associations.

d. <u>Amendment Procedures</u>

While this section does not represent a regulatory element of the Vistancia North Planned Community District Overlay, it is intended to

represent Vistancia LLC's understanding of amendment procedures within the City of Peoria.

1. Formal Amendments (Planned Community District)
   Formal amendments to the PC District shall follow the procedures of Article 14-36-8 of the Peoria Zoning Ordinance. This section defines the amendments as major or minor based on a set of criteria.

2. Administrative Amendments and Interpretations
   In the future, it may be necessary to request a formal or informal interpretation from the City of Peoria Zoning Administrator with respect to the implementation of the PC District or Zoning Ordinance related to the Vistancia North Master Planned Community District. These circumstances may relate to, but are not limited to, interpretation of project intent, use, zoning districts, or development standards contained in this PCD overlay district. It is anticipated that interpretation of these provisions may be made in oral or written form upon the request of the property owner.

D. Slope Analysis and Parcel Density Calculations

1. Purpose and Intent

The Hillside Development Overlay (HDO) District requires a Slope Category Determination Study to be completed concurrent with an application for rezoning. It is the intent of this chapter to specify the method that was utilized to conduct, determine its results, and define permissible development areas and appropriate parcel densities.

Due to the extensive area (approximately 3,985 acres) included within the Vistancia North Planned Community District, as well as its extensive topographic relief, a computer method of slope analysis has been recommended to address the provisions of the HDO District. Section 14-22A-3.E.2 of the Peoria Zoning Ordinance, (part of the HDO) permits the ability to utilize a computer-generated slope determination method. Chapter B.3.c of this document provides a general overview of the diverse topographic conditions exhibited by the property. The discussion and provisions that follow are intended to guide the initial slope analysis for purposes of determining appropriate product types and densities of each parcel within each of the five villages of Vistancia North.

2. Slope Categories

The Peoria HDO District is generally applicable to all undeveloped parcels exhibiting a slope condition in excess of 10 percent. The HDO defines slope categories within five-percent increments, starting from a baseline of 10 percent to a maximum of 40+ percent. The Vistancia North Planned Community District defines hillside conditions for all areas where an existing slope (equal to and greater than 10 percent) occurs within natural desert areas, consistent with the HDO District. The 10 percent boundary was determined utilizing the methodology described in Chapter D.3. Therefore, for the purposes of implementation of the Vistancia North Planned Community District, the seven slope categories applicable for the review of subdivision plats and site plans include the following:

- 10 – 15 % slope
- 15 – 20 % slope
- 20 – 25 % slope
- 25 – 30 % slope
- 30 – 35 % slope
- 35 – 40 % slope
- 40 % + slope

3. Methodology for Slope Analysis, Density Calculations and Slope Category Bubbles

Based on extensive studies, Vistancia LLC, working in conjunction with City Staff, has selected the computer method, (AutoCAD Land Development Desktop) which utilizes a 25-foot grid structure to quantify existing slope conditions. The 25-foot grid method used a surface model created by elevations established every 25-feet from an aerial survey. **Figure D-1, *Slope Analysis Methodology***, graphically presents the application of this method upon one (Parcel 1) parcel located within Vistancia North. The survey performed for this site provided data at 25-foot grid intervals, so this method precisely utilized the data obtained in the field. The computer measured the slope between each elevation point on the grid, and assigned a slope for that section. This method was selected because it provided the appropriate amount of detail to accurately depict the applicable slope categories within each parcel, without encountering the anomalies created by steep slopes which occur over very short distances, such as in washes.

Density

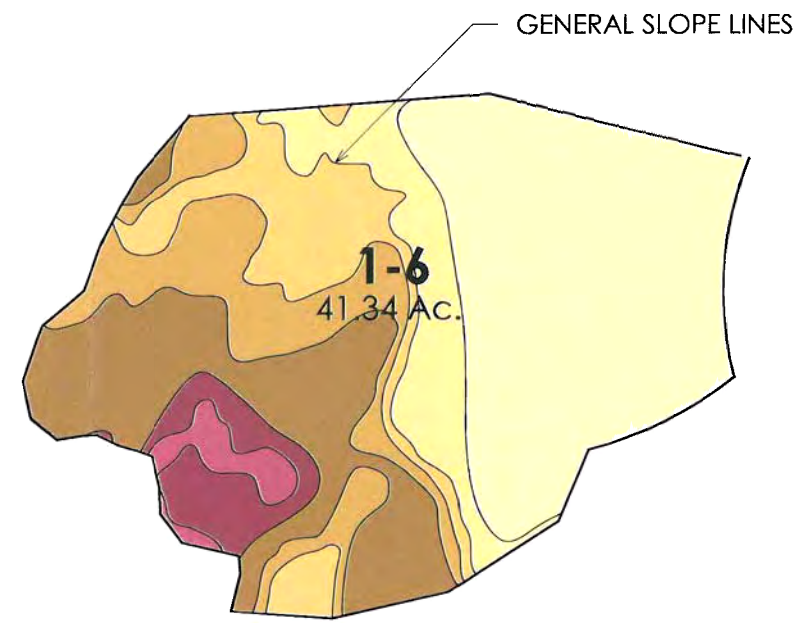
The computer modeling, based on the 25-foot grid, provided a precise total area for each of the seven defined slope categories, depending on the land character exhibited within each development parcel. The development parcels identified within each of the five villages (as illustrated by the proposed Land Use Master Plan) were isolated for the purpose of determining the precise slopes within each parcel. The results of the analysis produced a map depicting the area within each slope category for each of the 119 development parcels proposed within the Vistancia North Planned Community District. **Table C.1, *Residential Density and Student/School Projections,*** includes a column which buildout the maximum number of units projected for each development parcel based on the maximum permitted density provisions of the HDO District. The computer model therefore determined the total land area (in acres – to a four decimal place accuracy) within each slope category for each development parcel, and applied the maximum permitted dwelling units per acre as provided by the HDO District. The formula for the determination of dwelling units, influenced by topographical slope units within each development parcel, is as follows:

Slope Units = area (10% -15%) x 1.5
+ area (15% - 20%) x 1.0
+ area (20% - 25%) x 0.7
+ area (25% - 30%) x 0.5
+ area (30% - 35%) x 0.3
+ area (35% - 40%) x 0.2
+ area (40%+) x 0.1

VISTANCIA NORTH

Planned Community District

Slope Analysis Methodology (Parcel 1-6)

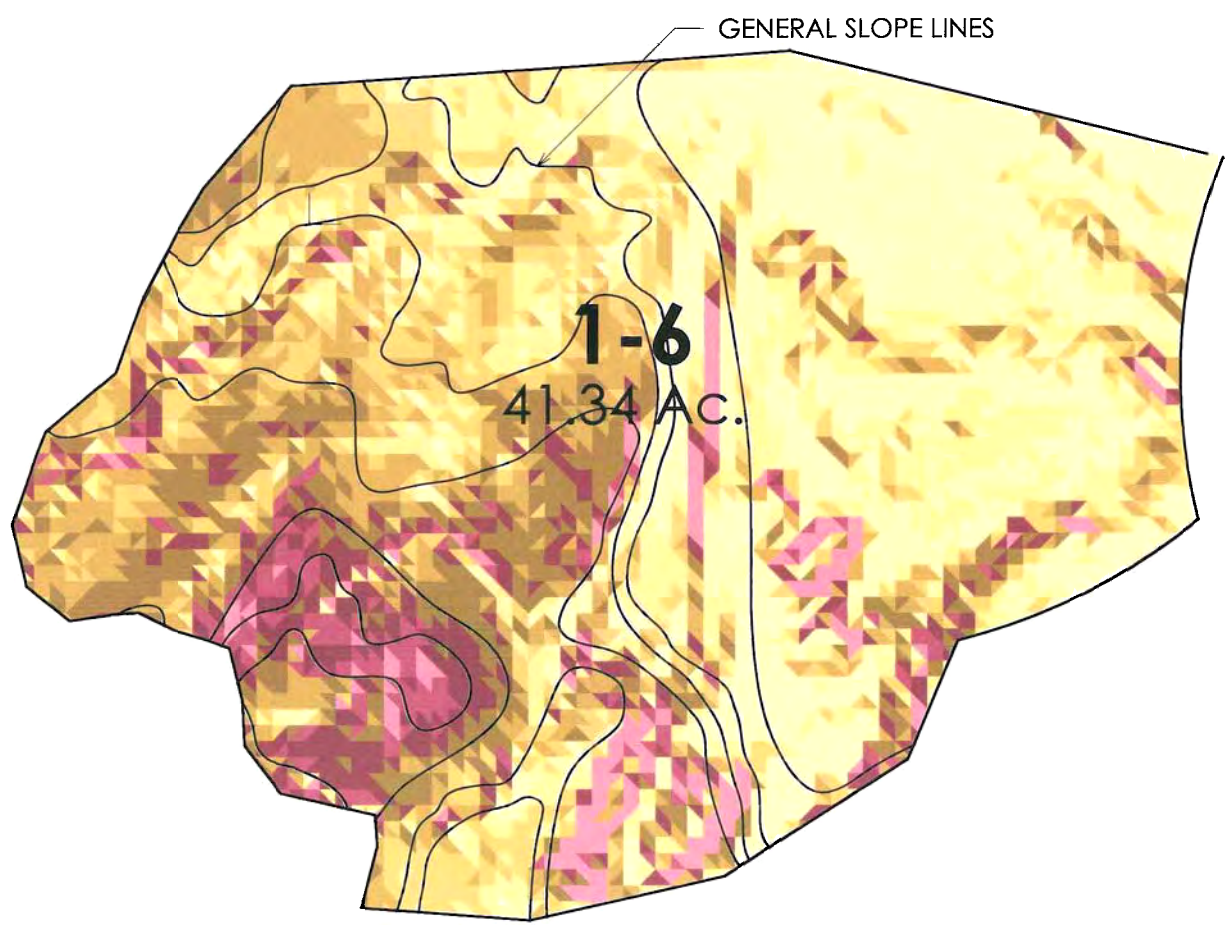


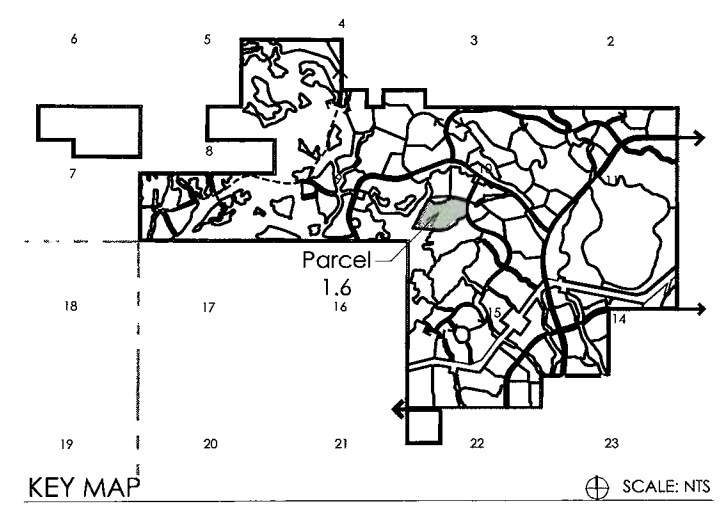
GENERALIZED SLOPE ANALYSIS

1" = 500' - 0" 0' 500' 1000' 1500'

SLOPE CATEGORY TOTALS FOR PARCEL 1-6

	Beg. Range	End Range	Acreage	Project %
	0%	10 %	15.35	32.06%
	10%	15%	3.65	7.61%
	15%	20%	3.45	7.20%
	20%	25%	5.40	11.27%
	25%	30%	9.94	20.73%
	30%	35%	4.10	8.55%
	35%	40%	3.92	8.18%
	40%	99%	2.11	4.40%





KEY MAP

SCALE: NTS

DETAILED SLOPE ANALYSIS

1" = 300' 0' 300' 600' 900'

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Figure D-1

The results of the formula therefore quantify the precise determination of the maximum number of hillside slope units permitted on each development parcel. This subtotal number was then combined with the formula for dwelling units not influenced by slope to determine the total permitted number of dwelling units for the net area of each development parcel. In the case of each development parcel, the gross land area is inclusive of golf course fairways, slopes of mountain peaks (generally to the ridge of the peak) and future right-of-way dedications.

Slope Category Area

The Vistancia North Planned Community District provided a detailed hillside analysis, projecting the precise maximum number of units permitted within each development parcel. However, with additional review and revision of the product types, the development parcels were reevaluated. Utilizing the maximum unit numbers established in the revision of Table C.1 (to be reviewed and approved in this document), each individual applicant, (at the time of preliminary plat review and/or site plan review for each development parcel) shall prepare a detailed parcel slope analysis identifying the specific slope categories outlined in the City of Peoria Hillside Development Overlay District. This detailed mapping of slope categories within each development parcel will utilize the original slope analysis areas within each category to interpolate the appropriate areas. The process therefore applies the total area within each slope category to a mapping process that utilizes the original mapped (colored) analysis of slope to define areas within each category (mapped color). Vistancia LLC will initially prepare the slope category exhibit, with a discretionary check by Planning Department staff to determine the defined categories. The mapped categories will be utilized in the implementation of the provisions of the HDO District, related to the evaluation of lot coverage, conserved/disturbed area and density transfer for each lot within the development parcel

4. Allowable Density under Provisions of the Hillside Ordinance and Development Agreement

The computer method of slope analysis, based on the 25-foot grid method established herein, is intended to set maximum limits of units permitted on each of the proposed development parcels. If any of the configurations of the development parcels were to change, a new analysis, based on the method defined in Chapter D.3 above, would need to be conducted for the refined determination of maximum slope units and therefore, the total units within the parcel.

5. Slope Analysis Results

The quantification of topographical slope of Vistancia North is depicted on **Figure D-2, *Generalized Slope Characteristics.*** Typically, the slope of the property ranges from 0-5% to 40+% as shown on **Table D.1, *Slope Characteristics Summary.*** The slope analysis map illustrates the actual slope determinations based on the methodology presented previously.

Table D.1

Slope Characteristics Summary

Slope Category	White Peak Ranch**		Vistancia North	
	Area Calculation (Acres)	Percent of Total Site	Area Calculation (Acres)**	Percent of Total Site
0-5%	1,027	26%	1279	31%
5-10%	793	20%	***	***
10-15%	533	13%	565	14
15-20%	393	10%	621	16
20-25%	325	8%	387	10
25-30%	283	7%	344	9
30-35%	211	5%	211	5
35-40%	420*	11%	179	5
40+%	NA	NA	399	10
Total	**3,985**	**100%**	**3,985**	**100%**

* The upper slope threshold is 35 percent and higher.

** Slope analysis prepared by Greey Pickett, December 2005. Partial base data utilized from aerial photography rectified to elevation data through Kenney Aerial.

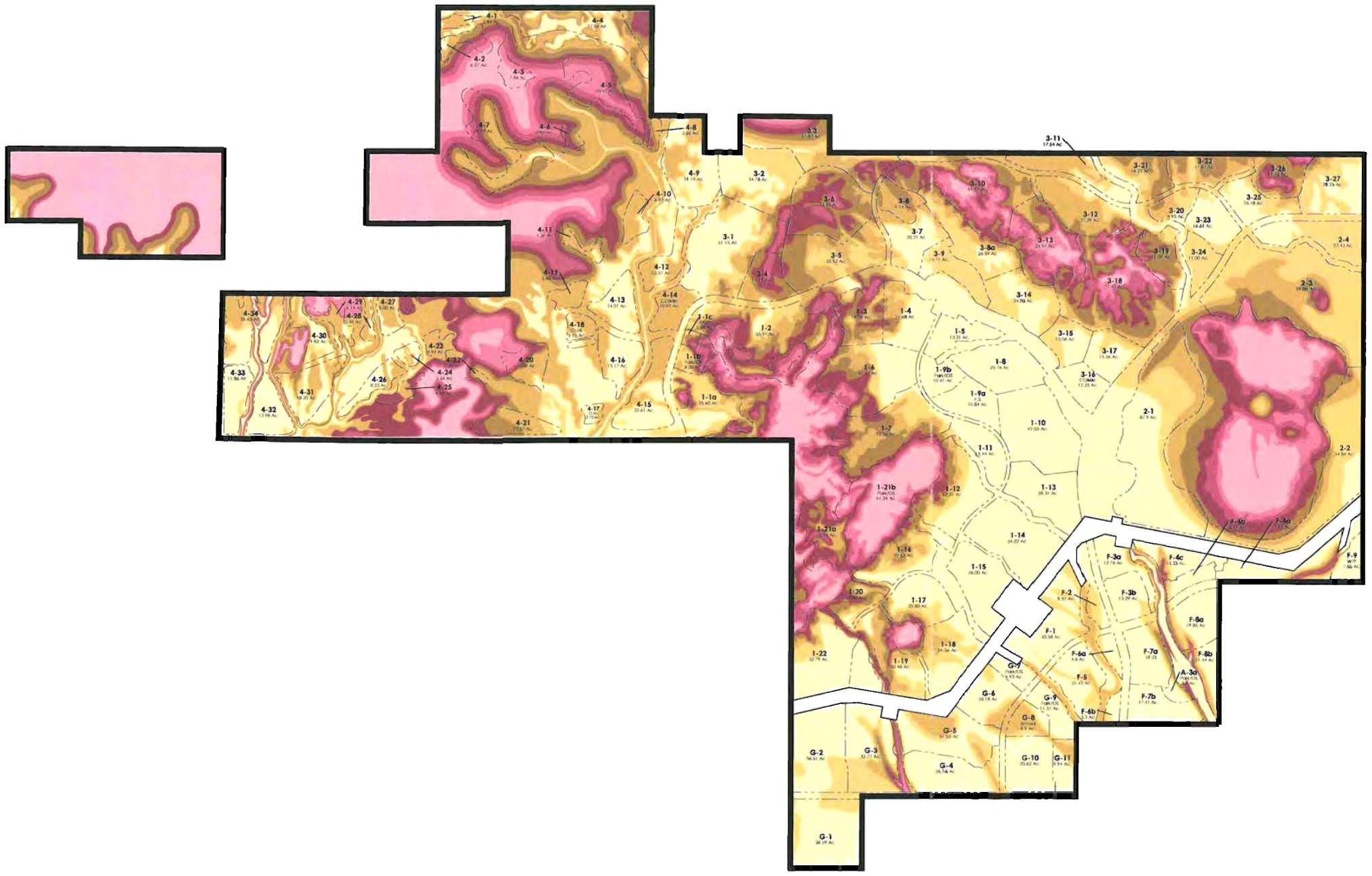
*** The updated slope analysis collapsed the 0-5 percent and 5-10 percent categories into the 0-10% category. The total in the Vistancia North column for 0-5 % includes the 5-10% acreage.

Source: LVA, July 2001 and Greey Pickett, December 2005

VISTANCIA NORTH

Planned Community District

Generalized Slope Characteristics



SLOPE CATEGORY TOTALS FOR VISTANCIA NORTH

	Beg. Range	End Range	Acreage	Project %
	0%	10 %	1279.49	32.1 %
	10%	15%	564 93	14.2 %
	15%	20%	621.01	15.6 %
	20%	25%	387.45	9.7 %
	25%	30%	344.08	8.6 %
	30%	35%	211.20	5.3 %
	35%	40%	179.27	4.5 %
	40%	99%	399.57	10.0 %

1" = 2,400' 0' 2,400' 4,800' 7,200'

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Figure D-2

E. REGULATORY DEVELOPMENT STANDARDS

1. Purpose and Intent

This Chapter contains the land use and regulatory development provisions necessary to implement the vision for the Vistancia North Planned Community District. It also complies with the provisions of the Planned Community District as provided by Section 14-36-2 and 14-36-3 of the Peoria Zoning Ordinance.

To that end, these provisions constitute the primary tool for use by the City of Peoria, Vistancia LLC and subordinate developers to establish a high quality community for Vistancia North, as adopted by the Peoria City Council.

The development regulations govern land use densities, intensities and location criteria within Vistancia North. Furthermore, this Chapter includes development standards related to base zoning, property use, building and landscape setbacks, building height, lot coverage, infrastructure design standards, drainage design standards, general development provisions, hillside development provisions, parking and loading provisions, sign provisions, and landscape development standards. Unless otherwise specified herein, all development within Vistancia North shall conform to all Ordinances, Codes, Policies and Regulations of the City of Peoria adopted as of the date this document is approved by the Peoria City Council.

2. Zoning Base Districts

The base zoning requested under this application include districts specifically drafted for the Vistancia North Planned Community District which, under the PCD District (Article 14-36, Section 14-36-2D), supplements and supersedes the base zoning as described in the Peoria Zoning Ordinance. These districts are defined in **Table E.1, Underlying Zoning Districts** on the following page.

Table E.1

Underlying Zoning Districts

District	District Description	Minimum Lot Size (Sq.Ft.)
VRD-40	Vistancia Residential Detached Housing	40,000
VRD-35	Vistancia Residential Detached Housing	35,000
VRD-30	Vistancia Residential Detached Housing	30,000
VRD-24	Vistancia Residential Detached Housing	24,000
VRD-18	Vistancia Residential Detached Housing	18,000
VRD-12	Vistancia Residential Detached Housing	12,000
VRD-10	Vistancia Residential Detached Housing	10,000
VRD-8	Vistancia Residential Detached Housing	8,000
VRD-7	Vistancia Residential Detached Housing	7,000
VRD-6	Vistancia Residential Detached Housing	6,000
VRD-5	Vistancia Residential Detached Housing	5,000
VRD-4	Vistancia Residential Cluster Housing	4,000
VRA-4	Vistancia Residential Attached Housing	4,000
VRD-3	Vistancia Residential Attached Housing	3,000
VRA-3	Vistancia Residential Detached Housing	3,000
V-CC	Vistancia-Community Commercial	NA
V-MU	Vistancia Mixed Use	NA

Source: LVA Urban Design Studio; December 2005

Figure E-1, *Planned Community Underlying Zoning*, graphically depicts the proposed total zoning for each of the one hundred and nineteen (119) development parcels within the five villages (1-4 and F & G). As indicated by **Table E.2, Village Development Capacity** The number of proposed residential units (Projected Maximum Units) is governed by a maximum number of units within each of the five (5) development units (Village 1, Village 2, Village 3, Village 4, Village F&G as follows:

Table E.2

Village Development Capacity

Village	Projected Maximum Units
Village F & G	1,534
Village 1	1,810
Village 2	783
Village 3	1,213
Village 4	948
Total	**6,288**

Source: LVA Urban Design Studio, LLC, February 2006

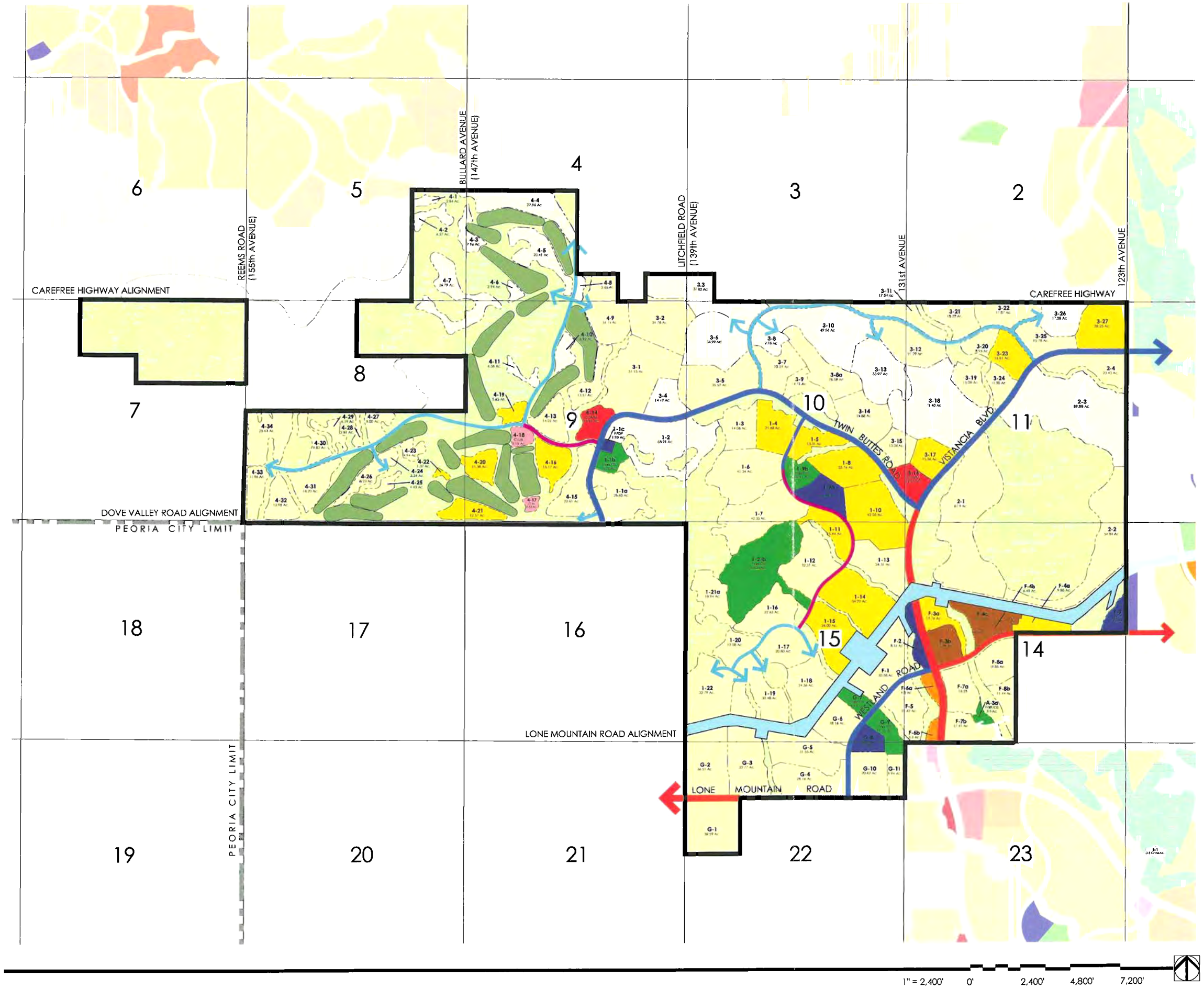
The target units noted within each village may be exceeded by no more than 10%. The total maximum gross residential density of 1.60 dwelling units per acre (6,288) total units) and commercial intensity (approximately 270,000 square feet) reflects conformity with the City of Peoria General Plan Land Use target standards (Target Units) and land use ratio standards. The project density and intensity accurately represents the actions taken by the Peoria City Council related to General Plan Amendment 01-10. The Vistancia North residential zoning districts are designed to promote opportunities for the diversity of housing types and densities within the Vistancia North Planned Community, while affording the full spectrum of lifestyle options within the scope of housing market demand.

a. Residential District Standards:

Intent

The maximum number of dwelling units identified for each of the villages represents the maximum potential units within that village. However, residential units may be transferred from parcel to parcel, as the development plan is implemented, within any of the five villages (as necessary) to achieve project density targets. Proposed subdivision plats must demonstrate conformity with the underlying zoning district standards from parcel to parcel when dwelling unit transfers are proposed for a receiving parcel.

In all cases, proposed residential subdivision plats may reflect a total dwelling unit count below the number indicated in the Projected Maximum Units column in **Table E.2**.



VISTANCIA NORTH

Planned Community District

Planned Community Underlying Zoning

LAND USES

	RE	Residential/Estate 0-2.0 du/ac (VRD-40, VRD-35, VRD-30, VRD-24)
	LD	Residential/Low 2.0-5.0 du/ac (VRD-18, VRD-12, VRD-10, VRD-8, VRD-7, VRD-6)
	MD	Residential/Medium 5.0-8.0 du/ac (VRD-4, VRA-4,VRD-3, VRA-3)
	MH	Residential/Medium High 8.0 - 15.0 du/ac (VRD-3, VRA-3)
	MU	Mixed Use (V-MU)
	SU	Special Use (V-SU)
	CC	Community Commercial (V-CC)
	P/OS	Park/Open Space
	G	Golf Course
	P/QP	Public/Quasi-Public
	W	Water
		Major Arterial
		Minor Arterial
		Major Collector
		Minor Collector

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Figure E-1

Table E.2, ***Residential Development Standards***, provides proposed development standards for the residential zoning districts under the Planned Community District Overlay. These standards are intended to introduce an element of design flexibility to address the potential transition of density from community open space areas, such as steep sloped areas, major landforms, major and primary washes. Within the single family residential zoning districts, the residential standards will serve to permit design flexibility, while maintaining minimum lot sizes within each development parcel, therefore allowing the appropriate density transfer from adjacent open spaces. As indicated in **Table E.2,** the total number of residential units (within each of the villages) will have a defined dwelling unit cap.

In each of the residential land use categories, RE, LD,MD, and MH, any of the flexible zoning districts as listed on **Table E.3** may be utilized during the preliminary or final plat process to address open space goals. The flexible zoning districts are intended to provide and promote the use of lot sizes, as necessary and appropriate, to transfer residential density from appropriate "donating" to "receiving" development parcels during the implementation of the Planned Community District Overlay.

To encourage the preservation of environmentally sensitive land, units may be transferred between any parcels within any of the villages. For example, if Parcel 1-1 is defined within Table C.1) not to exceed 71 units and is final platted using only 50 dwelling units, the remaining 21 units may be transferred to any other parcel within any other village. To allow this appropriate and inherent flexibility to occur, the general plan land use and zoning district conformity relationships are established in **Table E.3, Land Use/Zoning District Conformity:**

Table E.3

Land Use/Zoning District Conformity

Residential Land Use	Flexible Zoning Districts
RE	VRD-40,VRD-35, VRD-30, VRD-24, VRD-18
LD	VRD-18, VRD-10, VRD-8, VRD-7, VRD-6, VRD-5
MD	VRD-6, VRD-5, VRD-4, VRA-4
MH	VRD-5, VRD-4, VRA-4, VRD-3, VRA-3
HD*	VRD-3, VRA-3, VRA-4

* In Mixed Use Designated Parcels
Source: LVA Urban Design Studio; December 2005

The actual zoning district for each development parcel will be determined and vested with the approval of each preliminary plat as proposed by the Applicant, recommended by Peoria staff, and the final plat approved by the Peoria City Council.

Permitted Principal Uses

The following primary uses are permitted within the residential districts,

- Single Family Detached Housing.
- Single Family Attached Housing (see District Tables).
- Multifamily Housing (see District Tables).
- Churches, synagogues, temples, chapels, or similar places of worship and related facilities.
- Educational institutions where access is provided directly to a major or minor arterial or major or minor collector street for public institutions and directly to a major or minor arterial street for parochial institutions.
- Golf courses and related facilities including retail sales with a gross leasable area of 10,000 square feet or less.
- Public Utility and Municipal Facility buildings and related facilities provided the facilities are adequately screened from public view.
- Parks, public and private.
- Temporary Uses, including clubhouse, sales/marketing facilities, model home complexes, maintenance facilities and related accessory uses.

Conditional Uses

The Vistancia North Planned Community shall conform to the standards provided by Section 14-5-3 of the Peoria Zoning Code except as provided under Permitted Primary Uses, as listed above.

Permitted Accessory Uses

The Vistancia North Planned Community shall conform to the standards provided by Section 14-5-4 of the Peoria Zoning Code.

Development Standards

The Vistancia North Planned Community shall recognize the development standards provided within **Table E.4, *Residential Development Standards*.** These standards are intended to supersede the standards provided by Section 14-5-5, as authorized by 14-36-7 E. of the Peoria Zoning Code. The residential district standards are intended to provide standards for: minimum lot area, minimum lot width, density, building height, front setbacks, building setbacks from property lines, distance between buildings and maximum lot coverage for each residential lot.

VISTANCIA NORTH

Table E.4

Residential Development Standards

District (6)	Minimum Lot Size[1,8]		Building Height		Minimum Yard Setbacks				Distance Between Bldgs. [5]	Maximum Coverage
	Area	Width[3]	Stories / Feet	Front[4]	Coverage Min.	Total	Street Side	Rear		
VRD-40										
Standards	40,000	120	2 / 30	25	10	30	15	30	—	35%
VRD-35										
Standards	35,000	110	2 / 30	25	10	30	15	25	—	35%
VRD-30										
Standards	30,000	100	2 / 30	25	8	25	15	25	—	35%
VRD-24										
Standards	24,000	85	2 / 30	25	8	25	15	25	—	35%
VRD-18										
Standards	18,000	75	2 / 30	25	10	20	15	25	—	40%
VRD-12										
Standards	12,000	70	2 / 30	20	7	14	10	20	—	45%
VRD-10										
Standards	10,000	60	2 / 30	20	7	12	10	20	—	50%
VRD-8										
Standards	8,000	50	2 / 30	20	5	12	10	15	—	50%
VRD-7										
Standards	7,000	45	2 / 30	20	5	10	10	15	—	50%
VRD-6										
Standards	6,000	45	2 / 30	20	5	10	10	15	—	55%
VRD-5										
Standards	5,000	40	2 / 30	15	5	10	10	10	—	55%
VRD-4										
Standards	3,400	40	2 / 30	10	0	10	10	10	—	55%
VRD-4 (6)(7)(9)										
Standards	3,000	35	2 / 36	10	0	6	10	10	6	55%
	3,000	NA	2 / 36	20	10	20	20	5	10	80%
VRD-3 (9)										
Standards	2,000	26	2 / 36	10	3	6	10	10	—	55%
	2,000	NA	3 / 42	20	10	20	20	5	10	80%
VRD-3 (9)(7)(8)										
Standards	2,000	30	3 / 42	10	0	0	10	5	6	70%

(1) Up to 40% of the proposed lots within the subdivision plat may utilize the residential standards provided by the next, most dense zoning district. For example, if a development parcel is being platted under the VRD-8 District, then 40% of the proposed lots may utilize the VRD-7 standards when the Applicant can demonstrate conformance with the Average Area per Dwelling Unit calculation.
(2) No more than forty percent (40%) of the lots within a subdivision shall be constructed at the Minimum Lot Size permitted by the zoning district. Court cluster developments within the VRD-4 zoning districts shall have a maximum of eight units per cluster, with a minimum of 10% of the parcel being devoted to centrally located open space. Open space is to be improved with common amenities for the enjoyment of the residents within the project.
(3) Minimum lot width permitted within district.
(4) To allow for a diverse streetscape, the front yard setback may be set at 10 feet from the front property line for a maximum total of 50 percent of the total building frontage in any residential zoning district accommodating such features as side entry garages, bonus rooms, or corridors, etc.
(5) The minimum distance permitted between buildings on the same lot or as required by the IBC.
(6) Districts are cumulative.
(7) Within the multi-family attached districts (VRA-4 and VRA-3) a minimum 15-foot wide perimeter landscape setback and a minimum 20-foot wide street landscaped setback shall be provided.
(8) Parcel density may be transferred from natural open space areas to preserve the defined Slope Units indicated in Table C.2 as the majority of the hillside area has been scheduled for transfer to the City of Peoria. To preserve and transfer the Slope Units, minimum lot size and minimum property dimensions within the development parcel may be reduced below the 10% slope line by 30% of the district standard.
(9) Standards for multifamily attached residential use when property is un-subdivided. Residential units are intended to be rented, leased or sold under a horizontal regime.

Source: LVA Urban Design Studio, LLC, December 2005.

7. Regulatory Development Standards

a. Purpose and Intent

This section contains the land use and regulatory development provisions necessary to implement the vision for the White Peak Ranch Planned Community District and to comply with ~~Phase Two~~ provisions of the Planned Community District as provided by Section 14-36-2 ~~7.E~~ and 14-36-3 of the Peoria Zoning Ordinance. To that end, these provisions constitute the primary tool for use by the City of Peoria, the Master Developer and subordinate developers in insuring that White Peak Ranch grows and develops in conformance with the vision presented by this document and the Peoria Comprehensive Master Plan.

The development regulations govern land use densities, intensities and locational criteria within White Peak Ranch. Furthermore, this section includes development standards related to base zoning, use, setbacks, heights, coverage, infrastructure design standards and drainage design standards. Unless otherwise noted herein, all development within the White Peak Ranch project shall conform to all Ordinances, Codes, Policies and Regulations of the City of Peoria.

b. Zoning Base Districts

The base zoning districts requested under this application include districts specifically drafted for the White Peak Ranch Planned Community District, which, under the PCD District, supplements and supercedes base zoning as described in the Zoning Ordinance. These districts are defined as follows:

District	District Description	Minimum Lot Size (Sq. Ft.)
WPD-40	White Peak Detached Housing	40,000
WPD-35	White Peak Detached Housing	35,000
WPD-30	White Peak Detached Housing	30,000
WPD-24	White Peak Detached Housing	24,000
WPD-18	White Peak Detached Housing	18,000
WPD-12	White Peak Detached Housing	12,000
WPD-10	White Peak Detached Housing	10,000
WPD-8	White Peak Detached Housing	8,000
WPD-7	White Peak Detached Housing	7,000
WPD-6	White Peak Detached Housing	6,000
WPD-4	White Peak Cluster Housing	4,000
WPA-4	White Peak Attached Townhomes	4,000
WPA-3	White Peak Attached Multifamily	3,000
WPA-2	White Peak Attached Multifamily	2,000
WP-NC	White Peak Neighborhood Commercial	-
WP-CC	White Peak Community Commercial	-
WP-RC	White Peak Regional Commercial	-
WP-E	White Peak Employment	-
WP-WTP	White Peak Water Treatment Plant	-

1. Residential District Standards:

Intent
The residential districts listed above are designed to respond to opportunities and constraints discussed within the Site Analysis Section (Chapter 4) related to the White Peak Ranch property. The wide range of single family residential districts, ranging

from 40,000 square foot lots to attached housing on 4,000 square foot lots, is intended to support a range of resident life styles. District standards are intended to promote stable, functional and diverse neighborhoods.

Permitted Principal Uses

The following primary uses are permitted within the residential districts,

- Single Family Detached Housing.
- Single Family Attached Housing (see District Tables).
- Multifamily Housing (see District Tables).
- Churches, synagogues, temples, chapels, or similar places of worship and related facilities.
- Educational institutions provided access is provided directly to an arterial or collector street for public institutions and directly to an arterial for parochial institutions.
- Golf courses and related facilities including retail sales with a gross leasable area of 10,000 square feet or less.
- Public Utility and Municipal Facility buildings and related facilities provided the facilities are adequately screened from public view.
- Resorts in the WPA-4, WPA-3 and WPA-2 Districts.
- Parks, public and private.
- Temporary Uses, including sales/marketing facilities, model home complexes and related accessory uses.

Conditional Uses

The White Peak Ranch Planned Community shall conform to the standards provided by Section 14-5-3 of the Peoria Zoning Code except as provided for under Permitted Primary Uses as listed above.

Permitted Accessory Uses

The White Peak Ranch Planned Community shall conform to the standards provided by Section 14-5-4 of the Peoria Zoning Code.

Development Standards

The White Peak Ranch Planned Community shall recognize the development standards provided within **Table Five**, *Residential Development Standards*. These standards are intended to supercede the standards provided by Section 14-5-5, as authorized by 14-36-7 E of the Peoria Zoning Code. The residential district standards are intended to provide standards for minimum lot area, minimum lot width, density, building height, front setbacks, building setbacks from property lines, distance between multi-family buildings and maximum lot coverage for each residential lot.

Residential Development Standards

District	Minimum Lot Size		Building Height	Minimum Yard Setbacks					Distance Between Bldgs.	Maximum Coverage
(5)	(1)	Width (2)	Stories / Feet	Front (3)	Side Min.	Total	Street Side	Rear	(4)	
WRD-40										
	40,000	150	2 / 30	30	10	30	15	30	---	35%
WRD-35										
	35,000	130	2 / 30	30	10	30	15	25	---	35%
WRD-30										
	30,000	110	2 / 30	30	8	25	15	25	---	35%
WRD-24										
	24,000	90	2 / 30	25	8	25	15	25	---	35%
WRD-18										
	18,000	80	2 / 30	25	5	15	10	25	---	40%
WRD-12										
	12,000	70	2 / 30	20	5	15	10	20	---	40%
WRD-10										
	10,000	60	2 / 30	20	5	15	10	20	---	50%
WRD-8										
	8,000	50	2 / 30	20	5	15	10	20	---	50%
WRD-7										
	7,000	50	2 / 30	20	5	13	10	15	---	50%
WRD-6										
	6,000	45	2 / 30	20	5	13	10	15	---	55%
WPD-4										
	4,000	40	2 / 30	15	3	6	10	10	---	55%
WPA-4										
	4,000	30	2 / 30	15	0	0	10	10	10	55%
WPA-3										
	3,000	na	2 / 30	na	0	0	(10)	(10)	10	55%
WPA-2										
	2,000	na	3 / 36	na	na	na	(10)	(10)	10	55%

(1) Minimum lot area permitted within district. Area presumes area transfer from sensitive lands preservation. Minimum area may be superceded by Hillside Overlay Development Regulations per Article 14-22A of the Peoria Zoning Code.

(2) Minimum lot width permitted within district.

(3) To allow for a diverse streetscape, the front setback for the living component of the home and for turn-in garage component of the home may be set back 10 feet from the front property line.

(4) Minimum distance permitted between buildings on the same lot or as required by the UBC.

(5) Districts are cumulative.

(6) Within multi-family attached districts (WPA-4, WPA-3 and WPA-2) a minimum 15-foot wide perimeter landscape setback and a minimum 20-foot wide street landscaped setback shall be provided.

(7) Parcel density may be transferred from natural open space areas to preserve the defined Slope Units indicated in Table Two as the majority of the hillside area has been scheduled for transfer to the City of Peoria. To preserve and transfer the Slope Units, minimum lot size and minimum property dimensions within the development parcel may be reduced below the 10% slope line by 30% of the district standard.

b. Commercial, Mixed Use and Municipal Service District Standards:

Intent

The commercial and mixed use districts listed above are designed to respond to opportunities and constraints as well as demographic projections for the planned community at build-out as discussed within the Site Analysis (Chapter B). The intent of the commercial and mixed use districts within the Vistancia North Planned Community are defined as follows:

- The V-CC (Community Commercial) District is intended to provide opportunities for the development of community related goods and services, generally scaled to support an intended market area within a one-mile radius of the proposed center.

- The V-MU (Mixed Use) District is intended to provide opportunities for the co- location of retail, office employment, amusement, and/or high density housing within the Vistancia North Planned Community. Uses may include office, specialty retail, entertainment, educational, and/or residential opportunities.

Permitted Principal, Conditional and Accessory Uses for V-CC, V-MU and V-MS are shown on **Table E.5**, ***Commercial, Mixed Use and Municipal Service District Permitted Uses.*** The table identifies the principal, conditional and accessory uses permitted within the commercial and mixed use districts for Vistancia North. The uses identified on the following page are intended to reflect a general list of those specific uses permitted to locate within Vistancia North. The permitted height, setbacks and coverage standards are also identified to guide site development for non-residential uses. These parameters are shown on ***Table E.6, Non-Residential Development Standards.***

VISTANCIA NORTH

Table E.5

Commercial, Mixed Use, and Municipal Service District Permitted Uses

Permitted Uses	V-CC	V-MU	V-MS
Amusement / Recreation Centers	C	C	C
Automobile, Body Shop	C	-	-
Automobile, Rental	C	-	-
Automobile, Sales - New	C	-	-
Automobile, Sales - Used	C	-	-
Automobile, Service Shop*	C	-	-
Banks, Savings and Loans	P	P	-
Barber and Beauty Shops	P	P	-
Business, Technical and Vocational Schools	P	P	-
Car Wash	P	-	-
Child Day Care Facilities	P	P	-
Churches	P	P	-
Community College	-	P	-
Convenience food restaurant with Drive-Thru Services	P	-	-
Credit Unions	P	P	-
Educational Institutions	-	P	-
Gas Service - Self Serve**	P	-	-
Health and Exercise Center	P	P	-
Helistop	C	-	C
Hospital	-	P	-
Hotels and Motels	P	P	-
Manufacturing*** -	-	-	
Medical and Dental Offices	P	P	-
Mini Storage Facilities	P	-	-
Mortuary	C	-	-
Motion Picture Production	-	-	-
Bars and Lounges (excluding Adult Live Entertainment and Adult Motion Picture Uses	C	C	-
Offices, Professional and Service	P	P	-
Plant Nursery and Sales ****	P	-	-
Printing and Publishing	P	P	-
Public Utility Buildings, Structures	P	P	P
Repair Services *****	P	-	-
Residential, High Density (15+ du/ac	C	P	-
Restaurants	P	P	-
Restaurants - Drive-In	P	-	-
Research Laboratories for Scientific Research and Testing	C	C	-
Retail Sales of New Merchandise within Enclosed Buildings	P	P	-
Skating Arena	C	P	-
Theaters (Indoor) P	P	-	
Veterinarian Offices and Clinics	P	P	-
Water Treatment Facilities	-	-	P
Wholesale Sales of Finished Goods	P	P	-
Wireless Communication Facilities ****** (regulated as per Section 14-3-13 of the Peoria Zoning Ordinance)	C	C	C

P = Permitted Principal Use
C = Permitted Conditional Use
A = Permitted Accessory Use
* = Automotive diagnostic and service establishments; provided they meet all yard requirements for principal buildings and exterior design is compatible with that of other buildings in the complex.
** = Subject to the provisions of 14-9-5.
***=Non-hazardous manufacturing or assembly of finished products or sub-assemblies within enclosed buildings.
**** =Outdoor sales of nursery stock, lawn furniture and home garden supplies when developed as an attached component to the planned complex and completely screened from view from any street.
***** =Repair services for watches, jewelry, shoes, locksmith and appliances.
******=Initial location to be treated as a Permitted Conditional Use. Additional facilities co-located in same manner will be permitted as of right.

Table E.6
Non-Residential Development Standards

District	Building Height	Minimum Yard Setbacks							Max. Coverage
	Stories /Feet	Front (feet)	Side (feet) Min.	Street (feet) Side	Rear (feet)	Interior (feet) Side	Interior (feet) Rear	Adjacent Single Family Residential (feet)	
VOC									
Standards	2 / 30	20	10/35	20	35	8	None	30	(c)
VMO									
Standards	30' (within 20' of residential [a] 40' (within 30' of residential [a]	20	10/35	20	35	8	None	30	(c)
VMS									
Standards	20' (within 20' of residential [b] 30' (within 30' of residential [b]	20	10/50	20	50	8	30	30	(c)

[a] height may be increased one (1) foot for each three (3) feet of additional setback to a maximum height of three (3) stories or forty-two (42) feet
[b] height may be increased one (1) foot for each three (3) feet of additional setback to a maximum height of four (4) stories or forty-eight (48) feet
[c] Maximum percentage of lot coverage is determined by the aggregate area of buildings and structures, required yards, off-street parking and loading space and other specified lot area requirements applicable to the proposed use.
Source: LVA February 2006

3. Development Standards

The general development standards are intended to supplement and/or supersede standards of general applicability included within the Peoria Zoning Ordinance Sections 14-2 (Definitions), 14-3 (General Provisions), 14-22A (Hillside Development Overlay District), 14-22B Desert Land Conservation Overlay, 14-23 (Parking and Loading Requirements), 14-34 (Signs), 14-35 (Landscape Requirements), and 14-41 (Special Use Permits) as well as addressing Sections 20-70-21/23 (Multi-Family Design), 20-70-3/7,(Non-Residential Design Review), and 20-70-11/12 (Detached Single Family Residential Design) of the City of Peoria Design Review

Manual. Each of these Ordinance/Guideline provisions are modified as provided below:

1. Definitions (Article 14-2)

Carriage or Casita Unit - An accessory unit to a single-family dwelling, attached to or detached from the main dwelling unit that is intended for providing living space separate from the main unit. The unit shall not be rented or leased separate from the main building. Such units may provide separate cooking facilities.

Density –The number of residential dwelling units on a defined parcel divided by the gross acreage of that parcel.

Design Review Committee – The committee established to review and approve a development's conformance to the Vistancia Design Guidelines.

Development Unit (Village) – A sub-area of the PCD development plan identified by letter/number and containing multiple development parcels.

Development Parcel – A sub-area of each development unit (village) referenced by letter/number (development unit) and number (parcel). Each development parcel contains a single-land use and, when platted, will vest a single zoning classification from the flexible zoning districts permitted for that land use.

Fencing, View – Fencing that is not solid, such as wrought iron or rebar, for the purpose of allowing visual surveillance on public or semi-public spaces.

Floor Area Ratio – The gross floor area of all buildings on a parcel divided by the gross area of the parcel.

Gross Area, Development Unit – The area of a development unit including all planned or dedicated streets, alleys, private accessways, open space, and/or easements. Parcel boundaries shall extend to the center of adjacent streets or rights-of-way or other public space.

Gross Area, Development Parcel - The area of a development parcel including all planned or dedicated streets, alleys, private accessways, open space, and/or easements. Parcel boundaries shall extend to the center of adjacent streets or rights-of-way or other public space.

Housing, Living Component – All components of a house not associated with the storage of automobiles.

Housing, Multifamily Attached – A building or group of buildings serving as attached living units typically for lease (apartments), but may be provided for sale (condominium or timeshare). This term is intended to apply to triplex or greater combinations of units.

Housing, Single Family Attached – A building containing more than one dwelling unit, each of which has primary ground floor access to the outside, which are attached to each other by common walls without openings in compliance with building codes. This term is intended to apply to townhomes (lot sales).

Housing, Single Family Detached - A residential structure containing only one dwelling unit entirely separated from buildings on adjoining lots or sites.

Housing, Turn-in Garage Component – A garage with doors angled 45 degrees or more to the street.

Native Plant, Protected – Cacti that are four (4) feet or greater in height and trees that are four (4) inches or greater in caliper (measured at a point 24 inches from the ground elevation.

Natural Open Space – Areas containing naturally occurring Sonoran Desert vegetation and conservation features that have not been altered except to allow natural surface trails (public or private), roadways, and utility easements as necessary.

Net Area, Development Unit – The area of a development unit, excluding all planned or dedicated streets, alleys, private accessways, roadway and/or alley easements and intended desert preserve areas generally above the 30% slope line.

Net Area, Development Parcel – The area of a development parcel, excluding all planned or dedicated streets, alleys, private accessways, roadway and/or alley easements and intended desert preserve areas generally above the 30% slope line.

Parking, Tandem – A parking stall within a residential garage located behind another stall and without direct access to the outside.

Wash, Primary – Wide, sandy bottom washes that carry drainage in excess of 700 cubic feet per second from a relatively broad watershed and are fed by a number of smaller tributary washes. These washes generally have dense thickets of

vegetation along their edges and are easily identified from aerial photographs.

Wall, Combination – A wall comprised partially of view fencing and partially of solid wall.

Wall, Privacy – A solid wall within a development parcel utilized between individual lots.

Wall, Retaining – A wall utilized to support or retain ground that is higher on one side of the wall than the other.

2. General Provisions (Article 14-3)

a. Section 14-3-2 C. General Yard and Setback Requirements

Provision 5.f., regarding bay windows, shall be modified as follows:

Bay windows may project up to four (4) feet into a required yard provided that a minimum of three (3) feet remains in the side yard setback dimension; the bay windows shall have a maximum width of twelve (12) feet, paralleling the nearest lot line.

Provision 5.j., regarding front porches and entryways, shall be modified as follows:

A structure, which is a primary front entryway or porch, may extend into a required front yard setback a maximum of ten (10) feet provided that a minimum of ten (10) feet remains in the front yard setback dimension and that such structure is not fully enclosed and is not more than fifteen (15) feet in width.

Vistancia North shall be exempt from provision 5.k, regarding trellis or lattice structures, as approval of these features will be governed by the DRC and enforced by the Village Homeowner Associations.

b. Section 14-3-2 D. Height Exceptions

The following provision shall be added as a height exception:

5. *Architectural embellishments, mechanical penthouses, and mechanical equipment may exceed the maximum building height within any non-residential zoning district by a maximum of twenty (20) feet. Such structures or equipment shall constitute no more than 25% of the roof area of the structure.*

c. Section 14-3-2 F. Exterior Lighting

Provision 3, regarding allowable height for exterior lighting, shall be modified as follows:
The height of any light fixture shall not exceed twenty (20) feet in a residential zoning district or thirty (30) feet in any other zoning district. Height shall be measured from the base of the light fixture to the light source. Exempt from the height restrictions are the following uses:

a. *Baseball, softball, soccer, volleyball, or football fields or similar uses*
b. *Golf driving ranges*
c. *Outdoor arenas and amphitheaters*
d. *Public parks*
e. *Street lighting*

d. Section 14-3-13 Wireless Communication Facilities

The second paragraph shall be modified to read as follows:
A wireless communication facility, as defined in Article 14-2, shall be a permitted conditional use only in parcels zoned Community Commercial (V-CC), Mixed Use (V-MU), or Municipal Services (V-MS) subject to the limitations contained in this Article and as otherwise set forth in the Peoria City Code.

3. Hillside Development (Article 14-22A)

The Hillside Development Overlay (HDO) District applies to all properties that exhibit slopes in excess of 10%. The intent is to establish special regulations to guide development in these sensitive areas. Based on the analysis of the Vistancia North Planned Community, this condition has been determined to exist within many of the parcels.

The maximum number of lots in areas exhibiting a natural slope of 10% or more is restricted, with allowance for transferring density from steep sloped areas to lower sloped hillside areas or outside of the hillside area. The HDO required a Slope Category Determination Study, which was utilized to calculate the maximum allowable units generated from exhibiting a 10% slope or greater.

Beyond density restrictions, the HDO includes provisions for construction on hillside lots. It is the intent of the Vistancia North Planned Community to comply with the provisions of the HDO within those development parcels with determined "hillside conditions".

Intended exceptions to the provisions of the HDO for the Vistancia North Planned Community are provided below. These exceptions are designed to promote natural open space within hillside development areas and address the preservation of primary washes.

a. 14-22A-3 E.3 (the following provision will replace the existing provision):
The Final Slope Category Map resulting from either Section 14-22A-3.E.1 or Section 14-22A-3.E.2 shall be utilized in determining allowable densities, lot area, lot disturbance and lot coverage requirements. The Final Slope Category Map will not be utilized to define slope conditions within drainage corridors as contributing to the calculated hillside development area. Wash corridors are defined, and will be preserved by regulatory provisions contained within Section 5 of the Vistancia North PCD Plan and Program. Preliminary plats shall reflect proposed disturbance/coverage envelopes for each lot and shall contain tabular information necessary to determine compliance with the provisions of Article 14-22A.

b. 14-22A-4 B. (the following provision shall amend Table 2):

Slope Category	Minimum Lot Size
10%-15%	3,500* square feet*
15%-20%	10,000 square feet

*Allows for the provision of cluster product only.

c. 14-22A-4 C. (the following provision shall amend the first sentence to read as follows): *"No residential lot within the Hillside Development Overlay District and having slope areas in excess of fifteen (15) percent shall have a front lot width less than thirty-five (35) feet.*

d. 14-22A-4 F. (the following provision shall amend the section to read as follows): *No building shall exceed a height of thirty (30) feet, above the natural grade of the land at any section through the structure. Non-residential structures shall not exceed forty (40) feet, above the natural grade of the land at any section through the structure.*

e. 14-22A-4 I (new): *Clustering of residential lots shall be utilized to preserve hillside areas. The clustering of lots shall not increase*

the underlying density allowed within the Vistancia North PCD. Special development standards for cluster residential development are as follows:

- *The underlying zoning district and proposed use is for single family dwelling units.*
- *The minimum area of the development is five (5) acres.*
- *The minimum lot size of a clustered lot is 3,500 square feet.*
- *The undisturbed area shall be maintained as permanent natural area open space.*
- *The modified development standards used pursuant to this section shall be approved concurrently with the preliminary plat.*
- *The burden of proof is on the applicant to demonstrate to the City Planning Manager that the cluster residential development will not be detrimental to the intent of the Hillside Development Overlay District and that it will advance the City's interests in protecting a hillside development area.*

f. 14-22A-6 B. (the following sentence has been amended as follows): *The maximum height of any cut or fill used to establish a building site or a driveway shall not exceed twenty (20) feet and must comply with the provisions of the Peoria Building Codes."*

g. 14-22A-6 D. (the following sentence has been amended as follows): *"All lots less than 30,000 sf net area are eligible for mass grading."*

h. 14-22A-6 E. (the following sentence has been amended as follows): *"All lots greater than 30,000 sf net area shall establish a construction envelope equal to the combined area of the maximum disturbed area and maximum lot coverage from Table 2, below".*

i. 14-22A-6 H.7.a. (the following sentence has been amended as follows): *"The proposed location will not be detrimental to the intent of the Hillside Development Overlay District and, to the maximum extent feasible, is located in the lower slope categories";*

j. 14-22A-6 H.7.b. (the following sentence has been amended as follows): *"The difference of allocated Disturbed Area does not*

k. 14-22A-6 H.7.c. (the following sentence has been amended as follows): *"The resulting change in Disturbed Area on an individual lot or parcel is taken from a Transitional Area and does not interfere with the preservation of Natural Open Space;*

l. 14-22A-6 I. (the following sentence has been amended as follows): *"Within the ten to fifteen (10-15) percent slope area only, the amount of Disturbed Area may be transferred to a parcel other than the receiving parcel within the development".*

m. 14-22A-6 I. (new): Not withstanding anything in this section to the contrary, the maximum height of any cut or fill used to establish a golf course shall not exceed forty (40) feet. Cut and fill slopes will be recontoured. Concurrently with the submittal of a site plan for a golf course, a vegetation and contour plan will be submitted to the City Manager. The vegetation and contour plan shall require the approval of the City Manager; such approval shall be made only upon a finding that the vegetation and contour plan will not be detrimental to the intent of the Hillside Development Overlay District and upon a finding that the plan will advance the City's interest in protecting a hillside development area.

n. 14-22A-11 A: (the following sentence has been amended as follows): "Within a hillside development area and above the twenty (20) percent slope line, no construction shall occur which will alter the mountain top profile and no building or structure shall be constructed which will project above a ridge line of significance when viewed from arterial roadways."

Even though the majority of Vistancia North is located within undisturbed Sonoran Desert, the remnants of past extraction activities are present in the area surrounding the Clementine Mine, which exhibits the visual characteristics of disturbance as shown on **Figure E-2, Clementine Mine Desert Lands Conservation Overlay/Hillside Development & Overlay District Exemption Area**. The disturbed hillside area is located in Section 10 of T. 5 N., R. 1 W., and includes approximately 22 acres of slopes that exceed 10 percent. Due to the significant degradation that has occurred in this specific area, Vistancia LLC respectfully requests that the City identify this area as exempt from the provisions of Article 14-22A.

4. Desert Lands Conservation Overlay (Article 14-22B)

The Desert Lands Conservation Overlay (DLCO) seeks to identify and protect the unique and sensitive lands within the City north of Pinnacle Peak Road. The protection of those sensitive resources located within Vistancia North shall conform to those established in Article 14-22B of the Peoria Zoning Ordinance, except as modified below:

- The preparation of the Desert Lands Conservation Report shall not be required for any lands located within Vistancia North, as this information is contained within the final Vistancia North Planned Community District document, except for: 3.b, Plant Community Identification.

- The preparation of the Master Conservation Plan shall not be required for any lands located within Vistancia North except for the preparation of D.2, Identification of Native Plants and D.3, Identification of Conservation and Development Areas.

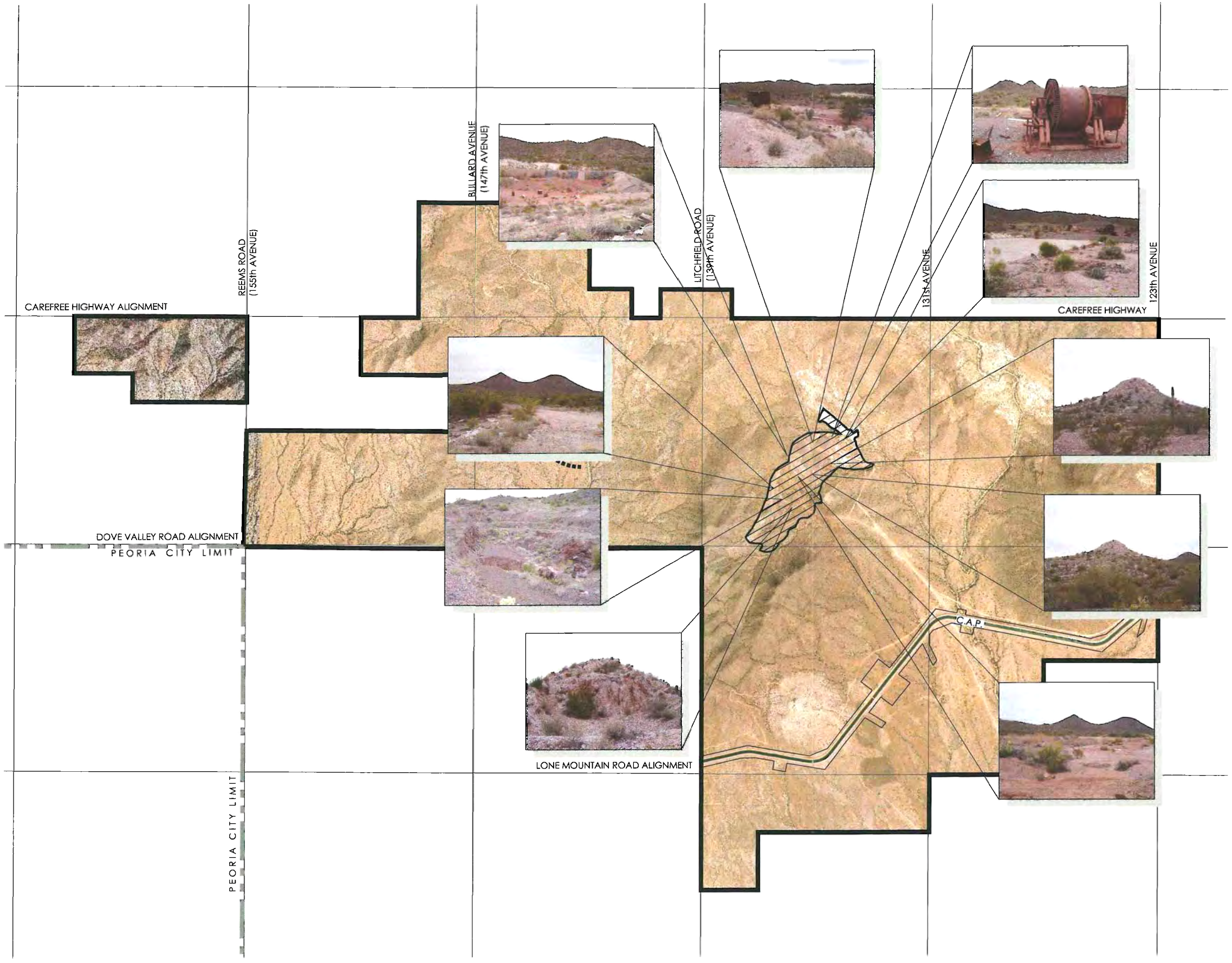
- Vistancia North shall be exempt from the requirements of the NOS slope/landform matrix (14-22B-5), as the PCD was originally approved prior to September 14, 2004.

The DLCO identifies unique and environmentally sensitive lands located north of the Pinnacle Peak alignment that benefit from reasonable development controls. While the majority of Vistancia North is located within undisturbed desert, the degradation of the natural desert surrounding the Clementine Mine, significantly diminishes its value as undisturbed natural area open space. The disturbed area surrounding the mine comprises a total area of 82 acres as identified on Figure E-2.

In an effort to demonstrate how this affected area should be designated as exempt from the provisions of the DLCO, each of the conservation features (identified in Section 14-22B-2 Applicability (B) is identified and summarized below:

- Cultural Resource: An archaeological investigation was completed within the boundaries of Vistancia North in 1988. While the research indicates the Anglo presence for mining, it does not identify any historic or prehistoric presence in the defined area. Please refer to Chapter B.3. f of this document.

- Isolated Peak: The existing topography of the affected area exhibits slopes that do not create an isolated peak condition.



VISTANCIA NORTH

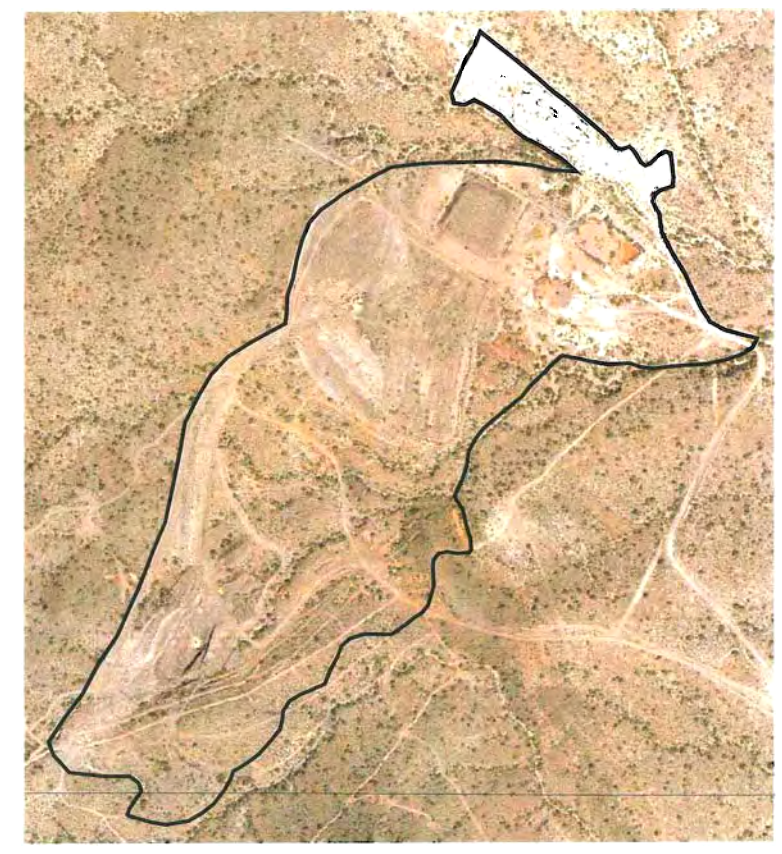
Planned Community District

Clementine Mine Desert Lands Conservation Overlay / Hillside Development & Overlay District Exemption Area

LEGEND

81.62 Ac. Proposed Exemption Area
59.91 Ac. 0 - 10% Slope
21.71 Ac. > 10% Slope

PROPOSED EXEMPT AREA ENLARGEMENT
N.T.S.



1" = 2,400' 0' 2,400' 4,800' 7,200'

GREEY | PICKETT
Stanley Consultants INC.
TASK ENGINEERING
WILSON & COMPANY
LVA Urban Design Studio L.L.C.

Figure E-2