

Vistancia South Planned Community District
City of Peoria Zoning Case #Z01-10A.10

February 9, 2010

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Peoria, Arizona 85382
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City of Peoria

Planning and Community Development

9875 N. 85th Avenue, Peoria, Arizona 85345

February 9, 2010

Vistancia L.L.C.
c/o Bob Bambauer
8631 W. Union Hills Drive, Suite 203
Peoria, AZ 85382

Re: Z 01-10A.10 Minor Amendment to approved PCD
Vistancia South

Dear Mr. Bambauer:

This letter is in response to your request for a Minor Amendment to the Vistancia South Planned Community District (PCD). Specifically, the scope of the requested amendment is as follows:

- a. General clean-up of PCD document to reflect amendments 1 through 9.
- b. Revision of the Land Use Master Plan (Figure 10 and Figure 21) for the re-designation of Parcels C-1, C-4 and C-8 from Medium High Density Residential (MH, 8-15 du/ac) to Low Density Residential (LD, 2-5 du/ac) to; and
- c. Decrease Village C units by 100 units; and
- d. Increase maximum allowable unit count in Village A, B and/or C by 100 units with no increase in the overall gross density for the project; and
- e. Realignment of Sunset Point Road by removing the round-a-bout and revise parcels A-25, A-26 and A-27 to accommodate realignment; and
- f. Realignment of Lone Mountain Road east of El Mirage Road and revise boundaries for parcels D-1, D-2, D-3, D-14 and D-5 to accommodate realignment; and
- g. Revise land use designation for parcel D-10 to match the City's General Plan; and
- h. Revise parcels B-4 and B-5 to reflect land use boundaries referenced in Loop 303 Specific Area Plan.

The Planning Division has determined that the requested amendment does not substantively alter or result in any *major* changes to the PCD as described in Section 14-36-8.D of the Peoria Zoning Ordinance. As a Minor Amendment, notification of the request was given pursuant to Section 14-36-8.E. No written comments were received by the City.

To this end, the requested Minor Amendment to the Vistancia South PCD under Case Z

Approval Letter, Z 01-10A.10
Vistancia South PCD
February 9, 2010

01-10A.10 has been approved by the Planning Manager. The approval herein is subject to the conditions stated below:

CONDITIONS OF APPROVAL

1. The approval entered herein shall not negate any of the prior conditions contained or referenced within the original Case Z 01-10 (*Lakeland Village PCD*) or any successive amendment (Cases Z 01-10A.1 through A.9). Those conditions shall remain in force for the PCD.
2. The applicant shall make the following final changes to the PCD document.
 - a. Update all text and tables to remove legislative formatting (strike through / double underline).
 - b. Compile all PCD amendments into a single new PCD document binder to replace the City's file copies. Please provide three binders and one electronic copy in PDF format within 30 days of receipt of this letter.

Please do not hesitate to contact me with any questions you may have.

Sincerely,



Chris Jacques, AICP
Planning Manager

PROJECT TEAM

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TABLE OF CONTENTS

Introduction & Executive Summary..... 1

Vistancia South Planned Community District: *Overlay Policy and Regulatory Provisions*

A. Location and Regional Context..... 3

1. Property Description and Location..... 3
2. Property Legal Description..... 3
3. Property Ownership – Vicinity..... 3
4. Regional Facilities 3
 - a. Municipal Boundaries 3
 - b. Existing Land Use Plans..... 6
 - c. Regional Transportation Planning 11
 - d. Airports and other Land Use Impacts..... 13
 - e. School Districts 13
 - f. Water and Sewer Service Districts 13
 - g. Solid Waste Collection and Disposal Service 13
 - h. Public Safety Service..... 13
 - i. Electric Service 14
 - j. Natural Gas Service..... 14
 - k. Telephone/Cable 14

B. Site Analysis 15

1. Existing Land Use 15
2. Existing Zoning 15
3. Existing Conditions 18
 - a. Topography and Physical Features..... 18
 - b. Drainage..... 20
 - c. Soils / Geology..... 20
 - d. Groundwater..... 21
 - e. Vegetation and Wildlife..... 21
 - f. Archeology..... 21
 - g. Roads, Rights-of-Way, and Utilities..... 21

C. Master Plans 23

1. Project Overview..... 23
2. Natural Planning Determinants..... 25
3. Land Use Plan 27
 - a. Residential..... 28
 - b. Commercial and Mixed Use..... 32
 - c. Density Transfer 33
 - d. Golf 34
 - e. Schools 34
 - f. Public and Private Parks and Open Space..... 35
 - a. Trails and Community Recreation 38
 - g. Wastewater Reclamation 40
 - h. Fire / Emergency Response 40
4. Circulation..... 40
 - a. Vehicular..... 40
 - b. Shared Parking 42
 - c. Bicycle 45
 - d. Pedestrian..... 45
5. Drainage 46
 - a. Drainage Concept..... 46
 - b. Drainage Plan..... 47

6.	Architecture	48
7.	Streetscape.....	49
	a. Streetscape Concepts and Landscape Palette	51
	b. Entry Monuments and Signs.....	59
8.	Utilities and Services	59
	a. Water.....	59
	b. Wastewater	59
	c. Electric	59
	d. Telephone.....	60
	e. Cable Television.....	60
	f. Natural Gas.....	60
9.	Development Schedule	60
10.	Management and Maintenance	64
	a. Community Association Responsibility.....	64
	b. Village Association Responsibility.....	64
	c. Design Guidelines and Architectural Review Committee	64
	d. Amendment Procedures	66
D.	Regulatory Development Standards.....	67
1.	Purpose and Intent.....	67
2.	Zoning Base Districts	67
	a. Residential Districts	68
	b. Commercial and Mixed Use Districts.....	72
	c. Shared Parking Concept	81
3.	Development Standards.....	85
	a. Vistancia South General Development Standards	85
	1. Definitions.....	85
	2. General Provisions	87
	3. Hillside Development.....	89
	4. Parking and Loading	90
	5. Signs.....	92
	6. Landscape Requirements.....	96
	7. Open Space and Wash Preservation.....	97
	8. Design Guidelines / Design Review Committee.....	99
	b. Special Uses Development Standards	99
	1. Recreation Center.....	100
	2. Golf Club	100
	3. Golf Maintenance Facility.....	100
	4. Water Reclamation Facility	100
	5. Water Production and Storage	101
	6. Power Substation.....	101
	7. Emergency Response Facilities.....	101
	8. Churches.....	101

Appendix

- A. Vistancia South Property Legal Description and Exhibit
- B. Public Notification List
- C. Traffic Impact Study – *Vistancia South PCD Traffic Impact Analysis (TASK Engineering)**
- D. Master Drainage Report – *Vistancia South-Village D Master Drainage Report (V3)**
- E. Water and Wastewater Facilities Master Plan – *Vistancia 2008 Master Utility Plan (Wilson)**
- G. Builder Landscape and Site Design Guidelines
- H. Residential Architectural Design Guidelines
- I. Vistancia Marketplace Signage Plan
- J. City of Peoria Design Guidelines
- K. City of Peoria Zoning Ordinance Excerpts
- L. Peoria City Council Conditions of Planned Community District Zoning Approval

LIST OF REFERENCES

(FIGURES, EXHIBITS, AND TABLES)

List of Figures / Exhibits

A-1 Area Vicinity / Regional Location Map.....	4
A-2 Property Ownership.....	5
A-3 Approved PCD Land Use Plan	7
A-4 Loop 303 Specific Area Plan.....	8
B-1 Existing Land Use Status.....	16
B-2 Existing Zoning.....	17
B-3 Primary Drainage Corridors and Topography.....	19
C-1 Development Units / Villages.....	24
C-2 Anticipated Wildlife Corridors	26
C-3 Parks / Open Space and Trails Master Plan	36
C-4 Community Park Concept Plan.....	38
C-5 Emergency Response Plan.....	43
C-6 Roadway Master Plan	44
C-7 Building Massing Character.....	50
C-8 Monument Options	58
C-9 Parcel Development Phasing Plan	62
C-10 Roadway Development Phasing Plan	63
D-1 Amended PCD Land Use and Underlying Zoning Districts	70
D-2 Village D Height Overlay.....	85

List of Tables

A.1 Loop 303 Specific Area Plan Land Use Composition	11
C.1 Land Use Master Plan and Zoning Data.....	28
C.2 Public / Private Park and Open Space Acreage.....	38
C.3 Vistancia South and Area-Wide Park Acreage Standards	40
C.4 Public / Private Trail Mileage Standards.....	46
C.5 Proposed Thematic Plant Palette.....	54
D.1 Residential Development Standards	73
D.2 Commercial and Mixed Use Permitted Uses	75
D.3 Commercial and Mixed Use Development Standards.....	81
D.4 Shared Parking Example – Project Data.....	92
D.5 Shared Parking Example – Parking Demand Over Time	92
D.6 Shared Parking Example – Parking Supplied	92
D.7 Protected Native Plant List	98
D.8 Special Use Development Standards	101

INTRODUCTION & EXECUTIVE SUMMARY

Vistancia South is a 3,119-acre, master planned community located in the northern region of Peoria. The property is generally bounded by the Lone Mountain Road alignment on the north, the Jomax Road alignment on the south, the 113th Avenue alignment on the east and the 131st Avenue alignment on the west. The Vistancia Planned Community District Land Use Master Plan demonstrates conformance with the policy statements, land use, transportation and public facilities elements of the Peoria General Plan and Loop 303 Specific Area Plan.

The Vistancia South Planned Community District represents the continued evolution of an extensive project visioning and community theming process conducted by Vistancia LLC and its development partners. The foundation of this extensive process is based on conducting a community survey of the potential target market and a thorough review of existing conditions, opportunities and constraints. It was through the visioning process that the project, formally known as Lakeland Village, was renamed to Vistancia. The recommended and adopted project name recognized the natural assets of the Northwest Peoria region. Through the visioning process, the project team determined the goals for the community by setting standards for community open spaces, amenities, trails, streetscapes, and central community social spaces. The project team maintained support for the land use, transportation and public facilities promoted by the City of Peoria through the comprehensive evaluation of the general plan and zoning entitlements processes leading to the preparation of the original master plan in 1998, and successive amendments to guide the appropriate development of the community over the past eight years.

Vistancia South has been designed to offer a broad range of housing types, extensive employment opportunities, as well as 36 holes of semi-private and private golf. The planned community district has been separated into four separate development units, Village A, Village B, Village C, and Village D, each with specific planning goals or focuses. The projected population of Vistancia South, consisting of approximately 21,200 residents, will be served by an elementary school, a high school, two neighborhood parks and a community park. The land use master plan recognizes White Peak, Twin Buttes, Garambullo, Caterpillar Tank, and East McMicken washes as significant natural features and strives to preserve these areas in their natural state. Lower density residential and open space uses have typically been located within proximity to these drainage corridors to allow an appropriate transition to the built environment. Scenic corridors have also been created along major drainage ways and along arterial streets to convey the natural desert ambiance of the Sonoran Desert. On the other end of the residential spectrum, urban-oriented products (i.e. lofts, condominiums, etc.) will expand the housing choices in the region and provide the full spectrum of lifestyles for Vistancia residents.

As a driving force for this planned community district, the approval of the City of Peoria Loop 303 Specific Area Plan in December 2005 has presented the opportunity to develop a unique, high quality, mixed-use development for the region. The careful review of existing development, infrastructure, and traffic requirements have enabled the creation of a land use program within the eastern limits of Vistancia South which envisions the development of 6.3 million square feet of commercial and employment space and the opportunity to integrate approximately 1,700 dwelling units within the development unit of Village D. Vistancia LLC understands the benefits that a community with a balance of residential, entertainment, and employment uses will have in Northwest Peoria to provide employment opportunities, tax revenues and reduced commute distances for its employees and visitors. The ability to implement the regulatory provisions contained in this document will mesh both a high quality suburban and urban fabric in the City's growing northern region.

Existing vehicular ingress and egress to Vistancia South has been constructed to the south with the Vistancia Boulevard alignment adjacent to Happy Valley Road and the existing Loop 303. The roadway was initially constructed through a coordinated road development plan between the Maricopa County Department of Transportation and Vistancia LLC. The development program and phasing plan of Vistancia South allows a mutually beneficial partnership with the City for the development of additional

offsite roadway improvements including El Mirage Road (northwest of Loop 303) and the Lone Mountain Road (west of Loop 303). At build-out of the Vistancia South, it is anticipated that there will be over three offsite roadway connections to the existing region, including over 10 lanes of roadway capacity. Also unique to Vistancia South is its proximity to the future Loop 303. Originally not considered a part of the calculations for offsite improvement requirements, the future highway corridor will be located within one-quarter mile of the community at its closest point and will provide access via four interchanges. Amongst onsite roadways, Lone Mountain Road, Vistancia Boulevard, and El Mirage Road also represent major throughways for the community and are all designed as major arterial roadways for the potential construction of six lanes with landscaped medians. Ridgeline Road and Jomax Road represent the minor arterial roadways in the east- west direction and will provide for construction of four lanes with landscaped medians.

Vistancia South has been, and will continue to be, developed utilizing environmentally sensitive community building practices. The result has been the creation of an interconnected natural open space system with two golf courses weaving throughout the community, allowing for unique residential enclaves and curvilinear street patterns. Many of the houses have been planned to be oriented along natural drainage features or golf course fairways and greens to maximize the open space vistas these amenities have created. By combining a variety of unit densities, compatible architectural types, elevations, and diversity of home designs, Vistancia South has emerged in recent years as the premiere housing community in the Northwest Valley. A comprehensive set of design guidelines and codes, covenants and restrictions has been prepared and executed to ensure consistent levels of architectural quality throughout the community. An emphasis of the design guidelines has been placed on the preservation of the natural environment (by preserving the community drainage network and wildlife habitats), the establishment of a architectural theme to create community identity, and the promotion of housing diversity.

This document is organized into four major sections, as well as supporting appendices. These sections include a review of the site location and regional context, site analysis, the proposed master plan elements, and regulatory development standards as described below:

- **Section A: Location and Regional Context** - Identifies the characteristics of the property and an overview of the regional improvements to serve Vistancia South with adequate facilities and services.
- **Section B: Site Analysis** - Identifies the existing natural and intended development to occur within Vistancia South.
- **Section 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 South.
- **Section D: Regulatory Development Standards** - Identifies the applicable zoning and development parameters to ensure the creation of a high quality living environment for Vistancia South residents.
- **Appendix** - Identifies and provides the background technical documentation that supports the design and development of a successful planned community district for Vistancia South.

A. LOCATION AND REGIONAL CONTEXT

1. Property Description and Location

Vistancia South is a 3,119-acre master planned community within the northern planning area of the City of Peoria. A graphic representation of the Vistancia South vicinity is provided on **Figure A-1 Area Vicinity/Regional Location Map**. The property was originally zoned under Maricopa County jurisdiction in 1998 and amended in 2000. The property was annexed into the City of Peoria jurisdictional limits in 2001. The property is generally bounded by the Lone Mountain Road alignment on the north, the Jomax Road alignment on the south, the 113th Avenue alignment on the east, and the 131st Avenue alignment on the west.

2. Property Legal Description

The property lies in Township 5 North, Range 1 East and Township 5, North Range 1 West of the Gila and Salt River Base and Meridian. Its area includes portions of Sections 23, 24, 25, 26, 30, and 35. The property is more specifically described in **Appendix A** via legal description and exhibit.

3. Property Ownership – Vicinity

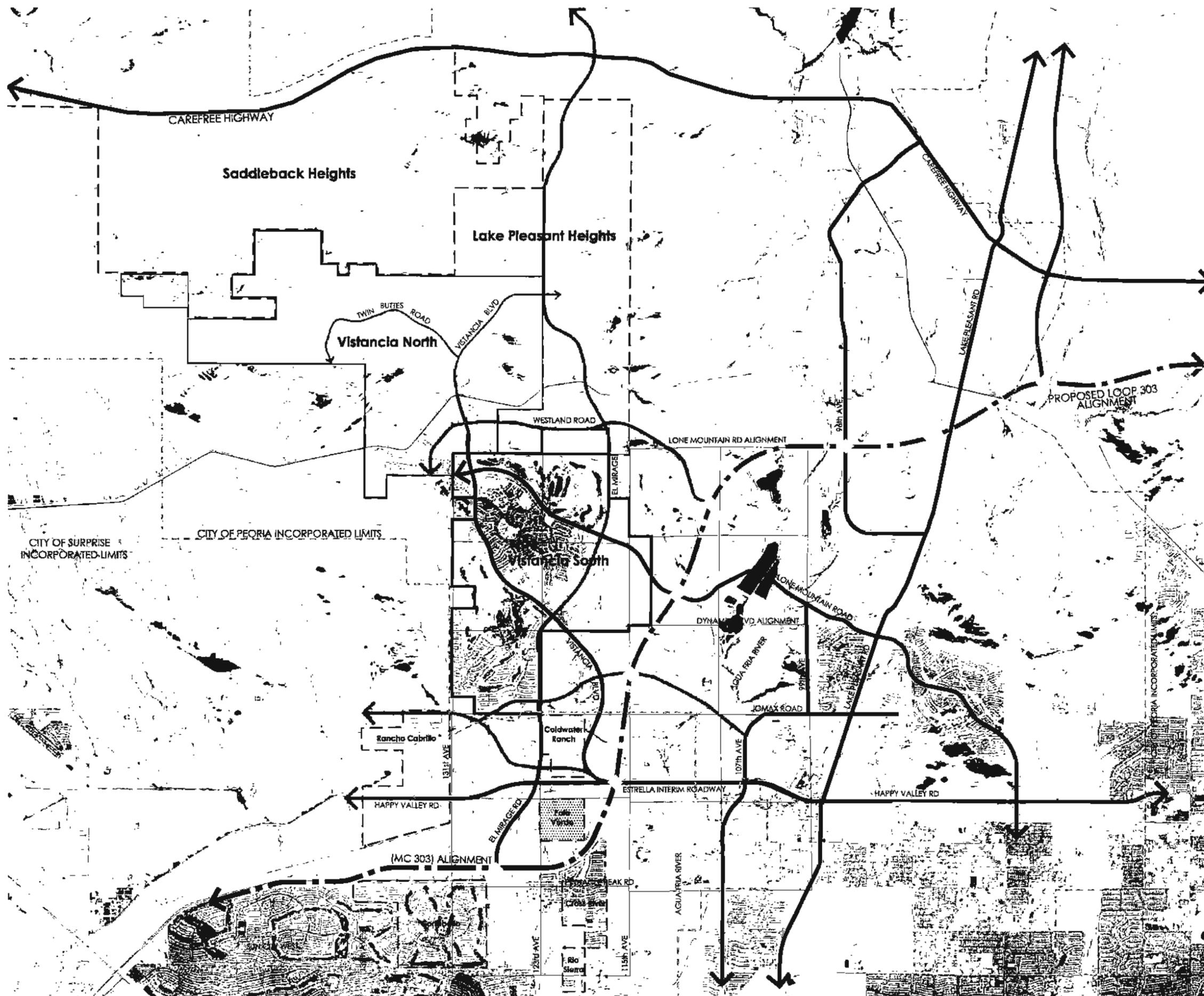
The property ownership surrounding and adjacent to Vistancia South is depicted in **Figure A-2 Property Ownership**. In general, the adjacent property to the north is owned by the Arizona State Land Department, Vistancia LLC, and Pleasant Views LLC. The adjacent property located to the east is generally held by the State. The adjacent property located to the south is currently owned by the Arizona State Land Department and a few miscellaneous property owners such as William Lyon Homes and Standard Pacific Homes. The adjacent property located to the west is currently held by the Arizona State Land Department and numerous other private property owners.

4. Regional Facilities

a. Municipal Boundaries

Vistancia South (formerly known as Lakeland Village) was annexed into the City of Peoria on October 2, 2001. Surrounding Vistancia South, there are other areas of incorporated City of Peoria, as well as existing jurisdictional boundaries of Maricopa County. **Figure A-1** depicts the Vistancia South property within the context of other proximate planned communities, residential subdivisions, municipalities, and the existing/planned regional roadway network in the Northwest Valley.

Planned Community District
Area Vicinity / Regional
Aerial Map



-  Proposed Loop 303 Alignment
-  Loop 303 Interchange/Access
-  Existing Roads
-  Proposed Roads

Agua Fria River

Proposed Loop 303 Alignment

Loop 303 Interchange/Access

Existing Roads

Proposed Roads

PROPOSED LOOP 303 ALIGNMENT

CITY OF SURPRISE INCORPORATED LIMITS

CITY OF PEORIA INCORPORATED LIMITS

N.T.S.



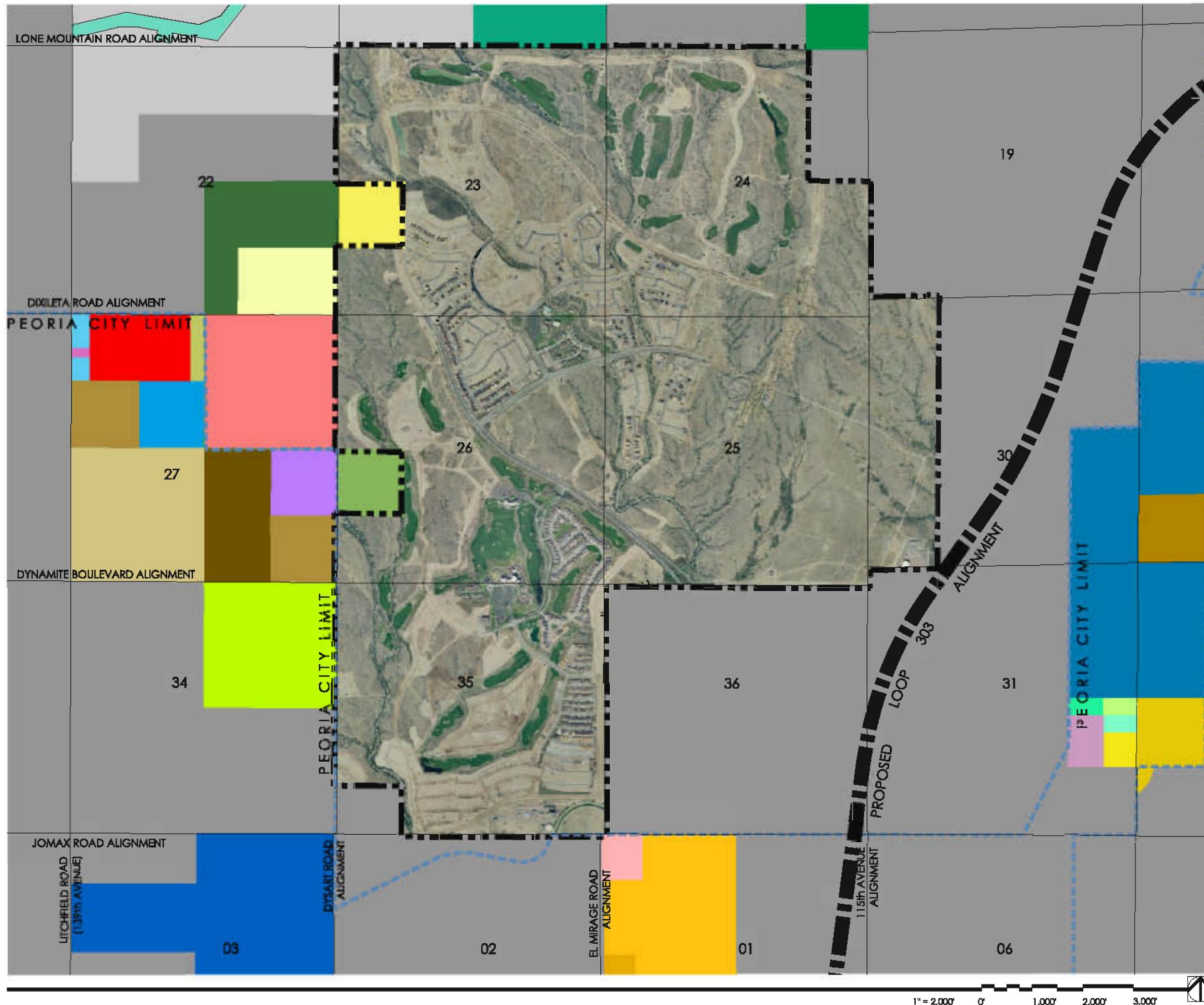
Vistancia South PCD
Zoning Case Number: 201- 0



Figure A-1



VISTANCIA SOUTH
Planned Community District
Property Ownership



LAND OWNERSHIP

	Arizona Land Advisors Inc.		Lucido, Louis Charles
	Barcelona Partners		Penny, Richard J/Charlene K TR/Bernard Enid TR
	Becho Inc. / Lucio, Louis Charles		Pleasant Views LLC
	Central Arizona Water Conservation District		Plehn, Douglas J. / Cheryl L.
	Coldwater Ranch CA / William Lyon Homes *		Pulsen Investments LP / Armodios Holding LLC
	Cool Cats LLC		Property Reserve Arizona LLC
	Deseret Title Holding Corp.		Rancho Cabrillo Development LLC
	Elysia Land Fund LLC		Sloan, Lloyd Lawrence / Eleanor TR
	Empire Group		Sound Properties LLC
	Exadyne Properties Inc.		South West Sand and Gravel Inc.
	Fallgatter, John D.		Sun City North Investors Partnership
	Fountainhead United LLC		TNT Associates
	FR Empire / TW 100 LLC		Vistancia LLC *
	Group Three Properties		White Peak LLC
	Joshua Tree Holdings LLC		Arizona State Land
	Krushers II LLC		Vistancia South Boundary

* NOTE:
Individual lot ownerships occur in these parcels.

February 9, 2010

Vistancia South PCD
Zoning Case Number: Z01-10



Figure A-2

b. Existing Land Use Plans

Vistancia South is located entirely within the City of Peoria general planning area. In January 1996, the Peoria City Council approved a request to modify the City's planning area boundaries through amendments to the Peoria General Plan. Specifically, the land use, transportation, and public facilities elements were amended. A General Plan Amendment Application 00-02 was filed with the City of Peoria in March 2000 to propose land use and transportation adjustments to address the addition of an employment center at Vistancia South. Following a thorough review of the plan by City planning staff, the Peoria Planning and Zoning Commission held two public hearings on the proposed amendment application.

At the conclusion of the public hearing process, the Planning and Zoning Commission voted unanimously to recommend approval to the Peoria City Council for the requested change to the City of Peoria General Plan. On September 19, 2000, the Peoria City Council unanimously voted to approve GPA 00-02, thereby providing the policy necessary to create and support a Planned Community District to guide the development of Vistancia South. Subsequent to the initial approval of the Vistancia South PCD, the City has updated and adopted its General Plan (2001-Resolution 01-09) pursuant to Arizona Revised Statutes. Over the past eight years, Vistancia LLC has proposed and received City approval for eight minor amendments to the originally approved Vistancia South PCD. This document represents a comprehensive Vistancia South PCD document as shown on Figure A-3 Approved Land Use Plan, October 2009, which will include all of the revisions from prior minor amendments approved since 2004.

On December 13, 2005, the Peoria City Council adopted the Loop 303 Specific Area Plan (SP04-02). The study area for the plan included the corridor for the future Loop 303 which extends north and east of the existing interchange at El Mirage Road and Loop 303 on its route towards the proposed New River Freeway as shown on **Figure A-4 Loop 303 Specific Area Plan**. The study area included property within one mile and on both sides of the proposed freeway corridor. This one mile transition area allowed for the consideration of appropriate edge treatments and connectivity of transportation and utility infrastructure with the surrounding network. The eastern limits of Vistancia South (Village D) fall within the boundary of the study area for Loop 303 Specific Area Plan and play an important role in this proposed zoning amendment submittal.

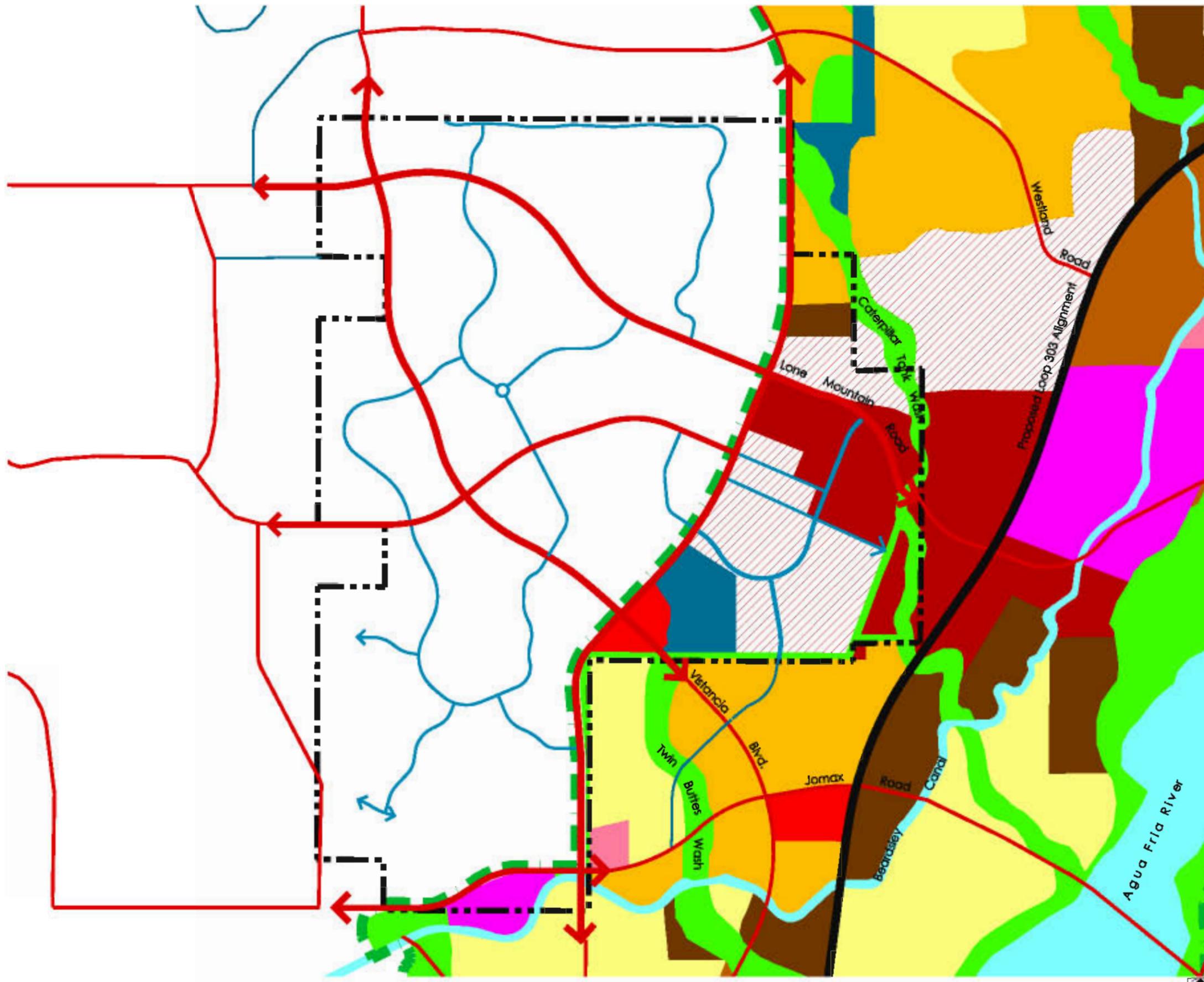
The major themes of the plan focus on:

- Employment Growth and Sales Tax Capture: Leverage visibility and accessibility to Loop 303.
- Vehicular and Pedestrian Connectivity: Minimize community bifurcation.
- Land Use Compatibility: Buffer freeway light and noise; blend existing and future uses.
- Environmental/Cultural Protection: Manage and protect sensitive resources.
- Housing Choices and Balance: Provide a range of options and properly locate with respect to employment and supportive uses.
- Cost Considerations: Facilitate fiscally balanced development and phased capital improvements.
- Consistent Quality Design: Contribute to a high quality of community life.



VISTANCIA SOUTH
 Approved Land Use Plan
 City Of Peoria Zoning #Z01-10, Approved October 1st, 2009

VISTANCIA SOUTH
 Planned Community District
Loop 303 Specific Area Plan



CITY OF PEORIA LAND USE

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
NC	Neighborhood Commercial
CC	Community Commercial
RC	Regional Commercial
MRC	Mixed Use - Regional Commercial
O	Office
BP	Business Park
P/OS	Park / Open Space
P/QP	Public / Quasi-Public
W	Water

——— Loop 303 Proposed Alignment
 ——— Arterial
 ——— Collector
 ——— Loop 303 Interchanges
 ——— Loop 303 Specific Area Plan Boundary
 - - - - - Vistancia South Project Boundary

February 9, 2010
 Vistancia South PCD
 Zoning Case Number: Z01-10



Figure A-4 8

While the Loop 303 Specific Area Plan largely focuses on the actual graphical representation of the recommended land use, the study narrative also describes a strategy to identify recommended uses along each interchange location of the proposed Loop 303. The four important interchanges that provide gateways for Vistancia South along the proposed Loop 303 include:

- El Mirage Road – Designated for Business Park/Industrial uses.
- Happy Valley Parkway (Vistancia Boulevard) – Designated for a mixture of Medium-High Density Residential (8.0-15.0 du/ac) and Community Commercial uses.
- Jomax Road – Designated for a mixture of Medium Density Residential (5.0-8.0 du/ac) and Community Commercial uses.
- Lone Mountain Parkway – Designated for a mixture of Regional Commercial and Business Park uses. This interchange is recommended for the most urban development within the Loop 303 Corridor.

A review of the land use related goals and their applicability to Vistancia South and the applicable portions of the study area situated within Village D are provided below:

To enhance Peoria's sense of identity both within the city and throughout the region. *The design and development of the mixed use components and urban core within Village D will create a landmark and demonstrable vista for views from Loop 303. The future interchange at Lone Mountain Parkway will form an important gateway for Vistancia South and will be carefully designed to provide an inviting entry for the community. As Vistancia South is largely situated within the geographic center of City of Peoria municipal limits, the proposed mixed use development within Village D will assist in representing an urban city center.*

To provide a balance of land uses that will promote economic development at appropriate locations in the Loop 303 Corridor. *The design and implementation of Village D will provide a significant employment component to augment its high quality residential base of uses. An extraordinary mix of retail, office, entertainment, lodging, education, and health care is anticipated to serve the diverse needs of its residents and visitors.*

To promote resort and hospitality development that provides tourism opportunities within the City. *The mixed use components envisioned for Village D are anticipated to include hotel and lodging uses.*

To ensure that new development is located and designed to establish compatibility with nearby uses and facilities. *The uses identified for Village D have been carefully evaluated to promote a compatible land use transition within Vistancia South. The gradual transition of single family residential to higher density residential uses, retail, and employment uses is very important to protect existing residential uses and to ensure the success and sustainability of the community land plan. In this regard, a visual impact study of the proposed height overlay within Village D has specifically been completed to evaluate height sensitivity to surrounding uses and viewsheds. In addition, the proposed land plan has been prepared with careful evaluation of the proximity to the major overhead power transmission corridor which transects the eastern limits of the property. Light industrial, general business commerce, or similar uses have been identified for some of these areas.*

To promote high quality neighborhood design throughout the Loop 303 Corridor's residential areas. *The evolution of Vistancia South will certainly continue its trend of building connected and well designed homes. Within the Loop 303 study area, Village D will provide a more urban environment that will appeal to a different buyer from the rest of the community, yet will continue to include quality amenities which make these types of housing options desired by prospective residents. Residents will also desire access to open spaces in order to provide social and "green" zones within easy walking distance of their homes. Due to the nature of the intended urban environment, these open spaces may be smaller in scale, but they are destined to provide intimate spaces for passive recreation, socializing, and gathering.*

To promote design in commercial areas that emphasizes pedestrian scale and amenities. *The vision for Village D is to develop a vertically integrated mixed use area within Vistancia South. Commercial uses will be a significant component of the land use mix, not only to capture sales tax, but also to offer proximity to shopping and goods, and to minimize vehicle trips out of the community. A conscious effort has been provided in determining the appropriate floor area ratios of these uses and in allocating the proper roadway cross sections as critical components for a strong sense of pedestrian scale and appeal in Village D. Urban sidewalks, street trees, on-street parking, and furniture are all considered important components of an urban pedestrian zone which fosters lingering, socializing, and extended shopping.*

To encourage human-scale design elements in business park and industrial areas, as well as large-scale commercial areas. *The design of Village D includes light industrial and business commerce uses within its eastern limits adjacent to the overhead power transmission corridor. These areas will be planned to foster a complete business environment, supporting ancillary uses such as supportive retail, day care, and other services that are mutually beneficial in an office park environment. The provision of landscaping, street trees, and hardscaping improvements will create a high quality business environment connected with the urban core area.*

To develop an accessible, comprehensive, integrated high quality parks, recreation, and open space system serving the needs of Peoria residents. *The Vistancia South PCD has identified a desired natural open space system and a well connected multi-use trail system with the community. Existing residents have already experienced the benefit of this integrated open space and trail system which links public and private trails to open space and parks throughout the area. It is believed that this trail system will foster both a healthy community and a reduction of automobile traffic within the region. As planning and development continues, this desire will be continued in undeveloped portions of the community. Currently planning includes the extension of the trail system into the mixed use components and urban core area within Village D. For this reason, the design flexibility to provide walkable streets and common areas within the urban areas is critical.*

To promote a high level of environmental quality with a safe, healthy and enjoyable environment for Peoria residents. *The Vistancia South PCD has consciously identified major wildlife and natural drainage corridors and incorporated them into the natural open space plan and trail system. These wash corridors will not only provide the community with adequate stormwater conveyance, but they will also foster migration movement for indigenous wildlife inhabiting the region. By utilizing these extensive natural corridors as pedestrian and bicycle trail corridors, residents are equally benefited through the experience of the pleasant natural surroundings as well as through the access to a well circulated trail system within community.*

The recommendations of the Loop 303 Specific Plan identify the composition of the following land uses at Village D within Vistancia South as identified below on **Table A.1 Loop 303 Specific Area Plan Land Use Composition**. The employment uses comprise nearly 75 percent of the specific plan study area. Residential uses total less than 10 percent with supportive uses totaling slightly more than 15 percent. This demonstrates the intent of the City to utilize the corridor for significant job growth in the future.

Table A.1 Loop 303 Specific Area Plan Land Use Composition

Land Use Type	Density/Intensity	Description	Acreage	Composition
Residential/Medium	5.0-8.0 du/ac Target: 12 du/ac	One to two story apartments, condos, and townhomes	23.4	4%
Residential/High	15.0+ du/ac Target: 18 du/ac	Two to three story apartments, condos, and townhomes	19.2	3%
Community Commercial	Per Approved Zoning Ordinance	Large shopping centers, department stores, restaurants, offices, and banks	28.4	4%
Regional Commercial	Per Approved Zoning Ordinance	Largest intense; market area of 5 miles; 500k space; integrated residential	167.1	26%
Regional Commercial & Mixed Use	Not Codified	Mix of commercial, office, hospitality, resort, and residential uses near major transportation corridors	280.0	44%
Business Park	Per Approved Zoning Ordinance	Major employment centers; professional office, research and development, and light manufacturing	21.7	3%
Public/Quasi-Public	N/A	Governmental, nonprofit, religious, and philanthropic institutions	66.4	10%
Park/Open Space	1 du/ac	Natural or recreational areas;	33.0	6%
Total			639.2	100%

Source: Loop 303 Specific Area Plan, City of Peoria (December 2005); LVA Urban Design Studio (November 2006)

c. Regional Transportation Planning

The City of Peoria utilizes a streets master plan and a transportation element within its adopted General Plan to guide roadway corridor location and hierarchy. These documents recognize the primary roadway corridors and rights of way based on future traffic projections. The Loop 303 Specific Area Plan also identified the recommended vehicular and non-vehicular circulation system within the Northwest Peoria region as shown on Figure 4 of the plan. A review of the transportation related goals and their applicability to Vistancia South are provided below:

To establish an interconnected hierarchical roadway network that provides for efficient traffic operations while encouraging walking, bicycling, and transit use. *The Vistancia South PCD has developed a functional roadway system to determine appropriate street types and cross-section widths. A traffic analysis has been completed in support of this proposed amendment to address updated land uses within Village D and other discrete parcels within Vistancia South.*

To design streets and roadways with features that promote safe and convenient vehicular, pedestrian, bicycle, transit use while maintaining high levels of aesthetic amenities. *The existing and continued development of Vistancia South will include the provision of appropriate features such as distinctive crosswalks, bicycle lanes, and routes, and traffic calming techniques in high pedestrian/bicycle zones to promote safety for all circulation modes. Within Village D, the inclusion of streetscape and signage amenities will provide for an aesthetically pleasing urban environment.*

To encourage site design that promotes multi-modal access to development. *The Vistancia South PCD has provided for the safe circulation of both pedestrians and bicyclists within the community. As development continues, the extensions of these trail and path systems will continue to occur with the construction of future parcels. The flexibility for future public transit will also be considered to enhance the access to Village D and the community through local and regional routing.*

Develop a comprehensive, coordinated and continuous on and off-street bicycle and multi-use trail system. *The Vistancia South PCD identifies a trail system that connects all parcels within the community. It will continue to be expanded as development continues within the area in an effort to provide regional connectivity to the West Valley Recreational Corridor along the Agua Fria River.*

To coordinate the establishment of additional park land and recreational facilities with other governmental agencies and private, non-profit entities. *The implementation of the Vistancia South PCD has fostered the creation of two neighborhood parks comprising approximately 12 acres of neighborhood park acreage. A community park is slated for design and construction in Village D, which will add approximately 40 acres to the park system in Vistancia South*

The transportation recommendations of the Loop 303 Specific Plan identify the composition of the roadway network within and proximate to Vistancia South as described below and detailed on Figure 3 of the plan. The roadway network is comprised of the following:

Principal Arterial - Loop 303

- Interchange at Happy Valley Parkway - Overpass
- Interchange at Jomax Road - Overpass
- Interchange at Lone Mountain Road/Dynamite Parkway - Overpass

Arterial - El Mirage Road

- Westland Drive
- Lone Mountain Road
- Vistancia Boulevard
- Jomax Road
- Ridgeline Road (west of El Mirage Road)

Collector - Ridgeline Road (east of El Mirage Road)

- Westward Skies Drive
- Unnamed loop collector road east of El Mirage Road

d. Airports and Existing Land Use

The Vistancia South property is not within a zone of influence from any of the significant airports within the Phoenix Metropolitan area. The Pleasant Valley Airport however, provides small propeller aircraft service for the Lake Pleasant region, and is located at the intersection of State Route 74 (Carefree Highway) and Lake Pleasant Road. The orientation of the runway, northeast to southwest, may impact the Vistancia South Planned Community with small craft over flights. The property may also occasionally experience high altitude over-flights from F-16 traffic based out of Luke Air Force Base. However, the property is not located within the vicinity of a military airport according to Arizona Department of Real Estate guidelines. The MWD Beardsley Canal is also within proximity to Vistancia South and transports irrigation water from Lake Pleasant to agricultural properties, as well as any active and/or abandoned mineral mines along its path. The canal itself is located within the southern reaches of the property and is situated south of Jomax Road.

The existing land uses within Vistancia South today include single family residential, commercial, public facility and park/recreation uses. The existing land use pattern on its periphery generally includes vacant lands at the present time. The proposed uses for the remainder of the community, including Village D, are intended to be sensitively integrated into the existing land uses that are present in the community at this time.

e. School Districts

Vistancia South is located entirely within the jurisdiction of the Peoria Unified School District (PUSD). There is one existing K-8 school (Parcel A-35) located within the community at the present time. A future high school is proposed in Village D (Parcel D-11).

f. Water and Sewer Service

Portions of Vistancia South are currently served by water and wastewater infrastructure. Because the property is located within the incorporated limits of the City of Peoria, it will continue to 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.

g. Solid Waste Collection and Disposal Service

Solid waste collection service is provided by the City of Peoria for its residential customers in Vistancia South. Paradise Waste Service provides solid waste collection and disposal services for non-residential uses within the community. A City-wide recycling program has also been recently adopted by the City of Peoria.

h. Public Safety Service

Fire protection and law enforcement services are provided by the City of Peoria. A new fire station (City of Peoria Fire Station #196) opened in December 2005 in a partnership with Vistancia LLC and the City of Peoria in order to serve Vistancia South. It is located at 28251 North El Mirage Road (Parcel D-10). It is noted that a future fire station is planned within Vistancia North on the western portion of Twin Buttes Road and will contribute to the overall emergency response time within Vistancia South.

i. Electrical Service

APS is the certificated provider for Vistancia South and is currently serving the developed portions of the community. An existing substation (Calderwood Substation) is located within Village D adjacent to the existing overhead power transmission corridor.

j. Natural Gas Service

Southwest Gas is the certificated provider for Vistancia South, and is currently serving the developed portions of the community.

k. Telephone/Cable

Cox Communications is an existing telephone and cable provider within the existing development of Vistancia South. Zona Communications (formerly Accipiter Communciations) is currently securing infrastructure as an additional service provider within the community.

B. SITE ANALYSIS

1. Existing Land Use

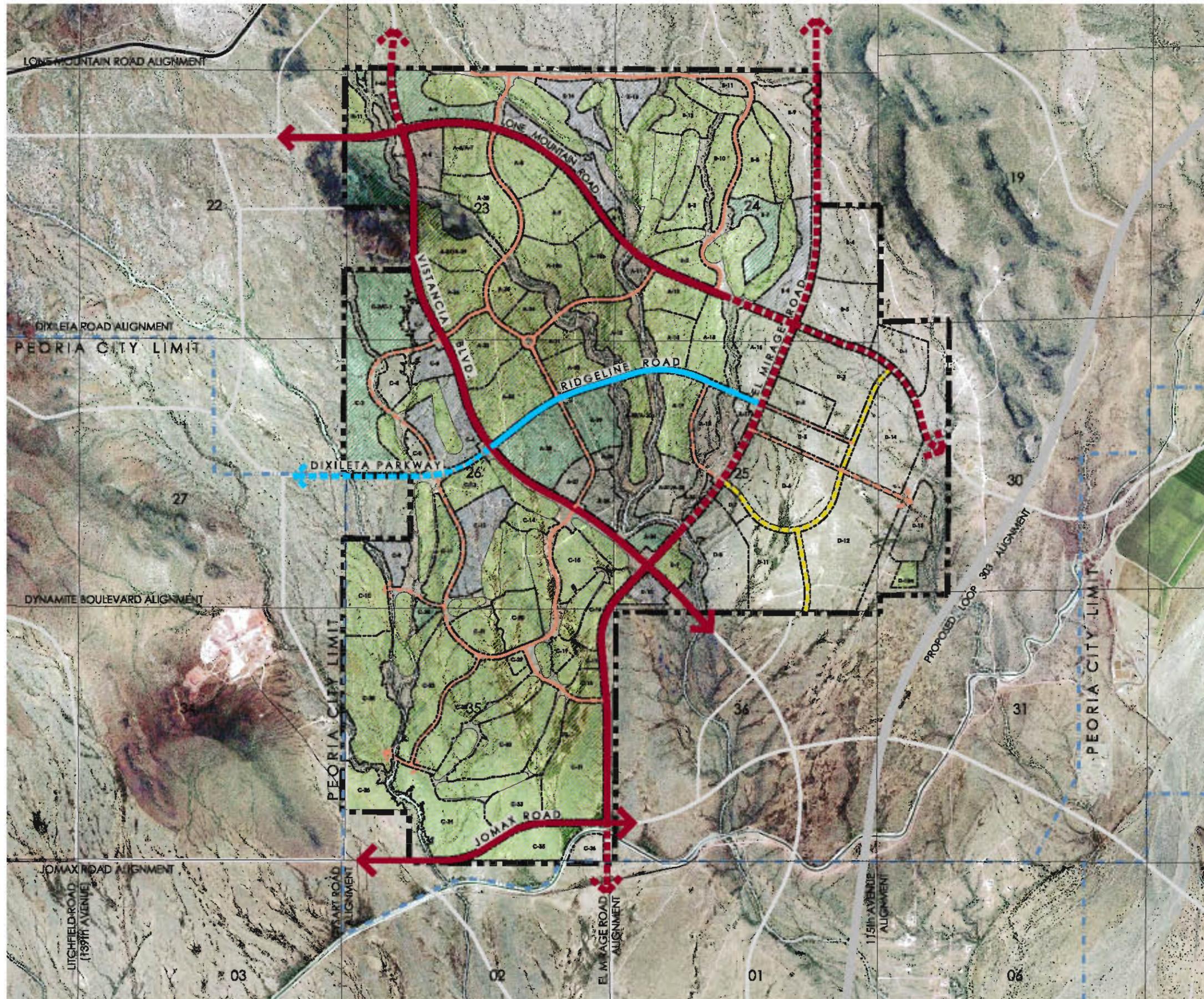
Initially, Vistancia South and the surrounding area consisted of vacant desert land with previous uses associated with mining and cattle grazing. While mineral mining occurred within proximity to Vistancia South, it has not occurred on the subject property. **Figure B-1 Existing Land Use** depicts the pattern of existing land use within and adjacent to Vistancia South. Approximately 40 percent of the community has now been developed. With the exception of selected mineral extraction and overhead/receiving substation electrical service facilities, the area surrounding Vistancia South is primarily vacant. Sun City West, a long-standing active adult residential community, exists approximately three miles south of the Vistancia South property. Other adjacent and proximate master planned communities include Vistancia North and Lake Pleasant Heights to the north, and Rancho Cabrillo and Coldwater Ranch to the South.

2. Existing Zoning

Vistancia South was initially zoned as a planned community under Zoning Application 98-96, approved by the Maricopa County Board of Supervisors on August 4, 1999. This zoning established Vistancia South (formerly known as Lakeland Village) as a Development Master Plan (DMP) in Maricopa County. On June 20, 2001, the Maricopa County Board of Supervisors approved a major amendment to Development Master Plan DMP200009 and Zoning Application Z2000110 to address the introduction of a major employment/commercial center within the proposed planned community. Following approval of the major amendment by the Maricopa County Board of Supervisors on October 2, 2001, the Vistancia South property was annexed into the City of Peoria and subsequently was zoned to the equivalent planned community district (PCD) zoning overlay. **Figure B-2 Existing Zoning** provides the existing zoning pattern within and proximate to Vistancia South. As established, the existing zoning within Vistancia South is designated as Planned Community District (PCD). The adjacent area to the north is also designated as Planned Community District (Vistancia North). The adjacent area to the south and east includes a mix of properties reflected as Suburban Ranch (SR-43) with one dwelling unit per acre. The area to the west is represented as Rural-43 (R-43) also including one dwelling unit per acre.



VISTANCIA
SOUTH
Planned Community District
Existing Land Use



ROADS / PARCELS

-  Future Major Arterial *
-  Constructed Major Arterial
-  Future Minor Arterial *
-  Constructed Minor Arterial *
-  Future Major Collector *
-  Future Minor Collector *
-  Constructed Minor Collector *
-  Completed Parcel
-  Parcel Under Construction
-  Parcel in Design
-  Vistancia South Project Boundary

NOTES:

- * The classification of roadways may change from a minor arterial to a major arterial based on periodic traffic impact analysis study updates.
- ** Parcel completion based on degree of completion and/or receipt of City of Peoria final letter of acceptance.

February 9, 2010

Vistancia South PCD
Zoning Case Number: Z01-10

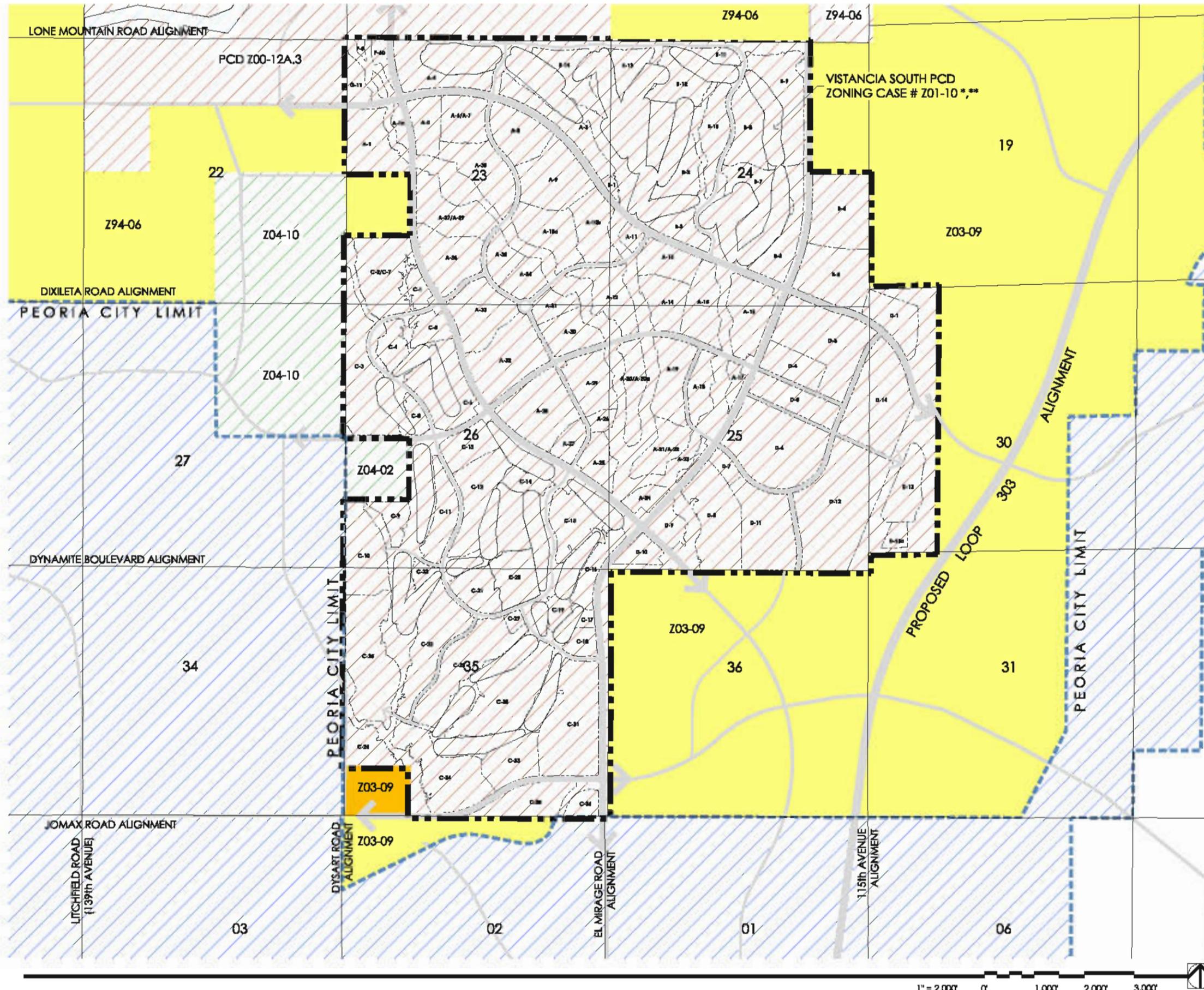


1" = 2,000' 0' 1,000' 2,000' 3,000'

Figure B-1



**VISTANCIA
SOUTH**
Planned Community District
Existing Zoning



ZONING DISTRICTS

-  SR - 43
-  PCD
-  PAD
-  R1-B
-  Maricopa County (R-43)
-  City of Peoria Incorporated City Limits

* NOTE:
Most recent application for Vistancia South PCD includes Zoning Case # Z01-10A.9, July 2007

** NOTE:
Existing Land Use Plan base on approved Vistancia South PCD Zoning Case # Z01-10A.7, October 2005.

February 9, 2010
Vistancia South PCD
Zoning Case Number: Z01-10



1" = 2,000' 0' 1,000' 2,000' 3,000'

Figure B-2

3. Existing Conditions

a. Topography and Physical Features

Vistancia South is located at the fringe of the Hieroglyphic Mountain Range, approximately seven miles south of Lake Pleasant Regional Park. Existing topographical features for undeveloped areas are depicted by **Figure B-3 Primary Drainage Corridors and Topography**. The physical condition of the remaining parcels can be characterized as gently sloped terrain with significant drainage ways flowing southeast from the White Peak and Twin Buttes drainage areas to the Ague Fria River. Numerous small washes and three major drainage corridors transect Vistancia South, which have been principally accommodated through the provision of the open space land use designation. The Twin Buttes and White Peak Washes combine to flow within the central portion of the property. The East McMicken Wash flows in a southerly direction within the western portion of the subject property. The Caterpillar Tank Wash flows along the eastern boundary of Vistancia South. The United States Army Corps of Engineers has designated several washes as Section 404 Habitat Mitigation & Preservation Corridors within Vistancia South. These corridors are listed below.

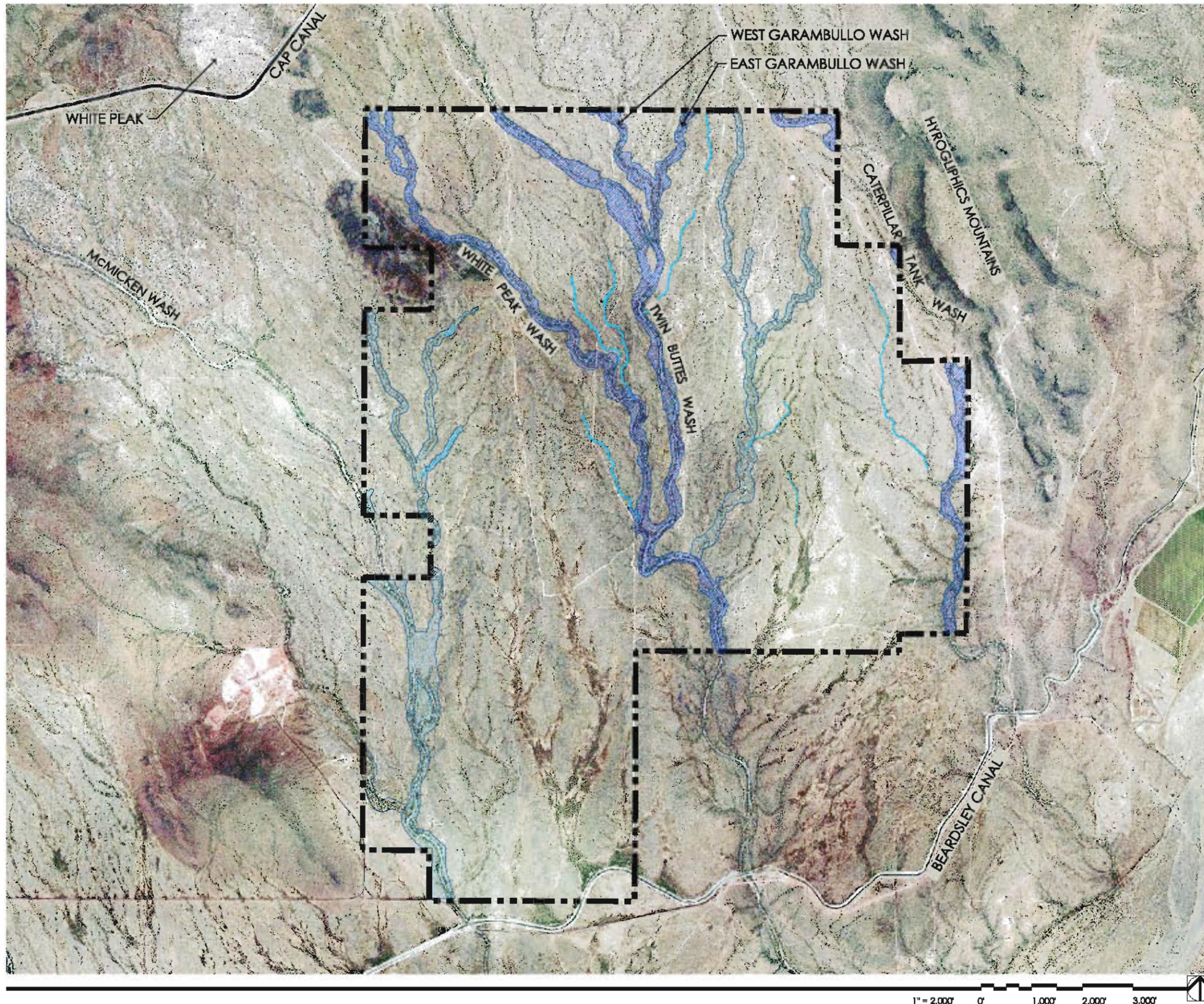
- Twin Buttes Wash
- White Peak Wash
- Caterpillar Tank Wash
- Garambullo Wash

Additional unnamed washes are also designated as 404 Jurisdictional Preservation Corridors and are also illustrated on **Figure B-3**. Significant on-site washes are those 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-3**. The setback for uses adjacent to the washes designated as significant (i.e. primary 700 cfs min.) is 50 feet as identified in the City's adopted DLCO.

Existing ground elevations within the subject site range between approximately 1350 feet to 1480 feet above sea level. This represents a topographic differential of approximately 130 feet within a span of 192,000 linear feet. Typically, the slope over the entire property is less than 1%. The majority of the existing topography of the property does not exhibit hillside slope conditions (i.e. above 10% slope). Hillside conditions between 10% and 15% (as defined by the Peoria Zoning Ordinance Article 14-22A) are present within the gross limits of Parcel A37/A39. The areas exhibiting slopes higher than 10% are designated as open space. All other Development Parcels within the Vistancia South PCD have been determined to be exempt from the provisions of the Hillside Development Overlay District (Article 14-22A).



VISTANCIA
SOUTH
Planned Community District
Primary Drainage Corridors
and Topography



DRAINAGE CORRIDORS

-  404 Habitat Mitigation & Preservation Corridors
-  404 Jurisdictional Preservation Corridors
-  Significant Washes
-  Vistancia South Boundary

1" = 2,000' 0' 1,000' 2,000' 3,000'



February 9, 2010
Vistancia South PCD
Zoning Case Number: 201-10



Figure B-3

b. Drainage

Natural on-site drainage through Vistancia South flows from north to south in the three major drainageways as depicted by **Figure B-3 Primary Drainage Corridors and Topography**. White Peak and Twin Buttes washes flow through the center of the property, while East McMicken Wash carries stormwater runoff within its western portion.

Vistancia South is traversed by three major delineated Federal Emergency Management Agency (FEMA) floodplain zones. In addition, the Agua Fria River floodplain is located approximately 1/2 mile east of the site and two of the major washes through the site outfall to the Agua Fria downstream (south) of the site. Caterpillar Tank Wash generally flows from north to south within the eastern portion of the subject site. Twin Buttes Wash flows through the center of the site and the confluence of two other significant washes occurs within the central portion of Vistancia South. White Peak Wash outfalls into Twin Buttes Wash near the south central portion of the site, and both the east and west forks of Garambullo Wash join Twin Buttes Wash approximately 1/2 mile south of its northern boundary. The Flood Control District of Maricopa County (MCFCD) identifies these washes within an Area Drainage Master Study (ADMS) prepared for the Northwest Peoria region. The East McMicken Wash crosses the Beardsley Canal just south of the southerly boundary of Vistancia South. This wash is a portion of the active MCFCD ADMS for the Wittmann area. Floodplains have been identified for the five major washes (East McMicken, Twin Buttes, White Peak, Garambullo, and Caterpillar Tank) within Vistancia South. Additional details on the pre/post development conditions are located in the "Master Drainage, Phase I, Phase II, Proposed Phase III Report for Vistancia (Wood, Patel & Associates, Inc., September 22, 2006) and the "Vistancia South - Village D Master Drainage Report (V3 Companies).

c. Soils / Geology

Vistancia South is located within the Lower Agua Fria watershed that drains into the Agua Fria River, approximately one-mile southeast of the development. The Agua Fria River conveys flows approximately 24 miles to the south, where it outfalls into the Gila River. The existing topography of Vistancia South generally slopes towards the south and southeast at approximately a 1.5 % grade.

The surface soil profile of Vistancia South has been identified utilizing the *Soil Survey of Aguila-Carefree Area, parts of Maricopa and Pinal Counties, Arizona* prepared by the U.S. Soil Conservation Service. The soil types have been identified by their common hydrologic groups. The soils classified for the site are dominated by Groups B and D. Soil Group B is defined as soils exhibiting moderate infiltration rates when thoroughly wetted, consisting chiefly of moderately deep to deep, moderately well to well drained soils with moderately fine to moderately coarse textures. These soils have a moderate rate of water transmission. Soils for Group D are characterized with very slow infiltration rates when thoroughly wetted, consisting chiefly of clay soils with a high swelling potential, soils with clay pan or clay layer at or near the surface, and shallow soils over nearly impervious materials. These soils have a very slow rate of water transmission.

d. Groundwater

Vistancia LLC has identified and proven a 100-year ground and surface water supply consisting of 4,200 acre-feet. This volume has been approved by the Arizona Department of Water Resources (ADWR) and has subsequently been conveyed to the City of Peoria. A total of six production wells (PW1, PW2, PW5, PW6, PW8, and PW10) are drilled and operational to date in Vistancia South. Two additional wells (PW3 and PW7) have been drilled and both will be operational with the City of Peoria by December 2008. Based on current forecasts, the regular production rates for these new wells range from 250 to 1000 gallons per minute (gpm).

e. Vegetation and Wildlife

The property is characterized as “high” Arizona desert with slight topographical relief. Vegetation is typical of an Upper Sonoran environment, characterized by the Palo Verde, Bursage, Barrel, Cholla, and Saguaro cactus vegetation types within the Central Arizona Basin and Range province. Species distribution and plant density varies with slope, aspect, moisture retention, and underlying soil type. Wildlife, as cataloged by the Bureau of Land Management (BLM), consists of a Category II Desert Tortoise and Gila Monster Habitat within the known wildlife movement corridors. Riparian corridors exist along the White Peak, Twin Buttes, and East McMicken washes, which attract native wildlife for their forage, habitat, and travel paths.

f. Archaeology

An archaeological study was prepared specifically for the Vistancia South property by Aztlan Archaeology¹ in September of 2001. The report was prepared to identify cultural resources on site and to comply with the permitting requirements of the United States Clean Water Act. The survey found fifteen potential archeological sites within the 3,144-acre survey site. Of the 15 sites, all of the prehistoric sites and one of the historic sites (nine total sites) required evaluation to determine eligibility to the National Register of Historic Places. Six historic sites were not considered to be eligible as the findings consisted of small, single-episode trash dumps.

The nine sites (eight prehistoric sites and one historic site) were evaluated during three phases of fieldwork which was conducted between September 25, 2000 and October 18, 2000, between November 27, 2000 and December 1, 2000, and between August 23, 2001 and September 27, 2001. A follow-up report published in 2002 and revised in March 2003, presented the results of the archaeological investigations and clearance activities of the nine sites. The United States Army Corps of Engineers (USACE) and the State Historic Preservation Office (SHPO) have approved the Vistancia South archaeological tasks via the issuance of the 404 permit.

g. Roads, Rights-of-Way, and Utilities

A portion of the property has been developed and largely includes standard rights of way for necessary roadways and utility improvements. Pre-development conditions on the remaining undeveloped parcels illustrates their conditions ranging from service via adjacent roadways,

¹Aztlan Archaeology, Inc.; Preliminary Report on the National Register of Historic Places Evaluation of Nine Sites in the Proposed Lakeland Village Development Northwest of Phoenix, Arizona; September 28, 2001.

indirect service via proximate roadways, no service via adjacent or proximate roads. A portion of Vistancia South is also now served by public and private utilities. The 630-foot power transmission corridor transects Vistancia South in the far eastern portion of the project.

C. Master Plans

1. Project Overview

Vistancia South is a 3,119-acre master planned community located in Northwest Peoria. The Vistancia South Planned Community District is designed to offer a broad range of housing types, retail and commercial services, as well as 36 holes of golf and a substantial park and open space network. The projected population will be served by an elementary school, a high school, two neighborhood parks, one community park, and a fire station, which are also illustrated on the Land Use Master Plan. The proposed plan recognizes White Peak, Twin Buttes, Garambullo, Caterpillar Tank, and the East McMicken Washes as significant natural open space features and continues to strive to preserve these areas in their natural state. Lower density residential and open space uses have typically been located adjacent to or within proximity of these drainage corridors to allow for an appropriate land use transition to the built environment. Scenic corridors have been and will continue to be created along major drainage ways and along arterial streets to convey the carefully integrated desert ambiance of this project.

Vistancia South has been, and will continue to be, developed with a high level of environmentally sensitive, community building practices. The result has exhibited a series of natural open space areas and golf courses weaving through the community, creating residential enclaves and curvilinear street patterns. Many of the houses have been designed and constructed to be oriented to abut natural drainage features or golf course areas to leverage the vistas afforded through the provision of these amenities. By combining a variety of unit densities, architectural types, and exterior facade treatments, the overall community of Vistancia has been acknowledged by the industry as an example of excellence in planned community development. In early 2005, Vistancia was named America's Best Master Planned Community by the National Association of Home Builders (NAHB) and Best Master Planned Community by the Pacific Coast Builders Conference (PCBC). Today, Vistancia still remains recognized as a highly awarded community, recently receiving back-to-back annual awards as Best Master Planned Community in one of the nation's fastest growing counties. Contributing to this success is a comprehensive set of design guidelines and codes, covenants and restrictions which have been prepared and executed to ensure consistent levels of quality design and development throughout the community. The design guidelines focus on the respect of the natural environment through preservation of the community drainage network, establishment of an architectural theme, creation of a community identity, and the promotion of housing diversity to foster many housing choices for residents.

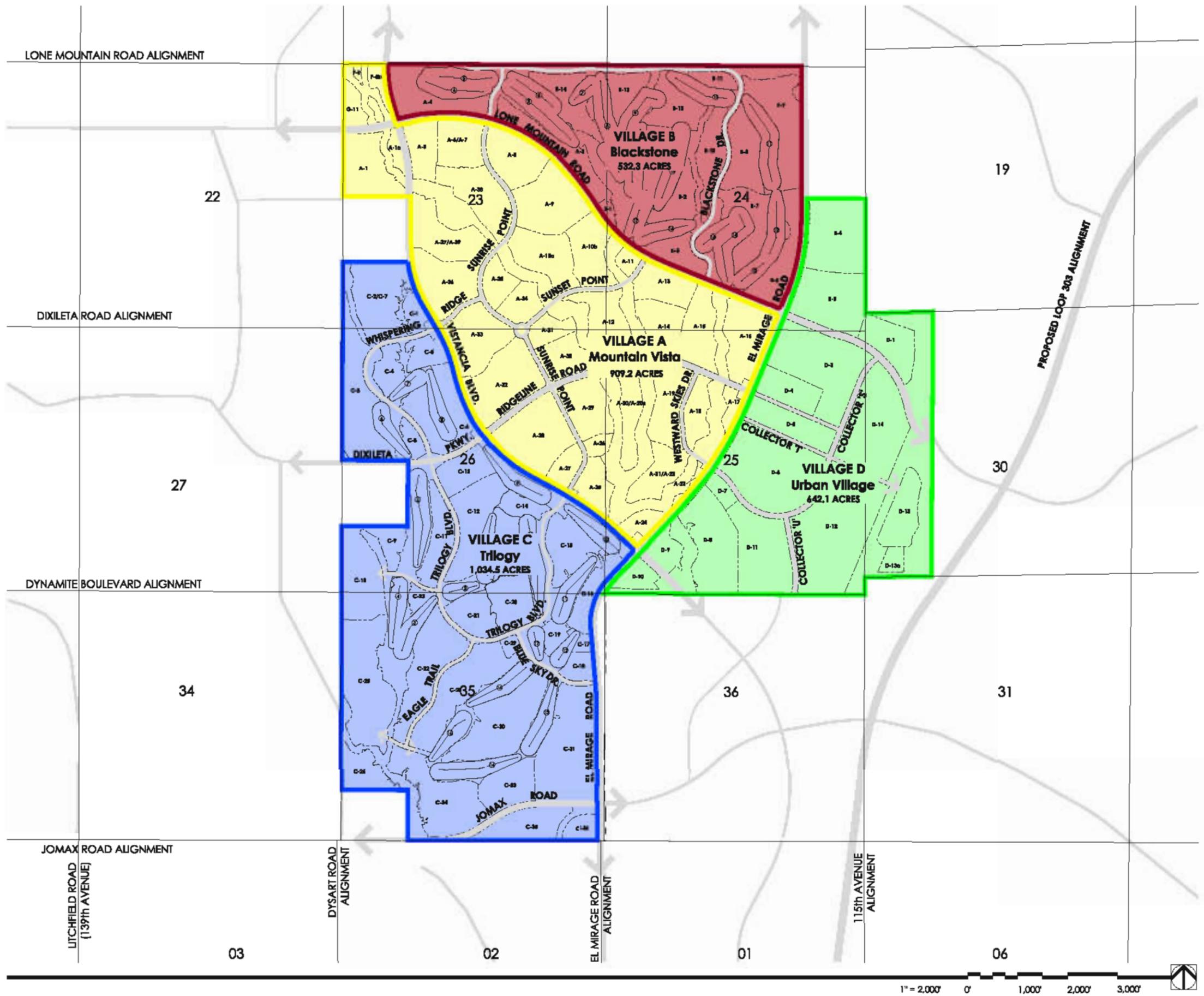
Within the project, Vistancia South can be separated into four development units, or villages, each with its own distinct character. Each development unit represents a planning unit which assists in breaking down the project geographically and/or on a planning and use basis. Village A (Mountain Vista) exhibits a mountain village theme and represents the main residential production village located centrally within the project. Village B (Blackstone at Vistancia) is focused around a country club golf experience, with all development parcels interacting, either directly or indirectly with an award-winning private golf course designed by Jim Engh. Village C (Trilogy at Vistancia) is designed as an active adult community with outstanding residential amenities and a public golf course designed by Gary Panks. Village D (Urban Village) includes a 500-acre commercial campus and is destined to create a vibrant urban core to serve as the employment and entertainment base for Vistancia South residents and visitors. **Figure C-1 Development Units/Villages** graphically illustrates the community and the boundaries of these four development units.



Planned Community District
Development Units / Villages

SYMBOL	DEVELOPMENT UNIT	GROSS ACRES
	Village A Mountain Vista	± 909.2 Ac.
	Village B Blackstone	± 532.3 Ac.
	Village C Trilogy	± 1,034.5 Ac.
	Village D Urban Village	± 642.1 Ac.
	Total	± 3,118.1 Ac.

- NOTES:
- Village boundaries are calculated from the centerline of the roadway.
 - Villages are based on planned development units of the PCD document. Boundaries are shown schematic for graphic clarity.



1" = 2,000' 0' 1,000' 2,000' 3,000'

February 9, 2010
Vistancia South PCD
Zoning Case Number: Z01-10



Figure C-1 24

2. Natural Planning Determinants

The analysis of the subject property recognized that it exhibits three distinct natural units: Riparian Corridor, Creosote Flat and Cholla Cobble Flat. These characteristics are summarized below:

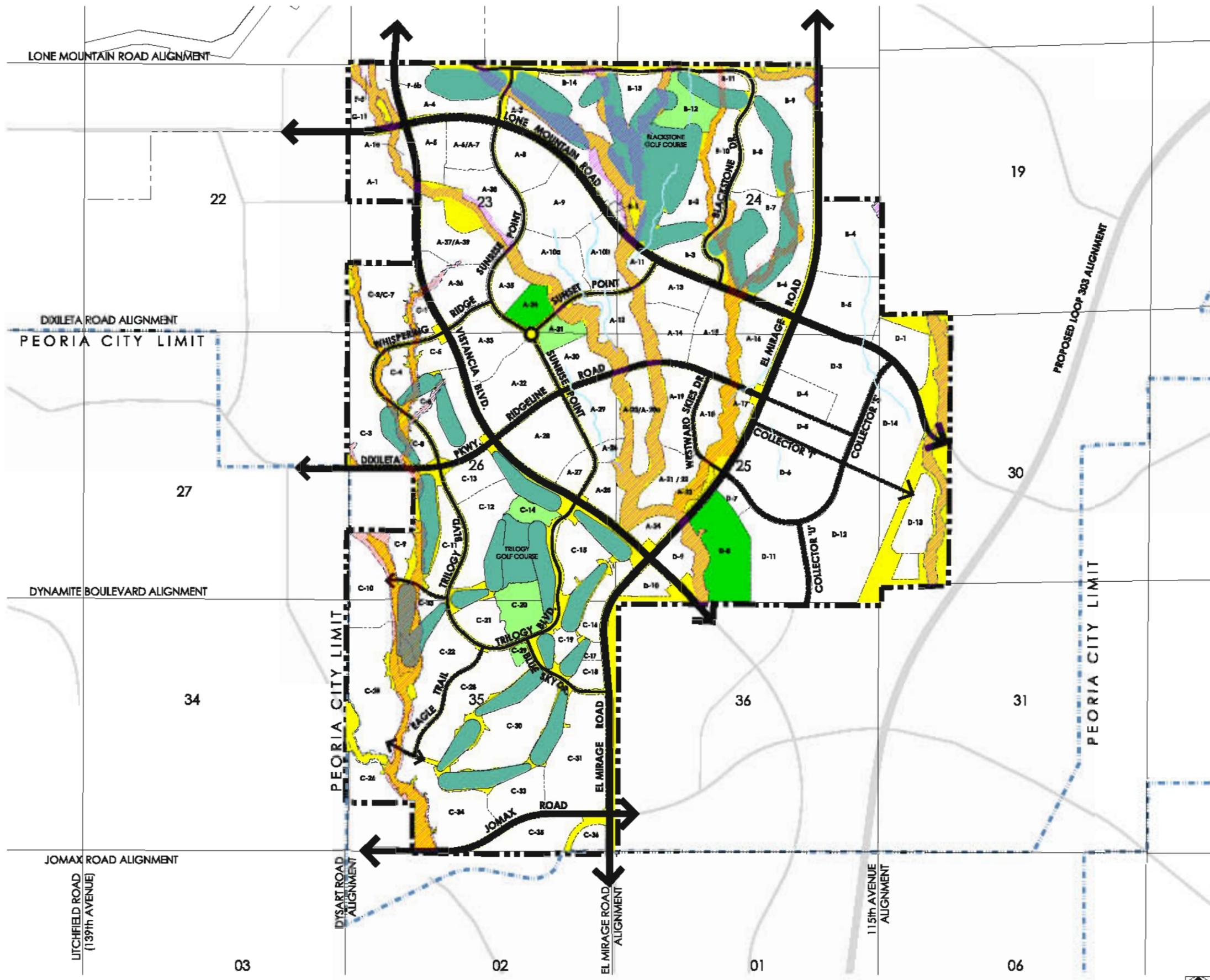
- **Riparian Corridor:** Habitat defined as vegetated corridors along the Garambullo, Twin Buttes, White Peak, Caterpillar Tank, and McMicken Washes. The corridors are characterized by sand and silt and cobble watercourses (generally six to twenty feet in width), with the inclusion of Palo Verde, Bursage, and Chuparosa plant species. It is generally accepted that these corridors attract and are utilized by wildlife for feeding, habitat, and circulation within their environment. The majority of these corridors is designated as open space in the land use master plan and utilizes 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 and preserve within a majority of the natural drainage ways and 404 designated washes which traverse Vistancia South.
- **Creosote Flat:** A natural unit generally indicative of flat terrain, characterized by sparse vegetation consisting predominantly of Creosote dispersed at intervals of 30 feet.
- **Cholla Cobble Flat:** A natural unit generally consistent of flat terrain, characterized by sparse vegetation consisting of predominately Jumping Cholla Cactus dispersed at intervals of approximately 50 feet. An inert base of medium sized cobbles, generally two inches in diameter, provides the ground cover. This unit is also characterized by a very limited distribution of mature Saguaro cacti.

Vistancia South exhibits gently sloped topography with vertical relief generally only occurring within the drainage corridors. Wash depths generally range from two to five feet. The presence of the MWD Beardsley Canal at the southern edge of the property represents an “edge”, providing potential constraints to access and land use relationships. With careful planning, development near these units and riparian drainage ways will benefit the residents of Vistancia South by providing the following opportunities:

- Preserve the natural conditions of the drainage ways;
- Promote opportunities for mobility through a community trails system; and
- Include opportunities for interaction with wildlife habitats by the preservation of the riparian corridors.



Planned Community District
Anticipated Wildlife Corridors



LAND USES

	Golf Open Space [Private / Semi-Private - Active]	± 372.8 Ac.
	Park Open Space [Semi-Public - Active]	± 56.4 Ac.
	Park Open Space [Public - Active]	± 46.8 Ac.
	Passive Open Space [Public / Semi-Public - Passive]	± 455.6 Ac.
Total		± 931.6 Ac.

DRAINAGE CORRIDORS

- 404 Habitat Mitigation & Preservation Corridors
- 404 Jurisdictional Preservation Corridors
- Significant Washes

February 9, 2010

Vistancia South PCD
Zoning Case Number: Z01-10



Figure C-2

3. Land Use Plan

A large portion of the success of Vistancia South can be attributed to its flexible and environmentally sensitive planning of community land uses. Specific land use determinations and their location within Vistancia South are the result of several factors:

- Maximizing land use compatibility with development suitability to maximize property enhancement;
- Leveraging existing drainage constraints created by the White Peak, Twin Buttes, and East McMicken washes into open space linkages;
- Creating indirect and direct pedestrian access and community open spaces;
- Sensitively siting arterial street alignments as determined by topography and drainage constraints matched with projected traffic demands;
- Providing the appropriate distribution, sizing, and location of park and school facilities;
- Appropriately diversifying, distributing, and transitioning residential densities;
- Creating employment nodes and opportunities that balance residential and employment land uses; and
- Creating appropriate land use buffers between lower and higher density/intensity land uses.

Evaluation of these site plan determinants has resulted in the creation of versatile and well planned land use master plan for Vistancia South. The creation of flexible zoning designations and zoning districts specific to the community has allowed for more compatible land uses and development standards which are unique to the Vistancia area. The land use zoning designations identified for Vistancia South are as follows:

<u>Land Use Designation</u>	<u>Description</u>	<u>Residential Density</u>
V-LD	Vistancia Low Density Residential	2.0-5.0 du/ac
V-MD	Vistancia Medium Density Residential	5.0-8.0 du/ac
V-MH	Vistancia Medium-High Density Residential	8.0-15.0 du/ac
V-HD	Vistancia High Density Residential	15+ du/ac
V-NC	Vistancia Neighborhood Commercial	N/A
V-CC	Vistancia Community Commercial	N/A
V-MU	Vistancia Mixed Use	15.0+ du/ac
VCC-BP	Vistancia Commercial Core Business Park	N/A
VCC-RC	Vistancia Commercial Core Regional Commercial	15.0+ du/ac
VCC-MU	Vistancia Commercial Core Mixed Use	15.0+ du/ac
V-SU	Vistancia Special Use	N/A
P/QP	Public / Quasi-Public	N/A
P/OS	Parks / Open Space	N/A

Table C.1 Master Land Use Plan and Zoning Data details the proposed land use (flexible zoning categories), parcel gross acreage, projected residential unit count, and projected commercial square footage for each development parcel within Vistancia South. Parcels are categorized by one of four development units or villages based on product theme or general location within the community. These development units include Village A (Mountain Vista), Village B (Blackstone at Vistancia), Village C (Trilogy at Vistancia), and Village D (Urban Village). Appropriate zoning districts have also been identified for each parcel land use and listed within **Table C.1**. Zoning districts and development standards are discussed in more detail

within Section D. **Figure A-3 Approved Land Use Master Plan, October 2009**, graphically depicts the proposed land use in **Table C.1**. Although all of the proposed Vistancia South PCD land use designations listed above may not be utilized at this time, a complete listing of the designations is presented as a reference and establishes flexibility for any future zoning amendments.

It is important to note that the Vistancia South land use plan reflects the longstanding coordination with the City of Peoria and the respective General Plan amendment processes which have taken place since the conception of the community. In 2000, the City of Peoria City Council added the Vistancia South property into the municipal planning area through a Peoria General Plan Amendment, establishing the intended land use for the area through modifications to the land use, transportation, and public facilities elements of the City master plan. In October 2001, the City of Peoria officially annexed the property into the incorporated city limits and established the property zoning and land use within a planned community district overlay. Subsequent to the property annexation, additional coordination with the City of Peoria through the planning amendment process has allowed continued refinement and modification of the land use master plan. The approval of the Loop 303 Specific Area Plan in December 2005 also represents a catalyst for additional land use modifications. This planning has allowed the creation of a well-planned corridor including diverse residential and commercial uses.

a. Residential

A variety of housing types are proposed for the Vistancia South Planned Community District. Residential product types have varied in character and size to meet the diverse needs of the projected community population. An abundance of lower density residential subdivisions have been provided within easy access to community parks and trails. Higher residential densities have been proposed within and adjacent to the Loop 303 corridor adjacent to Village D (Urban Village), as well as other appropriate locations within the community, in order to leverage direct access to primary transportation routes and to take advantage of commercial opportunity and services. Furthermore, each development unit or village demonstrates a general residential theme or economic segment with specific product types and availability levels to prospective residents. **Table C.1** and **Figure A-3** provide representations of the approved residential uses for Vistancia South.

Traditional single family residential parcels are accommodated under the Low Density Residential zoning designation and typically include gross densities ranging from less than one to 5 units per acre. These detached single family residential uses are defined by the VRD-18, VRD-10, VRD-8, VRD-7, VRD-6, VRD-5, and VRD-4 zoning districts. Medium and Medium-High Density Residential zoning designations will allow for more space-constrained single family product, as well as cluster or townhouse housing options with gross densities ranging from 5 units to 15 units per acre. These residential uses are accommodated under the VRD-5, VRD-4, and VRA-4 districts to obtain the higher single family residential densities within detached or attached housing configurations. Multi-family residential housing of various forms can be provided under Medium-High and High Density Residential zoning designations. The accompanying zoning districts for multi-family housing includes the VRA-4, VRA-3, and VRA-2 districts. Each of the residential districts has been specifically tailored to respond to the vision and development intent of the Vistancia South Planned Community District. The development standards for these districts are discussed in more detail within Section D. Residential development will be required to adhere to both the City of Peoria and the Vistancia Residential Architectural Design Guidelines, which promote community interaction, diversity of housing product, architectural embellishment, as well as high quality, connected open space planning.

Approved Vistancia South PCD Land Use

Table C1: Land Use Master Plan and Zoning Data

Parcel Description					Commercial Use			Residential Use				Zoning Classification / District
Parcel Number	Land Use Designation	Approx. Gross Acreage	Land Use Density		Commercial Square Feet	Projected FAR	Hotel / Hospital Rooms	Baseline Dwelling Units	Ceiling Dwelling Units	Projected Dwelling Units	Projected Density	Existing/Proposed Zoning (3)
Village A												
A-1	LD	31.0	2.0	5.0				55	55	55	1.8	VRD-10
A-1a	MH	8.8	8.0	15.0				70	132	47	5.3	VRD-5, VRD-4, VRA-4, VRA-3
A-2a (G-11)	LD	9.1	2.0	5.0				0	0	0	0.0	WPD-6
A-2b (F-6b)	MU	7.5	8.0	15.0				60	113	72	9.6	V-MU
A-5	CC	11.6	-	-	126,542	0.25		-	-	-	-	V-CC
A-6 / A-7	MD	28.5	5.0	8.0				76	76	76	2.7	VRD-6
A-8	LD	29.3	2.0	5.0				81	81	81	2.8	VRD-6
A-9	LD	35.4	2.0	5.0				97	97	97	2.7	VRD-6
A-10a	LD	29.9	2.0	5.0				68	68	68	2.3	R1-8
A-10b	LD	25.6	2.0	5.0				65	65	65	2.5	R1-8
A-11	NC	3.5	-	-	38,551	0.25		-	-	-	-	V-NC
A-12	LD	32.1	2.0	5.0				71	71	71	2.2	R1-8
A-13	MD	18.0	5.0	8.0				85	85	85	4.7	VRD-6
A-14	MD	22.2	5.0	8.0				92	92	92	4.1	VRD-8
A-15	MD	27.1	5.0	8.0				99	99	99	3.7	VRD-6
A-16	MU	31.5	15.0	+	343,253	0.25		473	-	200	6.3	V-MU
A-17	MU	5.7	15.0	+	61,855	0.25		85	-	50	8.8	V-MU
A-18	MU	12.8	15.0	+	139,174	0.25		192	-	212	16.6	V-MU
A-19	LD	29.4	2.0	5.0				56	56	56	1.9	R1-8
A-20/A-20a	LD	31.3	2.0	5.0				51	51	51	1.6	R1-8
A-21/A-22	MU	18.8	15.0	+	204,514	0.25		282	-	212	11.3	V-MU
A-23	P/OS	4.6	-	-				-	-	-	-	-
A-24	CC	7.9	-	-	53,584	0.16		-	-	-	-	V-NC
A-25	MU	13.1	15.0	+	142,659	0.25		197	-	263	20.1	V-MU
A-26	MU	4.6	15.0	+	50,094	0.25		69	-	72	15.7	V-MU
A-27	MU	8.1	15.0	+	88,209	0.25		122	-	162	20.0	V-MU
A-28	MH	43.7	8.0	15.0				340	340	340	7.8	VRA-3
A-29	MH	26.5	8.0	15.0				158	158	158	6.0	VRA-3
A-30	LD	21.5	2.0	5.0				47	47	47	2.2	R1-6
A-31	SU - Rec	13.8	-	-				-	-	-	-	All Districts
A-32	LD	43.8	2.0	5.0				136	136	136	3.1	R1-7
A-33	LD	33.5	2.0	5.0				122	122	122	3.6	R1-6
A-34	P/OS	15.0	-	-				-	-	-	-	-
A-35	P/QP - E.S.	13.3	-	-				-	-	-	-	-
A-36	LD	32.2	2.0	5.0				88	88	88	2.7	R1-7
A-37/A-39	LD	44.8	2.0	5.0				108	108	108	2.4	R1-6
A-38	LD	19.6	2.0	5.0				60	60	60	3.1	VRD-6
Village A Total	Totals	795.1			1,248,435					3,245		
					Maximum Commercial:	1,914,244	Target Unit Range:	2,930	3,582			
Village B												
A-3	LD	44.9	2.0	5.0				90	225	31	0.7	VRD-18, VRD-10, VRD-8, VRD-7, VRD-6, VRD-5
A-4	LD	24.8	2.0	5.0				50	124	33	1.3	VRD-18, VRD-10, VRD-8, VRD-7, VRD-6, VRD-5
B-1	SU - Maint	5.5	-	-				-	-	-	-	All Districts
B-2	LD	59.2	2.0	5.0				19	19	19	0.3	VRD-10
B-3	MD	21.8	5.0	8.0				64	64	64	2.9	VRA-3
B-6	LD	37.8	2.0	5.0				76	189	44	1.2	VRD-18, VRD-10, VRD-8, VRD-7, VRD-6, VRD-5
B-7	LD	58.0	2.0	5.0				116	290	21	0.4	VRD-18, VRD-10, VRD-8, VRD-7, VRD-6, VRD-5
B-8	LD	29.5	2.0	5.0				22	22	22	0.7	VRD-10
B-9	LD	52.3	2.0	5.0				105	262	50	1.0	VRD-18, VRD-10, VRD-8, VRD-7, VRD-6, VRD-5
B-10	LD	28.1	2.0	5.0				34	34	34	1.2	VRD-10
B-11	MD	15.5	5.0	8.0				78	124	78	5.0	VRD-6, VRD-5, VRD-4, VRA-4
B-12	SU - Club	34.7	-	-	32,083	0.02		-	-	-	-	All Districts
B-13	LD	33.8	2.0	5.0				68	169	11	0.3	VRD-18, VRD-10, VRD-8, VRD-7, VRD-6, VRD-5
B-14	LD	61.8	2.0	5.0				124	309	15	0.2	VRD-18, VRD-10, VRD-8, VRD-7, VRD-6, VRD-5
Village B Total	Totals	507.7			32,083					422		
							Target Unit Range:	1,970	2,408			

Approved Vistancia South PCD Land Use

Table C1: Land Use Master Plan and Zoning Data

Parcel Description					Commercial Use			Residential Use				Zoning Classification / District
Parcel Number	Land Use Designation	Approx. Gross Acreage	Land Use Density		Commercial Square Feet	Projected FAR	Hotel / Hospital Rooms	Baseline Dwelling Units	Ceiling Dwelling Units	Projected Dwelling Units	Projected Density	Existing/Proposed Zoning (3)
Village C												
C-1	LD	7.6	2.0	5.0				15	38	56	7.4	VRD-5, VRD-4, VRA-4, VRA-3
C-2	LD	39.5	2.0	5.0				79	198	132	3.3	VRD-18, VRD-10, VRD-8, VRD-7, VRD-6, VRD-5
C-3	LD	48.4	2.0	5.0				97	242	128	2.6	VRD-18, VRD-10, VRD-8, VRD-7, VRD-6, VRD-5
C-4/C-7	LD	12.5	2.0	5.0				25	63	120	9.6	VRD-5, VRD-4, VRA-4, VRA-3
C-5	LD	32.0	2.0	5.0				64	160	85	2.7	VRD-18, VRD-10, VRD-8, VRD-7, VRD-6, VRD-5
C-6	LD	20.2	2.0	5.0				40	101	45	2.2	VRD-18, VRD-10, VRD-8, VRD-7, VRD-6, VRD-5
C-8	LD	10.3	2.0	5.0				21	52	52	5.0	VRD-5, VRD-4, VRA-4, VRA-3
C-9	LD	25.3	2.0	5.0				51	127	127	5.0	VRD-18, VRD-10, VRD-8, VRD-7, VRD-6, VRD-5
C-10	LD	46.1	2.0	5.0				138	138	138	3.0	VRD-6
C-11	LD	32.5	2.0	5.0				62	62	62	1.9	VRD-6
C-12	LD	33.8	2.0	5.0				68	169	100	3.0	VRD-18, VRD-10, VRD-8, VRD-7, VRD-6, VRD-5
C-13	LD	29.5	2.0	5.0				91	91	91	3.1	VRD-6
C-14	SU - Club	16.7	-	-	12,197	0.02		-	-	-	-	V-CC
C-15	LD	37.3	2.0	5.0				81	81	81	2.2	VRD-18, VRD-10, VRD-8, VRD-7, VRD-6, VRD-5
C-16	LD	32.6	2.0	5.0				29	29	29	0.9	VRD-18, VRD-10, VRD-8, VRD-7, VRD-6, VRD-5
C-17	SU - Maint	3.3	-	-				-	-	-	-	All Districts
C-18	LD	9.8	2.0	5.0				26	26	26	2.7	VRD-18, VRD-10, VRD-8, VRD-7, VRD-6, VRD-5
C-19	LD	15.8	2.0	5.0				40	40	40	2.5	VRD-18, VRD-10, VRD-8, VRD-7, VRD-6, VRD-5
C-20	SU - Rec	29.4	-	-	43,575	0.03		-	-	-	-	All Districts
C-21	LD	19.2	2.0	5.0				53	53	53	2.8	VRD-18, VRD-10, VRD-8, VRD-7, VRD-6, VRD-5
C-22	LD	38.5	2.0	5.0				119	119	119	3.1	VRD-6
C-23	LD	6.7	2.0	5.0				13	34	13	1.9	VRD-18, VRD-10, VRD-8, VRD-7, VRD-6, VRD-5
C-25	LD	55.7	2.0	5.0				154	154	154	2.8	VRD-6
C-26	LD	18.4	2.0	5.0				53	53	53	2.9	VRD-6
C-28	LD	80.2	2.0	5.0				222	222	222	2.8	VRD-6
C-29	P/OS - Park	3.6	-	-				-	-	-	-	
C-30	LD	67.9	2.0	5.0				176	176	176	2.6	VRD-6
C-31	LD	59.2	2.0	5.0				209	209	209	3.5	VRD-6
C-33	LD	21.8	2.0	5.0				75	75	75	3.4	VRD-6
C-34	LD	43.3	2.0	5.0				135	135	135	3.1	VRD-6
C-35	P/QP - WTP	23.3	-	-				-	-	-	-	V-MU
C-36	CC	8.5	-	-	92,565	0.25		-	-	-	-	V-CC
Village C Total	Totals	928.9			148,337					2,523		
								Target Unit Range:		2,205	2,695	
Village D												
B-4a	MD	17.3	15.0	+		0.00		260	-	300	17.3	VRD-6, VRD-5, VRD-4, VRA-4
B-4b	HD	20.0	15.0	+				100	-	100	5.0	VRA-4, VRA-3, VRA-2
B-5	MU	38.6	15.0	+	420,354	0.25		579	-	100	2.6	V-MU / V-CC
D-1	MU	26.2	15.0	+	285,318	0.25		393	-	200	7.6	V-MU / V-CC
D-2	VCC-RC	5.5	15.0	+	59,895	0.25						V-MU / V-CC
D-3	VCC-RC	68.4	15.0	+	1,191,802	0.40	240	1026	-	250	3.7	V-MU / V-CC
D-4	VCC-MU	17.0	15.0	+	370,260	0.50		255	-	150	8.8	V-MU / V-CC
D-5	VCC-MU	19.8	15.0	+	431,244	0.50		297	-	200	10.1	V-MU / V-CC
D-6	VCC-MU	58.4	15.0	+	635,976	0.25		876	-	200	3.4	V-MU / V-CC
D-7	VCC-MU	5.4	15.0	+	58,806	0.25		81	-	-	0.0	V-MU / V-CC
D-8	P/OS - Park	48.8	-	-				-	-	-	-	
D-9	CC	13.1	-	-	93,222	0.16		-	-	-	0.0	V-CC
D-10	CC	9.5	-	-	82,764	0.20		-	-	-	0.0	V-CC
D-11	P/QP - H.S.	40.5	-	-				-	-	-	-	
D-12	VCC-MU	74.3	15.0	+	809,127	0.25		1115	-	100	1.3	V-MU / V-CC
D-13	VCC-BP	19.1	-	+	207,999	0.25		-	-	-	-	V-MU / V-CC
D-14	VCC-RC	14.4	15.0	+	156,489	0.25		216	-	107	7.4	V-MU / V-CC
D-15	VCC-RC	5.8	15.0	+	63,162	0.25						V-MU / V-CC
Village D Total	Totals	502.1			4,866,418		240			1,707		
					Maximum Commercial:	5,109,044	Target Unit Range:		1315	1607		

Approved Vistancia South PCD Land Use

Table C1: Land Use Master Plan and Zoning Data

Parcel Description				Commercial Use			Residential Use				Zoning Classification / District
Parcel Number	Land Use Designation	Approx. Gross Acreage	Land Use Density	Commercial Square Feet	Projected FAR	Hotel / Hospital Rooms	Baseline Dwelling Units	Ceiling Dwelling Units	Projected Dwelling Units	Projected Density	Existing/Proposed Zoning (3)
Vistancia South											
Total		2733.8			6,295,273	-	240	-	-	7,897	

Total Allowable Residential Units: 9,356

<p>VISTANCIA SOUTH LAND USE DESIGNATIONS</p> <p><i>Category</i> Residential LD - Low - (2.0-5.0 du/ac), Target Density = 3 du/ac MD - Medium - (5.0-8.0 du/ac), Target Density = 6 du/ac MH - Medium-High (8.0-15.0 du/ac), Target Density = 12 du/ac HD - High (15.0+ du/ac), Target Density = 18 du/ac</p> <p>Employment/Non-Residential NC - Neighborhood Commercial CC - Community Commercial MU - Mixed Use VCC-BP - Business Park (Vistancia Commercial Core) VCC-RC - Regional Commercial (Vistancia Commercial Core) VCC-MU - Mixed Use (Vistancia Commercial Core) SU - Special Use</p> <p>Support P/OS - Parks / Open Space PQ - Public / Quasi-Public</p>	<p>NOTES</p> <p>(1) Density based on 3.0 du/gross acre (Peoria GPA 96-06 and 00-02). (2) The maximum number of units per phase will be adjusted as the project progresses. The total number of units shall not exceed 9,356. To allow for density flexibility between parcels, parcels may be constructed below max. (3) Flexible zoning districts apply for all residential parcels as indicated in the proposed zoning column. The precise zoning district for each parcel will be determined at the time of preliminary plat. (4) Parcel density may be transferred off the golf course and community open space areas and onto adjacent development parcels. (5) Community golf depicted on the land use plan may be converted to semi-private natural open space at the discretion of the master developer. (6) Projected unit counts have been provided within the appropriate column to indicate current anticipated development projections. Final unit counts may vary. Parcel unit counts shall not exceed allowable unit counts prescribed within their applicable zoning designation. Unit density may be transferred between villages, with each village not exceeding original target densities for each village by more than 10%.</p>
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Table C.1 details a unit range and projected unit count for each parcel that has yet to be platted and subdivided. Residential parcels which have already been developed and/or platted will exhibit their final density and have been included to demonstrate the existing development condition of Vistancia South. The unit range calculations are provided to show the potential lower and upper range of dwelling units which may be possible for the undeveloped parcels based upon the corresponding land use designation and gross parcel acreage. While the actual unit count for the individual parcel may not exceed the upper unit range calculation indicated on the table, the parcel may be developed below the projected unit count and lower unit range of the associated zoning designation.

b. Commercial and Mixed Use

The Vistancia South Land Use Master Plan proposes future employment sites, as well as various types of neighborhood, community, and regional commercial opportunities to serve its projected resident population and the anticipated population growth within the Northwest Peoria region. Neighborhood commercial centers will focus on providing residents with day to day goods and services including, but not limited to, grocery, drug, dry cleaning, banking, and video rental establishments. Community commercial centers will be planned to serve residents throughout Vistancia South with goods and services beyond day to day needs including services such as home improvement, entertainment, office, and bulk goods. Community and Neighborhood Commercial sites have been dispersed throughout the community, as well as, will be developed in line with the proposed phasing of the community. These commercial sites have been located to take full advantage of the adjacency of major arterial streets within the community in order to reduce trips, maximize sales tax revenue, and to minimize traffic impact on neighborhoods. Additionally, the commercial parcels are intended to be connected, either directly or indirectly, by a system of trails and open spaces, both natural and man-made, distributed throughout Vistancia South. The zoning districts designed to accommodate these commercial uses include V-NC (Neighborhood Commercial) and V-CC (Community Commercial).

Mixed-use development is also planned within Vistancia South. This commercial designation allows the greatest amount of land use flexibility, including the capability to integrate employment, retail, and residential uses in a harmonious site plan. A specific design intent associated with this designation is the creation of unique lifestyle destination with the aim to attract regional employment and retail uses. Critical to the economical success of mixed-use development is the ability to integrate commercial building square-footage with various residential unit counts and configurations to create a viable and sustainable mix of uses. The zoning district of V-MU describes the zoning district for this land use designation. Residential development standards within mixed-use development parcels are discussed in Section D.

The future proximity of Vistancia South to the established Loop 303 corridor (less than one quarter mile to the east) presents a unique opportunity to apply special planning for the proposed commercial sites within Village D. The future Loop 303 promises to promote exceptional vehicular access to the region, as well as a high degree of visibility from the planned highway corridor. Although the Loop 303 will include restricted access points, there are approximately four interchanges which will serve Vistancia South. With these favorable planning ingredients in mind, and in accordance to the approved Loop 303 Specific Area Plan, Village D has been planned to provide extensive regional commercial and employment opportunities for the region. Predominantly land use designations for various types of mixed-use development and regional commercial uses have been planned for Village D.

Permitted principal uses within the area include major retail, office, employment (distribution / manufacturing / assembly), medical, entertainment, hospitality, and high density residential. Regional commercial uses will focus on entertainment, automobile sales, large-scale department store development, wholesale outlets, and home improvement sales. Mixed-use development will focus on intense retail, employment, and residential uses with a more vertical scale than the rest of the commercial within Vistancia South.

A specific area within Village D has been identified for the creation of a more integrated urban core and mixed-use district. The location of this proposed urban core is generally situated south of Lone Mountain Road and east of El Mirage Road and is conceptually referred as the “Vistancia Commercial Core”. The Vistancia Commercial Core is destined to create a vibrant mixed-use core and lifestyle center comprising of urban street settings, a wide variety of dining choices, Class-A employment spaces, ample entertainment opportunities, pedestrian-friendly corridors, higher intensity residential uses, and an abundance of sales tax-producing retail uses. Through planning efforts of this area, it will be critical to embrace site plan flexibility with regard to the establishment of more urban cross sections, zero building setback lines, increased building heights, and alternate utility corridors to ensure the success of the development.

c. Density Transfer

With the annexation of Vistancia South into the City of Peoria, a target residential density of the community had been established. To that effect, the maximum residential unit yield of 9,356 dwelling units for Vistancia South has been determined based on the calculation of an average residential density of 3.0 dwelling units per acre over the gross 3,119-acre site. While the final unit count of the project is governed by the target density of 3.0 dwelling units per acre, it is noted that parcel specific densities may vary within the project in order to take into account varying product styles, site plans, and accompaniment of golf and open space within the community. Similarly, an overall sum of 7,638,246 commercial building square feet has been identified for Vistancia South. It is intended that the commercial intensity may vary on a parcel to parcel basis to allow flexible with village development and site plan preparation. The concept of density transfer of residential and commercial intensities within zoning districts and development units is critical to ensure flexible programming and creative planning within the planned community district.

To assist in management of the overall project unit count of the community, **Table C.1** suggests a target number of dwelling units within each of the four (4) development units in Vistancia South as follows:

<u>Development Unit</u>	<u>Village Character</u>	<u>Target Dwelling Units</u>
Village A	Mountain Vista	3,256
Village B	Blackstone at Vistancia	2,189
Village C	Trilogy at Vistancia	2,450
Village D	Urban Village	<u>1,461</u>
	Total:	9,356

The target dwelling units for each village help in establishing a guideline for development within each of village in conformance with the maximum residential unit yield of 3.0 dwelling units per acre. However, the village may be developed with a final unit count below or above the target village dwelling unit count, as long as the overall project unit cap of 9,356 units is not exceeded. Density transfer between assigned zoning districts of the

parcels is also allowed. However, proposed subdivision plats must demonstrate a general conformity with underlying zoning district standards from parcel to parcel when dwelling unit transfers are proposed for a receiving parcel. A discussion on zoning districts and minimum lot coverage is provided within Section D. In all cases, proposed residential subdivision plats may reflect a total dwelling unit count below the indicated base density of the residential unit range provided by **Table C.1**. However, the total maximum residential density of 3.0 dwelling units per acre (9,356 total units) shall not be exceeded at full buildout of Vistancia South.

The flexibility of density transfer will also permit the designer of the residential and commercial plats the ability to work within the standards set by the United States Army Corps of Engineers and related to the enforcement of Section 404 of the Clean Water Act. With preservation of adjacent wash corridors either through optional open space dedication or deed restriction, potential residential or commercial density of adjoining land can be transferred onto the adjacent site. This methodology allows for a smart land use practice which is beneficial for both the maximization of open space preservation and the maximization of proposed residential and commercial uses. **Figure C-2** reflects the location of the McMicken East Wash, White Peak Wash, Garambullo Wash, Caterpillar Tank Wash, and Twin Buttes Wash (and projected affiliated riparian corridors) in their natural state and the proposed design intent to create open space land use within these areas.

d. Golf

Vistancia South now includes a total of 36 holes of golf contained on two courses, Trilogy and Blackstone. The Trilogy course is located in the southwestern portion of Vistancia South (Village C), while the Blackstone golf course is located in the northeastern portion of the community (Village B). The two courses collectively comprise 373 acres and have been designed and constructed to respond to a moderate skill level as predominantly standard fairway courses.

The amount of turf provided is under the maximum standard (i.e. 180 acres) set by the Arizona Department of Water Resources (ADWR). State-of-the-art, computerized irrigation systems maintain healthy, high quality turf while at the same time accomplishing responsible water conservation practices. Ultimately, all irrigation water supplied to the golf courses will be reclaimed water once enough development has occurred to generate a consistent supply of treated effluent from the Jomax Wastewater Treatment Plant. Both golf course open space systems have been designed and contoured to accommodate both off-site flows (primarily within White Peak and Twin Buttes Washes) and to accept storm water runoff from adjacent neighborhoods and commercial properties. Storm water runoff within basins and washes has been isolated from outfalling in water reservoirs utilized to irrigate the golf courses.

Because the Trilogy community and golf course is bisected by Dixileta Parkway, two 10' x 10' culverts have been specifically designed under the roadway to facilitate safe crossings by golfers and to allow the passage of stormwater. The Blackstone golf course is not transected by any arterial roads. Therefore, crossings by golf carts may occur at grade as well as below grade.

e. Schools

Approximately 54 acres of the 3,119 acres of Vistancia South are utilized as two sites (one K-8 and one high school) for use by the Peoria Unified School District (PUSD). This area

accommodates the Vistancia Elementary School (Parcel A-35/13.3 acres) and the future Vistancia High School (Parcel D-11/40.5 acres). These sites have been reviewed and acknowledged by PUSD staff and City of Peoria staff through multiple meetings and discussions in the past. The Vistancia South planning team has worked very closely with PUSD staff to coordinate the location of all school facilities within the Vistancia Planned Communities. At the request of PUSD facilities planning staff, minor adjustments to the locations of the school sites within Vistancia South have been made. The planned school sites have generally been located adjacent to park sites to maximize the potential for shared recreational space and facilities between the school district and the City of Peoria Community Services Department. Existing and planned park facilities include the 15-acre neighborhood park (Parcel A-34) located immediately adjacent to the Vistancia Elementary School (Parcel A-34), a 3.6-acre private neighborhood park at Parcel C-29 and a planned 48.8-acre community park (Parcel D-8) located immediately adjacent to the west of the planned high school.

Based on the anticipated number of residential dwelling units located within Vistancia South at completion, subtracted from Village C (age restricted) and Village D (demographic profile), a total of 1,035 K-8 students are expected to be generated, based on an average of 0.25 students per dwelling unit. The new Vistancia Elementary School opened in the Fall 2006 and was designed to accommodate a total of 1,200 students, which will adequately serve the community. In addition, the buildout of Vistancia South is expected to generate a total of 621 high school students, based on an average of 0.15 students per dwelling unit. The future high school located in Village D will more than adequately accommodate the anticipated student demand, as well as the demand from Vistancia North.

f. Public and Private Parks and Open Space

Vistancia South includes a mix of public and private park and open space facilities to serve the specific recreational needs of its diverse 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 and community parks and public open spaces. Private park facilities have been strategically located and implemented to serve the internal recreational needs of Vistancia South residents and their guests and typically do not adhere to the City's minimum acreage standards. In addition, smaller urban parks are anticipated to be located within commercial and employment areas of Village D, but are not identified because specific site planning is premature at this time. However, the inclusion of both types of facilities also assists in satisfying the City's acreage/1,000 resident requirement and should be credited as such. The designation of both public and private park facilities is summarized in **Table C.2 Public / Private Park and Open Space Acreage** and graphically illustrated in **Figure C-3 Parks / Open Space and Trails Master Plan**.

Planned Community District
**Parks / Open Space and
 Trails Master Plan**



LAND USES

	Golf Open Space (Private / Semi-Private - Active)	± 372.8 Ac.
	Park Open Space (Semi-Public - Active)	± 56.4 Ac.
	Park Open Space (Public - Active)	± 48.3 Ac.
	Passive Open Space (Semi-Public - Passive)	± 455.6 Ac.
Total		± 933.1 Ac.

TRAIL USES

- 5' Sidewalk (Private)
- 5' Sidewalk (Public)
- 6' Decomposed Granite Path (Private)
- 6' Decomposed Granite Path (Public)
- 6' Concrete Sidewalk (Private)
- 8' Sidewalk (Public)
- Grade Separated Pedestrian Crossing
- Community Trail
- Bike Lanes

NOTES:

- 1) The Vistancia South PCD will have a minimum of 20% of the gross project acreage committed to either passive or active open space. This 20% includes the Golf Open Space, Park Open Space and Passive 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, and wash drainage ways.
- 3) Regional detention / retention facilities may be located on regional park and / or open space areas. Locations shall be reviewed and approved by the City of Peoria.

Figure C-3

1" = 2,000'



To further illustrate the intent for the parks yet to be located in Vistancia South, a conceptual plan has been developed to define appropriate programmatic elements for the proposed community park on Parcel D-8. It is shown on **Figure C-4 Community Park Concept Plan**. The proposed park site will be located adjacent to the Twin Buttes Wash and will both serve as a buffer to the commercial areas to the west and provide additional recreational space for the adjacent future high school site on the east.

Table C.2 Public / Private Park and Open Space Acreage

Park/Recreation Facilities				Open Space Facilities			
Public		Private		Public		Private	
Parcel	Acreage	Parcel	Acreage ^(a)	Type	Acreage ^(a)	Type	Acreage ^(a)
A-34	8.3	C-29	3.6	Passive	407.8	Passive	
D-8	40.0	A-31	13.8			Trilogy/ Blackstone Golf Courses	372.8
		C-20	55.2				
		C-14	16.7				
		B-12	18.2				
Subtotal	48.3		107.5		407.8		372.8
Total			157.5				780.6

a
s
(a) Based on the acreage tabulated in Figure C-3 Open Space Master Plan
Source: LVA Urban Design Studio and Greey/Pickett (November 2006)

a. Trails and Community Recreation

The presence of large amounts of preserved natural open space within drainage/riparian corridors (approximately 482 acres) and the acreage devoted to golf (approximately 373 acres), provide numerous opportunities for walking, jogging, hiking and wildlife viewing. **Figure C-3 Parks / Open Space and Trails Master Plan** illustrates the existing and proposed network of community multi-use trails and bike lanes to enhance recreational opportunities and promote alternative means of mobility, other than the automobile, throughout Vistancia South. The proposed trails have been and will continue to be designed to accommodate pedestrian and bicycle access among residential neighborhoods and commercial, school, and park uses. Where possible, trail crossings are planned to incorporate safe below-grade locations, especially when the trail system encounters an arterial roadway.



DESIGN BY GREY | PICKETT IS FOR CONCEPT PURPOSES ONLY. NOT TO BE USED FOR CONSTRUCTION. FINAL DESIGN TO BE APPROVED BY THE CITY OF PEORIA.

NTS



February 9, 2010
Vistancia South PCD
Zoning Case Number: 201-10



Figure C-4

In addition to the preservation of the riparian corridors as natural area open space, approximately 60 acres are designated for public neighborhood and community park space. This area is intended to accommodate the recreational needs of the projected resident population of 21,200. **Table C.3 Vistancia South and Area Wide Park Acreage Standards** below provides a summary of park space provided in relation to City of Peoria parks and open space standards:

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

Facility Type	Required Acres/1,000 Population	Vistancia South		Area-Wide ⁽⁵⁾	
		Projected Need ⁽³⁾ (Acres)	Acres Provided	Projected Need (Acres) ⁽⁶⁾	Acres Provided
Neighborhood Park	1.75 ⁽¹⁾	41.6	8.3*	130	139
Community Park	1.5 ⁽¹⁾	35.7	40.0	112	41
Regional Park	3.0 ⁽¹⁾	71.4	0 ⁽⁴⁾	223	0 ⁽⁴⁾
Open Space	10.0 ⁽²⁾	238.0	855.0	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 21,200.
- (4) Vistancia South is located within the service area of Lake Pleasant Regional Park.
- (5) Includes Vistancia South, Vistancia North, Lake Pleasant Heights, Saddleback Heights
- (6) Based on the buildout population of 74,385 (not including Trilogy)
- (*) Vistancia LLC intends to provide urban parks within Village D. While these facilities will be smaller than typical City park standards, they will assist in serving the needs of the proximate residents and visitors and should accrue full recreation credit.

Source: City of Peoria (July 2005); LVA Urban Design Studio (April 2006)

The designated natural open space within Vistancia South significantly exceeds Peoria standards. In addition, the implementation of public or private pocket parks within Village D will increase open space measures more. The community trail network has been and will continue to be located within the wash preservation corridors pursuant to the guidelines within the Vistancia South 404 permit filed with the Army Corps of Engineers.

The implementation of wash corridor preservation will be based on detailed hydrologic analysis conducted during the preliminary plat process. In general, these corridors have and will continue to conform to the configuration identified on the Land Use Master Plan. However, modest refinements may occur during the platting process based on the characteristics of the wash within the immediate vicinity of the proposed plat and specific negotiations related to proposed density transfer. The standards that define the preservation of natural open space are provided within Section D.3.7. The Vistancia South Community Codes, Covenants & Restrictions will govern the maintenance and provide limitations of disturbance within the riparian corridors.

g. Wastewater Reclamation

Vistancia LLC has identified a portion of Parcel C-35 for use as the Jomax Water Reclamation Facility (WRF). 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. In addition, Vistancia LLC acquired the land located north of the Beardsley Canal within Section 2, Township 4 North, Range 1 West from the Arizona State Land Department for future expansion of the Jomax WRF (easterly 2/3) and for drainage management (westerly 1/3).

The Jomax WRF site has been designed to conservatively (MAG 208 Regional Update, 2002) treat up to 6 million gallons of wastewater per day (mgd) at full buildout. It is anticipated that approximately 2.78 mgd will be generated (1.76 mgd from Vistancia South and 1.02 from Vistancia North) at full buildout. The remainder of flows will be generated from nearby properties within the City of Peoria's service area, including Lake Pleasant Heights and Saddleback Heights. The first and second phases of plant construction have an existing capacity of 2.25 mgd. Subsequent expansions are planned to increase plant capacity to 3.0 mgd, 4.5 mgd, and ultimately 6.0 mgd as the region grows. Wastewater from the Jomax WRF is treated to A+ quality for use in irrigation of golf courses, other turf managed facilities, and community lakes.

h. Fire / Emergency Response

A fire station is now operational in Vistancia South. Opened in January 2006, City of Peoria Fire Station #196 serves the entire community with an approximate four-minute response time for development within the Vistancia South and the southern portion of Vistancia North. The fire station is located at 28251 El Mirage Road (Parcel D-10), which is situated south and east of the intersection of El Mirage Road and Vistancia Boulevard as illustrated on **Figure C-5 Emergency Response Plan**. All areas within Vistancia South can be adequately served with four-minute response time. Public safety is administered by the City of Peoria Police Department, which also maintains space at the fire station.

4. Circulation

The balance of land use and circulation mobility and access is important to the ultimate quality of life for Vistancia South residents. The intent of the proposed circulation system is to balance opportunities for mobility within, and through, the community by incorporating vehicular, electric cart, bicycle, and pedestrian facilities. These facilities are discussed below.

a. Vehicular

The Category IV Traffic Impact Study originally prepared for Vistancia South has been updated. This traffic study provides analysis of land use and the projected traffic generated through both residential dwelling units and commercial building space. The recommendations of the Traffic Impact Study, as reflected in a functional roadway classification, are illustrated on **Figure C-6 Roadway Master Plan**. This study also provides recommendations related to on-site transportation improvements, street capacity, and turning movements.

The roadway master plan includes one major arterial in the north/south direction (El Mirage Road), one diagonal from southeast to northwest (Vistancia Boulevard), and one in the east/west direction (Lone Mountain Road). The proposed section for major arterial streets

within the community includes six through lanes, a raised median, bicycle lanes, and detached public sidewalks all within a 130-foot right of way. The minor arterial streets, which provide service to the community, include Jomax Road and Ridgeline Road (Dixileta Parkway) in the southwest quadrant of the community. The proposed street cross section for minor arterial streets includes four through lanes, a raised median, bicycle lanes, and detached public sidewalks located within a 110-foot right of way. Dixileta Parkway is an example of such a minor arterial roadway and will be comprised of two traffic lanes and median (2:M:2) as per current direction of the City of Peoria Engineer. Trilogy Boulevard is designed to pass over Dixileta Parkway via bridged structure as an exclusive connection to the Trilogy community.

The roadway master plan also incorporates internal looped minor collector streets to support the four distinct villages of Vistancia South. The collector street section is comprised of a three lane section (two through lanes and a continuous left turn lane and/or raised median island) within approximately 80 foot of right of way.

The Vistancia South Traffic Impact Study includes the provision of typical cross sections for roadways for the proposed commercial core of Vistancia South. It includes several specific urban street cross sections for local streets and collectors located within Village D. These incorporate conditions appropriate to activity centers, including optional on-street parking, attached sidewalks, and condensed utility corridors. It is intended that these cross sections will be adopted by the City of Peoria and implemented within the commercial core area at the time of site plan generation and/or infrastructure design.

In addition to the provision of onsite roadways, Vistancia LLC is to coordinate the design and construction of specific offsite roadways with the City of Peoria, MCDOT, Arizona State Land Department, and Army Corps of Engineers to provide access to the site. According to Vistancia South Development Agreement stipulations, three offsite access roadways have been identified to serve the community, including Vistancia Boulevard, El Mirage Road, and Lone Mountain Road. It is the goal of the development stipulations to provide connectivity and lane capacity from Vistancia to existing and future roadways and highways within the region. While the timing of the constructed offsite roadways is dependent on the number of certificate of occupancies within Vistancia South, it has been determined that a total of ten roadway lanes will be required to serve Vistancia South.

Following the ratification of the Northwest Valley Transportation Study (MCDOT, February 2000) and the completion of the Loop 303 Design Concept Report (MCDOT, September 2002), a regional highway corridor was established west of the Aqua Fria River. This highway corridor, Loop 303, will provide a regional connection to West Valley cities including Peoria, Surprise, Avondale, Goodyear, and El Mirage. Although this Loop 303 alternate alignment was referenced within the Vistancia South Development Agreement in October 2001, it was not until 2003 that Arizona tax payers ratified the necessary sales tax increase to appropriate funds for this roadway. Once completed, the highway will span from existing Interstate 10 in City of Avondale to existing Interstate 17 in City of Phoenix. Today, the interim Loop 303 exists from Interstate 10 to Happy Valley Road including two lanes in each direction. According to ADOT, the 4-lane expansion of Loop 303 from Happy Valley Road to Interstate 17 is anticipated to start in 2009 and will be completed by 2011. The ultimate roadway consisting of completed interchanges and 6 lanes is anticipated to be completed by 2017.

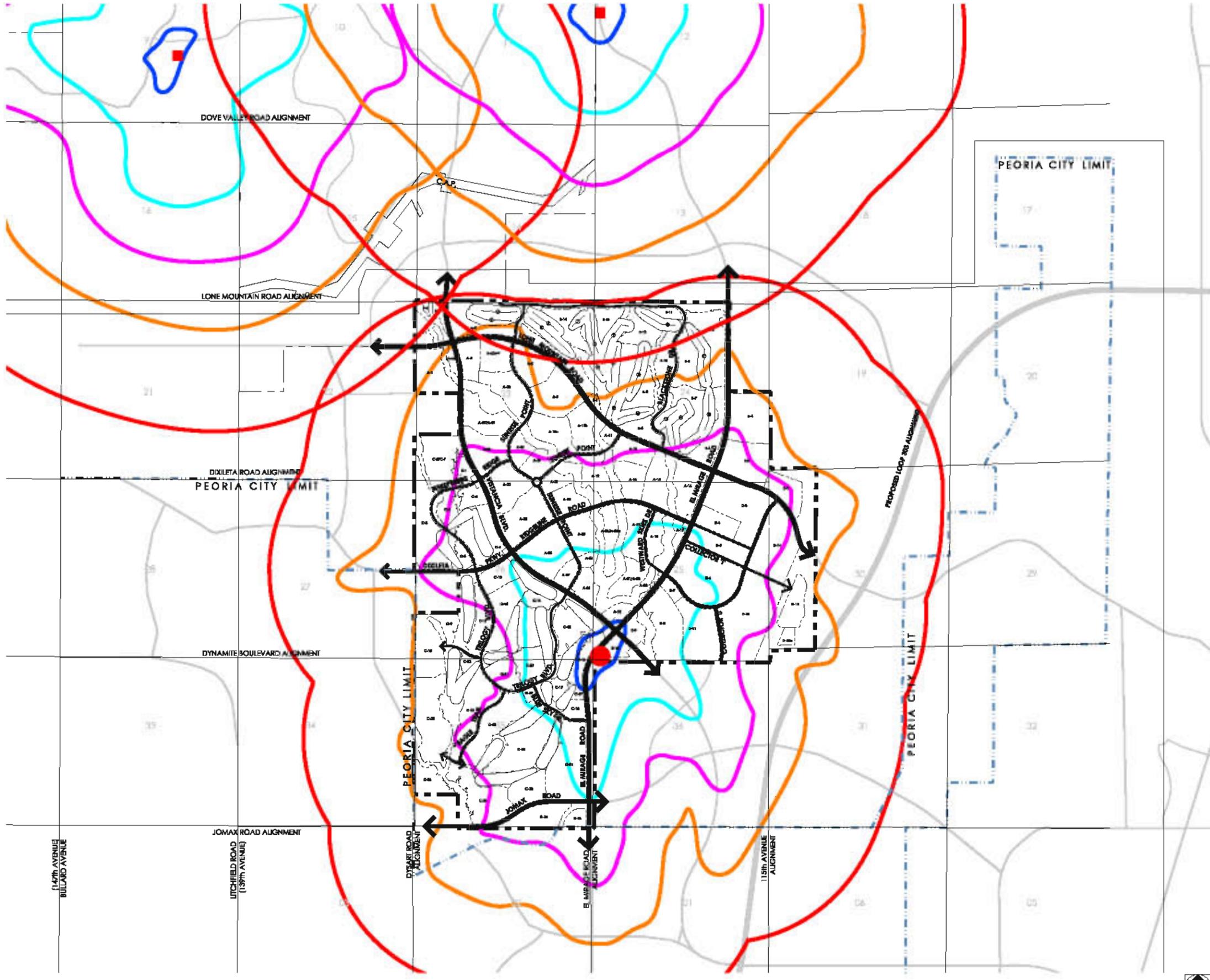
With the forthcoming construction of the location of Loop 303 corridor from existing Happy Valley to Interstate 17, the complete expansion of offsite roadways from Vistancia South to

the existing roadways within Northwest Peoria and into unincorporated Maricopa County is no longer required to accomplish offsite connectivity and security of lane capacity (TASK Engineering, August 2007). With this understanding, Lone Mountain Road only requires an extension to the future Loop 303 rather than an extension to Lake Pleasant Parkway. Similarly, El Mirage Road only needs an extension to existing Loop 303 rather than a connection to existing Bell Road to establish regional connectivity. These modifications to the development stipulations are important considerations due to construction challenges of the MWD Beardsley Canal and Aqua Fria River crossings at Lone Mountain Road, as well as the increasingly daunting task of argues negotiation of right of way from the presently inactive property owners adjacent to the roadway corridor. It is anticipated that the remaining roadway segments will be constructed by surrounding communities and benefited properties at a time as required for development.

Of the required offsite roadway lanes, there are currently four lanes constructed at Vistancia Boulevard. Conceptual designs for the additional lanes and offsite connections at El Mirage Road and Lone Mountain Road are underway with the City of Peoria and MCDOT.

b. Shared Parking Concept

Shared parking refers to the planning practice of utilizing any given parking area (and the associated parking credit derived from planning calculations) for more than one land use. Shared parking becomes extremely useful in areas where diverse land use existing, creating separate segments of parking users. By maximizing parking areas provided over the different land use segments and the various times of day that parking may be required, a more efficient and environmentally friendly site plan can be created. Within Vistancia South, the mixed use development planned for the community, specifically within the more urban areas such as the commercial core, is intended to utilized shared parking concepts to reduce pavement areas and minimize the requirement for costly parking structures. Section D provides an overview of the proposed shared parking development standards and example calculations to coincide with the projected use in Vistancia South.



- RESPONSE TIME**
- 1 Minute Response
 - 2 Minute Response
 - 3 Minute Response
 - 4 Minute Response
 - 5 Minute Response
 - Emergency Response Facility - Station #196
 - Proposed Emergency Response Facility (Outside Project Boundary)

1" = 3,000' 0 1,500 3,000 4,500

February 9, 2010
Vistancia South PCD
Zoning Case Number: 201-10



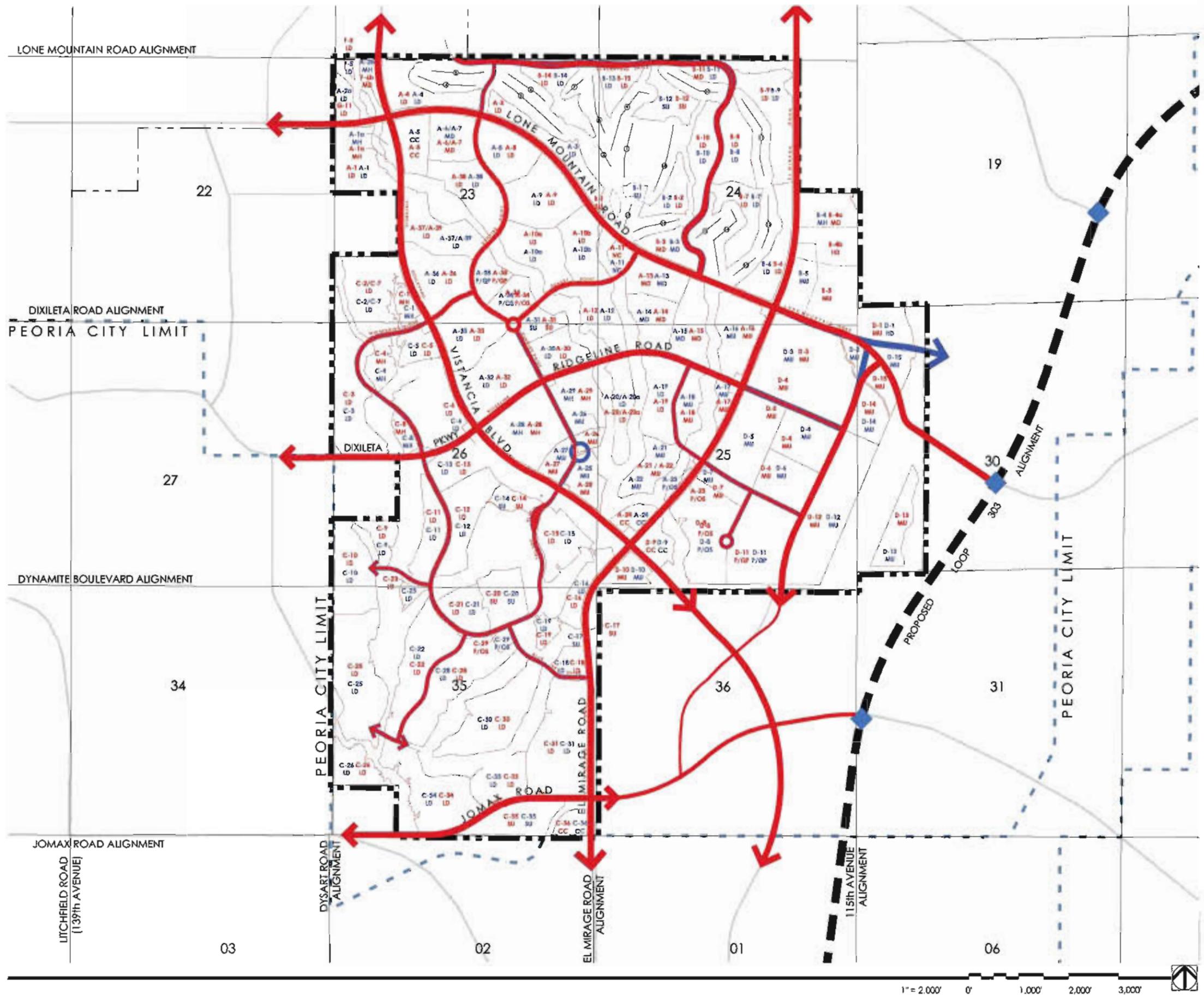
Figure C-5



Planned Community District Roadway Master Plan

Approved Land Use vs. Proposed Land Use

- VISTANCIA SOUTH LAND USE**
- Proposed
Vistancia South PCD
City of Peoria Zoning #Z01-10A.10
(October 1st, 2009)
 - Approved
Vistancia South PCD
City of Peoria Zoning #Z01-10A.7
(October 17, 2005)
 - Major Circulation Roadways per
City Of Peoria Loop 303 Specific Area Plan



February 7, 2010
Vistancia South PCD
Zoning Case Number: Z01-10



Figure C-6

c. Bicycle

Alternative modes of circulation within Vistancia South have been accommodated through the provision of bicycle lanes. Bicycle lanes are accommodated on-street as part of the paved area of the arterial and minor arterial streets as shown on **Figure C-3**. The lane has been designated as a five-foot width to accommodate commuter bicycle demand. Additionally, an eight-foot concrete path will be provided along both sides of each arterial roadway, detached from the traffic lanes. Recreational bicycle circulation may utilize the commuter network, however, the recreational demand will be satisfied by a network of multi-use paths within the rights of way of the arterial streets as well as within the drainage corridors and along selected segments of the golf courses. These meandering paths have been constructed with eight foot widths and share the use of grade separated pedestrian crossings.

The tabulation of the multi-use paths and bike lanes is presented on **Table C.3 Public / Private Trail Mileage Standards**. As shown, the identified public trail system provides a total of nearly 27 miles of multi-use trails and over 19 miles of bicycle lanes. In addition, nearly 15 miles of multi-use trails are provided in gated areas of the community. Collectively, the community provides more than 100 percent of the trails required by its projected population.

Table C.4 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⁾	10.6	41.83	26.98	14.85
Bike Lanes	0.83 ⁽¹⁾	17.6	19.48	19.48	0
Total	1.33	28.2	61.31	46.46	14.85

- (1) City of Peoria Parks, Recreation and Open Space Master Plan (July 2002).
- (2) Based on the projected buildout population of 21,200.
- (3) Based on takeoffs from Greey/Pickett and Parks/Open Space and Trails Master Plan.

Source: City of Peoria (July 2005) and LVA Urban Design Studio (April 2006).

d. Pedestrian

Figure C-3 also identifies existing and planned pedestrian circulation within Vistancia South. The existing and proposed network identified above for bicycle circulation will also accommodate pedestrian circulation throughout the drainage corridors and along arterial and minor arterial roadways. Multi-use trails/paths have been and will continue to be designed to allow for the combined bicycle and pedestrian circulation on one side of the street (within an eight-foot wide sidewalk) and exclusively pedestrian circulation on the opposite side of the street (within a 5 or 6-foot wide path). In all cases, at least five feet has and will continue to separate pedestrian paths from the back of the street curb. Additionally, within each planned neighborhood, a multi-use path has been planned and partially implemented around the circumference of the proposed collector street loops. These paths will be programmed for recreational and cardiovascular conditioning for the immediate neighborhood.

5. Drainage

The “Master Drainage, Phase I, Phase II, and Proposed Phase III Drainage Report for Vistancia (Wood, Patel & Associates, Inc., September 22, 2006)” and the “Vistancia South - Village D Master Drainage Report” (V3 Companies) defines the updated existing and proposed post development drainage conditions for Vistancia South.

a. Drainage Concept

Vistancia South has been and continues to be planned as an environmentally sensitive community that will incorporate “best management practice” concepts for flooding and environmental impacts. The project will integrate ecological resources with transportation and open space amenities. The following concepts will be carried forward:

- The City Engineer has approved the pre-development vs. post-development drainage concept for Vistancia South as defined in the “Master Drainage, Phase I, Phase II, and Proposed Phase III Drainage Report for Vistancia” (Wood, Patel & Associates, Inc, September 22, 2006). In short, the drainage outlets that convey stormwater off- project are required to maintain post-development flows at or below pre-development flows. In addition, pre-development vs. post-development drainage volume management has been approved utilizing detention as the regulatory criteria. The additional volume of runoff generated between the post-development and pre-development scenarios will be managed via a detention basin network. Detention has been approved in lieu of retention due to lack of surface permeability exhibited by onsite soils. The pre-development vs. post-development regulatory criteria will be met for both the runoff and volume management. The stormwater management criteria for areas within the limits of Village D (east of the proposed El Mirage Road) are further defined in the “Vistancia South - Village D Master Drainage Report” (V3 Companies).
- Off-site flows will enter and depart in substantially the same manner as pre-development conditions.
- The major channel floodplain systems will be maintained. Modifications will be made to enhance and add to the natural flora and fauna communities, as recommended through the Section 404 permit process. Minor systems within individual subdivisions will be maintained or supplemented by constructed open channel systems, designed to supply new communities of native species. Some channelization within the confines of Section 404 permit stipulations is anticipated on several of the major washes, including the East McMicken Wash.
- Basins and road/wash crossings will be designed as joint use facilities where possible. Basins will be deeper than the normal three foot standard and will be used as open space and recreational amenities. Special safety considerations will be evaluated where basin depths exceed three feet. It is recommended that the side slopes not exceed the ratio of four horizontal to one vertical foot on man made slopes. Many channels will incorporate trail systems.
- Channel hydraulic analysis will account for the maintenance of existing wildlife communities in channels, as opposed to providing for considerable trimming and clearing.

- Channels will use 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. In selected cases, over-bank flows will be modified to expand existing capacity and be re-vegetated with native landscaping integrated with the golf courses, to serve as an open space amenity.

b. Drainage Plan

- A master drainage concept for each parcel is included in the master drainage plan. Phase I included site specific applications of the drainage concepts.
- Detention basins which are intercepting off-site and natural channel flows have been and will continue to 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 offline detention basins proposed for the project will have metered outlets to allow the incremental volume generated from post-development flows to drain within 36 hours.
- Channel cross-sections and culvert crossings are sized for the 100-year peak runoff.
- Basins may be formed by either, dikes, roadway fills, or excavation and those along roadways have been designed to minimize elevated roadways above housing areas on the lower side of the road. Commercial area roadways will be constructed at grade.
- Basins upstream and site facilities are phased to coincide with development benefiting adjacent areas. The existing drainage systems in undeveloped areas will remain in their natural state until development, i.e., mass grading will take place on the whole site.
- Wash/street crossings for 100-year all weather access crossings will be designed to pass the 100-year storm and, where possible, will be used as pedestrian/trail underpasses. The underpass will be designed with a low flow separation from the pathway for nuisance water flows. All weather access crossings will incorporate, where possible, box culverts or 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 should be carried within the right-of-way at 0.3 feet above the curb and the finished floor elevations should be above the 100-year storm, in accordance with the *Uniform Drainage Policies and Standards for Maricopa County, Arizona*. When street capacities are exceeded, excess flow will be removed from the road and put in an open channel.
- Several crossings on the master drainage plan may be designed to convey flows less than the 100-year storm capacity. Wet sections will not be allowed on any arterial streets. The non-all weather access crossings are shown on the master plan.
- Preliminary arterial street culverts will be shown on the master drainage plan. These culverts are subject to revision with 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 improvements around them, 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 drainage and floodplain regulations of the City of Peoria.
- NPDES standards will be adhered to for construction activities. A first flush type treatment is proposed for outlets from commercial areas and golf course areas. This will reduce the effects of pollutants such as silt, petroleum hydrocarbons, fertilizers, and pesticides on downstream receiving waters.

The purpose of this summary is to present a concept in conjunction with the submittal of the referenced Drainage Reports in support of the updated Planned Community District. In addition, the referenced Drainage Plans will establish drainage parameters for continued site planning of the Vistancia South project as it builds out. The referenced Drainage Reports present a detailed hydrologic and conceptual hydraulic analysis of the project drainage system. This includes a preliminary plan showing general direction of storm water runoff and how the onsite and off-site drainage will be handled. The referenced Drainage Reports are intended to provide drainage information to satisfy the needs of all of the governmental agencies. The results of detailed hydrologic and hydraulic analysis of the major washes related to the existing conditions, is included in this report based on prior studies by Maricopa County. Future revisions to the floodplain will be submitted to the City of Peoria and Maricopa County for Conditional Letters of Map Revisions (CLOMR's) based on hydrology, more accurate topography, and revisions to the channels. A two-phase CLOMR has been approved by the City and FEMA for the White Peak and Twin Buttes Watershed within Villages A and B for the Vistancia South Area. The first phase of the CLOMR has been implemented during the initial phases of Vistancia South development. The second phase will be implemented dependent on commercial development within Vistancia South.

An additional CLOMR was prepared for the East McMicken Watershed in Village C of Vistancia South and approved by FEMA/Peoria in 2004

6. Architecture

The existing architecture of Vistancia South is typically defined as “Desert Contemporary”, which has and will continue to create an identifiable sense of place. This style does not mandate a single typology or form, which will allow the buildings to develop their individual character within the broad visual framework embodying the Desert Contemporary style. The buildings are intended to utilize the same architectural forms and patterns to offer a sense of cohesiveness without monotonous repetition of facades and color palettes. This style lends itself well to the hot climate and bright light of the Sonoran Desert environment. The utilization of deep revives, indirect lighting and thick insulating forms effectively mitigates these climatic factors.

The future design and development of Village D will consider the same characteristics that have successfully guided the other villages. While the character of Village D will differ substantially, its ability to define a sense of place and identity for Vistancia will be linked by the integrated system of open spaces and trails that connect all parcels in Vistancia South. Unlike existing residential architecture within Vistancia South, an extensive set of architectural guidelines for

the future regional commercial uses and mixed-use development at Village D is yet to be created. However, the anticipated pattern of development and architectural character for Village D is represented via the architectural renderings shown in **Figure C-7 Building Massing Character**.

7. Streetscape

a. Streetscape Concepts and Landscape Palette

The Vistancia South Community has been and will continue to 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 both within the public as well as private right-of-way. Design guidelines for Vistancia South, have incorporated provisions for landscape treatments on private property as well as within the street rights-of-way. An understanding of the intimate flexibility of establishing a roadway cross section which adheres substantially to City policy, as well the architectural and marketing goals of the community is critical. Furthermore, as Vistancia South leads the way with creative, new site plans and a reborn sense of commercial urbanism within Village D, coordination between the master developer and the City of Peoria will be important to generate the proper street scenes and scale.

MEDICAL CAMPUS CONCEPT



COMMERCIAL STREET CONCEPT



LINEAR PARK CONCEPT

The street environment will reflect the character of the Sonoran Desert. Plant material species and density will be selected and installed to reflect an enhanced natural condition within the existing Vistancia South context. Desert plant materials primarily consisting of Palo Verde, Giant Bursage, Jumping Cholla, Chuparosa, Staghorn Cholla and Desert Creosote characterize the existing Vistancia South context. **Table C.5 Proposed Thematic Plant Palette** reflects plant material intended to continue the existing vegetative theme throughout the Vistancia South streetscape environment, as well as the plant material intended for use in the project entries and parks.

b. Entry Monuments and Signs

The intended locations for entry monuments have been strategically placed into the Vistancia South Community are shown on **Figure C-8 Monument Options**. The referenced monuments include low profile signs that incorporate theme materials and forms established by the community design guidelines.

The main entry monument announcing arrival into Vistancia South has been located along Vistancia Boulevard, southeast of El Mirage Road. The next tier of entry features are those located adjacent to the core areas within the community, such as the Commercial Core. There are also several secondary entry signs planned, as well as neighborhood entries.

Additional directional signs have been designed and placed within the community. There have been, and will continue to be, temporary marketing directional signs utilized to provide assistance in locating specific subdivisions, as well as permanent community directional signs that have been provided to direct residents to community features, amenities, and marketing names such as the Discovery Center, Trilogy at Vistancia, and Blackstone at Vistancia. Temporary subdivision directional signs have been and will continue to be used to locate specific subdivisions while those areas undergo site planning processes or are under construction.

There have also been pedestrian-oriented directional signs placed along the Discovery Trail system to direct the trail user along the various routes. Periodic signs have been placed along the community trails system to represent the entire system and provide orientation with user placement within the trail segment. Kiosks have been utilized at trail heads to identify the trail system and provide useful information such as distances between nodes, appropriate users, etc. Icons have been, and will continue to be, used to symbolize and bring attention to interesting aspects of the trails, such as a lookout point, desert garden area, etc.

In July 2007, a minor amendment (Z01-10A.9) was approved by the City of Peoria which amended the signage requirements for several commercial parcels within Vistancia South, including Parcel A-24 (V-CC), Parcel D-9 (V-CC), and Parcel D-10 (V-MU). The intent of this amendment was to establish a revised set of standards for these commercial parcels located at the intersection of El Mirage Road and Vistancia Boulevard. Collectively, the commercial parcels represent a local shopping destination referred as the Vistancia Marketplace and is being developed in cooperation with a third-party commercial developer. The destination intends to provide residents with options in terms of a grocery store, a drug store, a variety of local retail and restaurants, as well as the possible addition of a full-service gas station.

**Table C.5
Proposed Thematic Plant Palette**

Botanical Name	Common Name	Park	Entry	Streetscape/ Open Space
TREES				
Acacia aneura	Mulga	X	X	X
Acacia greggii	Catclaw Acacia			X
Acacia salicina	Willow Acacia	X		
Acacia smallii	Sweet Acacia	X	X	X
Acacia stenophylla	Shoestring Acacia	X		
Acacia willardiana	Palo Blanco	X		
Bauhinia blakeana	Hong Kong Orchid	X		X
Bauhinia congesta	Orchid Tree	X		X
Bauhinia congesta 'Lunariodes'	Pink Orchid Tree	X		X
Caesalpinia cacalaco	Cascalote	X		X
Celtis pallida	Desert Hackberry			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		
Chorisia speciosa	Floss Silk Tree	X		
Dalbergia sissoo	Sissoo Tree	X		X
Jacaranda mimosifolia	Jacaranda	X		
Lysiloma microphylla v. thornberi	Desert Fern	X		X
Olea europea	Swan Hill' Olive	X	X	X
Olneya tesota	Ironwood	X	X	X
Phoenix canariensis	Canary Island Palm	X	X	
Phoenix dactylifera	Date Palm	X	X	
Pithecellobium flexicaule	Texas Ebony	X	X	X
Pithecellobium mexicanum	Mexican Ebony	X		X
Pithecellobium pallens	Tenaza	X		X
Populus fremonti	Cottonwood	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

**Table C.5
Proposed Thematic Plant Palette**

Botanical Name	Common Name	Park	Entry	Streetscape/ Open Space
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 in park turf areas and Village D:				
*Chamaerops humilis	Mediterranean Fan Palm	X		X
*Fraxinus uhdei	Shamel Ash	X	X	X
*Fraxinus velutina	Arizona Ash	X	X	X
*Pistacia chinensis	Chinese Pistache	X	X	X
*Platanus wrightii	Sycamore	X	X	X
*Pyrus kawakamii	Evergreen Pear	X	X	X
*Quercus virginiana	Southern Live Oak	X	X	X
*Ulmus parvifolia 'Little Leaf'	Evergreen Elm	X	X	X
CACTI / ACCENTS				
Agave deserti	Desert Agave	X		X
Agave geminiflora	Twin-flowered Agave	X		X
Agave harvardiana	Harvard Agave			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
Agave vilmoriana	Octopus Agave			X
Agave vistoriana	Victoria's Agave			X
Aloe barbedensis	Aloe			X
Asclepias subulata	Desert Milkweed	X		X
Carnegiea gigantea	Saguaro	X		X
Dasyliirion acrotriche	Green Desert Spoon	X		X
Dasyliirion longissimum	Mexican Grass Tree	X		X
Dasyliirion wheeleri	Desert Spoon	X		X
Euphorbia millii	Crown of Thorns			
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
Hibiscus coulteri	Desert Rose Mallow	X		

Vistancia South

Planned Community District

**Table C.5
Proposed Thematic Plant Palette**

Botanical Name	Common Name	Park	Entry	Streetscape/ Open Space
(Cacti, cont.)				
Liriope muscari	Big Blue Lily Turf	X	X	
Malephora crocea	Redspike Ice Plant		X	X
Malephora latea	Yellow Ice Plant		X	X
Nolina bigelovii	Beargrass	X		X
Nolina microcarpa	Beargrass	X		X
Oenothera berlandieri	Mexican Evening Primrose	X	X	
Ophiopogon jaburan 'Dwarf Kyoto'	Dwarf Mondo Grass		X	
Pedilanthus macrocarpus	Lady's Slipper	X		
Strelitzia reginae	African Bird of Paradise	X	X	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
Acacia greggii	Catclaw Acacia			
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
Chrysactinia mexicana	Damianita	X	X	
Convolvulus cneorum	Bush Morning Glory	X	X	X
Cordia boissieri	Anacahuite	X		X
Cordia parvifolia	Small Leaf Cordia	X	X	X
Cotoneaster glaucophyllus	Bright Bead Cotoneaster	X	X	
Dalea frutescens 'Sierra Negra'	Sierra Negra Dalea	X	X	X

**Table C.5
Proposed Thematic Plant Palette**

Botanical Name	Common Name	Park	Entry	Streetscape/ Open Space
(Shrubs, cont.)				
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
Eremophila 'Valentine'	Valentine Shrub	X	X	
Ericameria laricifolia	Turpentine Bush	X	X	X
Eriogonum wrightii	Wright Buckwheat	X		
Feijoa sellowiana	Pineapple Guava	X	X	
Guara lindheimeri	Guara	X		X
Hymenoxis acaulis	Angelita Daisy	X	X	X
Hyptis emoryii	Desert Lavender	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 pruinatum '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
Lonicera japonica 'Halliana'	Hall's Honeysuckle	X		X
Lotus rigidus	Desert Rock Pea	X		X
Lycium fremontii	Fremont Lycium	X		X
Mimosa dysocarpa	Mimosa	X		
Osmanthus fragrans	Sweet Olive	X		X
Philodendron selloum	Split Leaf Philodendron	X	X	
Plumbago scandens 'Summer Snow'	Summer Snow Plumbago	X	X	X
Psoralea schottii	Indigo Bush	X	X	
Pyracantha koidzumii 'Red Elf'	Dwarf Pyracantha	X	X	X
Rhaphiolepis indica	Indian Hawthorn	X		X
Rosa banksiae 'Alba Plena'	White Lady Bank's Rose	X	X	X
Rosmarinus officinalis	Rosemary	X	X	X
Ruellia brittoniana	Ruellia	X	X	X

Vistancia South

Planned Community District

**Table C.5
Proposed Thematic Plant Palette**

Botanical Name	Common Name	Park	Entry	Streetscape/ Open Space
(Shrubs, cont.)				
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
(Cacti, Cont.)				
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
Ziziphus obtusifolia	Greythorn	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

**Table C.5
Proposed Thematic Plant Palette**

Botanical Name	Common Name	Park	Entry	Streetscape/ Open Space
(Groundcovers, cont.)				
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
Trachelospermum jasminoides	Dwarf Star Jasmine	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
Wedelia trilobata	Wedelia	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 jasminoides	Potato Vine	X		X
Vigna caracalla	Snail Vine	X		X

8. Utilities and Services

a. Water

The City of Peoria is the potable water service provider for Vistancia South. Vistancia LLC has secured and developed groundwater resources within the limits of the property in an amount adequate to service a substantial portion of the project. Additional renewable CAP surface water resources have also been acquired in sufficient quantity to serve the balance of the project.

In order to utilize this additional CAP surface water and to meet final buildout demand for Vistancia South, a connection to the Twin Buttes Water Treatment Plant may be necessary. The plant will be located on a site just south of the CAP Canal, partially within Vistancia and Lake Pleasant Heights property. Within Vistancia, Parcel F-9 represents the land allocated for this future treatment plant. This facility will treat CAP water and will have sufficient capacity to provide treated CAP water to Vistancia South and Vistancia North.

b. Wastewater

The City of Peoria currently provides wastewater collection and treatment service for the Vistancia South community since the acceptance of the regional wastewater facilities. A 2.25 million gallon per day (mgd) wastewater reclamation plant (expandable to 6.0 mgd) is located in the southern portion of Vistancia South. This facility (the Jomax Wastewater Reclamation Plant) will not only serve Vistancia South but also other planned communities and miscellaneous properties to the north and west as an integral part of a regional system. Jomax Road and El Mirage Road will be the primary collection routes for wastewater flows outside of Vistancia South. Additionally, Vistancia LLC is working with the City of Peoria and the Arizona State Land Department to assist in the creation of an additional collection route through Section 36. The sewer lines are oversized as directed by the City of Peoria Utilities Department in order to accommodate regional flows.

c. Electric

Vistancia South is located within the Arizona Public Service Company (APS) project service area. Arizona Public Service Company has expanded the existing facilities in order to service Vistancia South. Initial APS facilities located onsite include a 230 kV transmission line and a 12kV distribution line along Jomax Road, respectively located in the easterly portion and southwesterly portions of Vistancia South. The 12 kV distribution line has been utilized to provide electric service to the initial phase of Vistancia South development. Vistancia LLC has met with APS extensively regarding the electric master plan for the community. The 230 kV transmission line has been utilized to provide power to the proposed Calderwood Substation, which was constructed on Parcel D-13 in 2004.

d. Telephone

Vistancia South is located within two telephone service areas, Zona Communications (Accipiter) and Qwest. However, deregulation requirements enable any telecommunications provider to service the site, including Cox Communications. Telecommunications services will be provided by a licensed service provider.

e. Cable Television

In addition to telephone service, Cox Communications also provides cable and high speed internet services to Vistancia South.

f. Natural Gas

Vistancia South is located within the Southwest Gas certificated service area. Even though predevelopment conditions provided limited access to existing gas facilities, Southwest Gas plans has provided enhanced service via the construction of a 16" line that will also serve other developments in the vicinity. Vistancia LLC continues to meet with Southwest Gas to work together to provide a local and regional master plan and the expansion of future natural gas facilities for the area.

9. Development Schedule

The anticipated development phasing of Vistancia South has been subdivided into three development stage based on current progress status:

- Complete
- Present - 2010
- 2011 - 2017

These proposed development stages represent the conceptual development schedule for a anticipated development completion by 2017. Development of the mixed use concepts within Village D may be subject to further phasing beyond its initial construction. However, development phasing may be subject to modification over time due to unforeseen changes in economic market and the availability of development. The approximate schedule for parcel development is depicted in **Figure C-10 Development Phasing Plan**. The figure illustrates parcel location and approximate pace of anticipated absorption based on the three stages listed above. The actual development of each parcel is dependent on many variables relating to City permitting, infrastructure completion, and the schedule of third-party sales. While development may occur within the stated timeframes, final sales and occupancy of the community may extend longer.

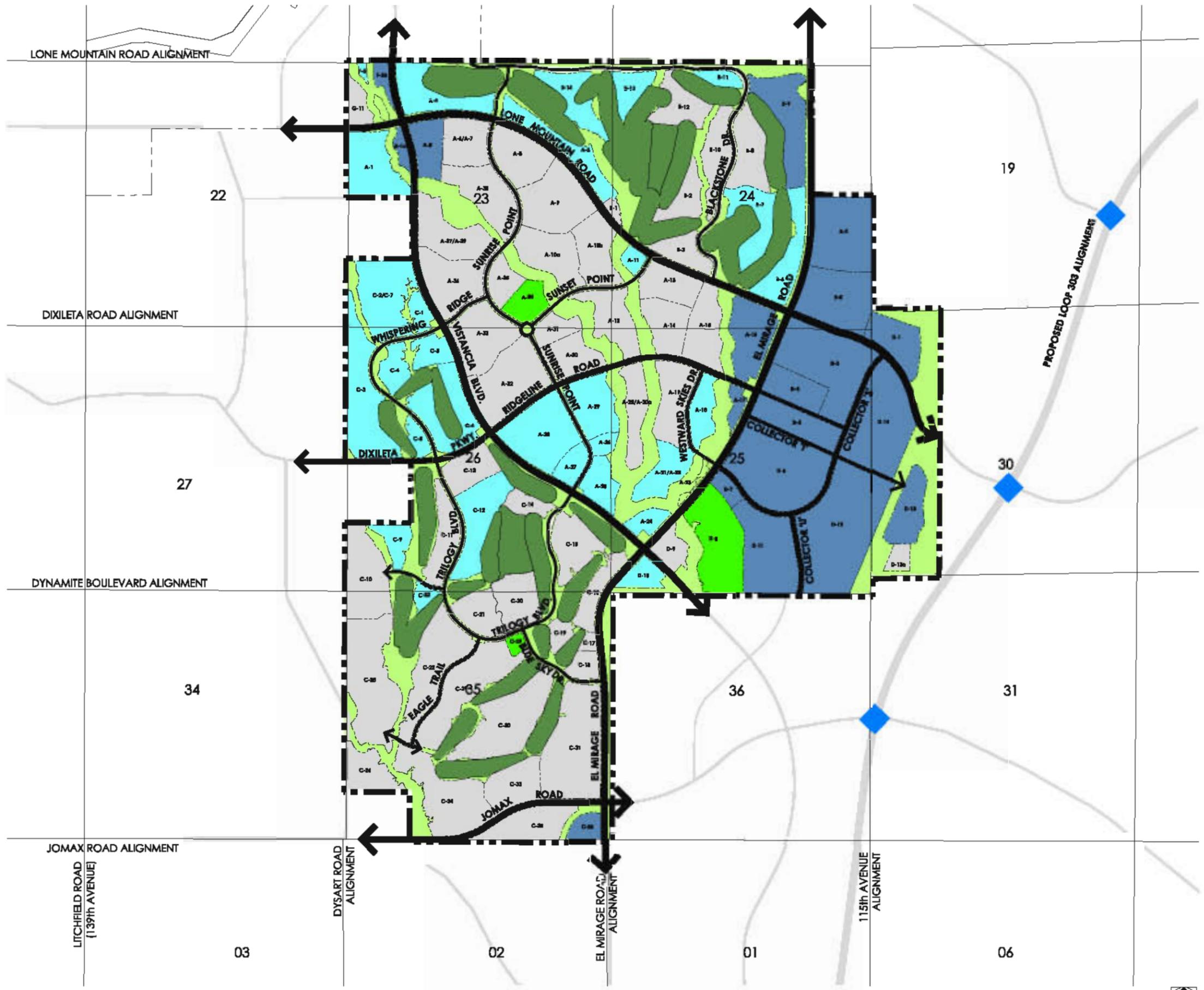
Similar to **Figure C-9**, the development roadway infrastructure has been illustrated in **Figure C-10 Roadway Development Phasing Plan**. Necessary utilities will generally be developed in conjunction with the roadway alignments including sanitary sewer, domestic water, non-potable water, and dry utilities. Infrastructure will be provided both in correlation with parcel development and the necessary provision of roadway circulation and utility expansion in the community.

The continued development of Vistancia South will respond to the economic conditions and demands relating to the housing market, retail market, and job growth. The development will also consider the impacts of access and provision of regional transportation facilities. Although

the above figures provide a general projection of the desired development phasing for Vistancia South, it is noted that subsequent master plan updates for utilities and transportation may provide a more accurate depiction of the project phasing based on required infrastructure.



Planned Community District
Parcel Development
Phasing Plan



PHASE KEY

- Complete
- Present - 2010
- 2011 - 2014
- Park / Open Space
- Loop 303 Interchange/Access

Note:
Development phasing is based on a conceptual representation of a third-party sale, map recordation, and/or start of construction. The actual phasing of development may vary based on economic conditions and availability of development.

February 9, 2010

Vistancia South PCD
Zoning Case Number: Z01-10



Figure C-9

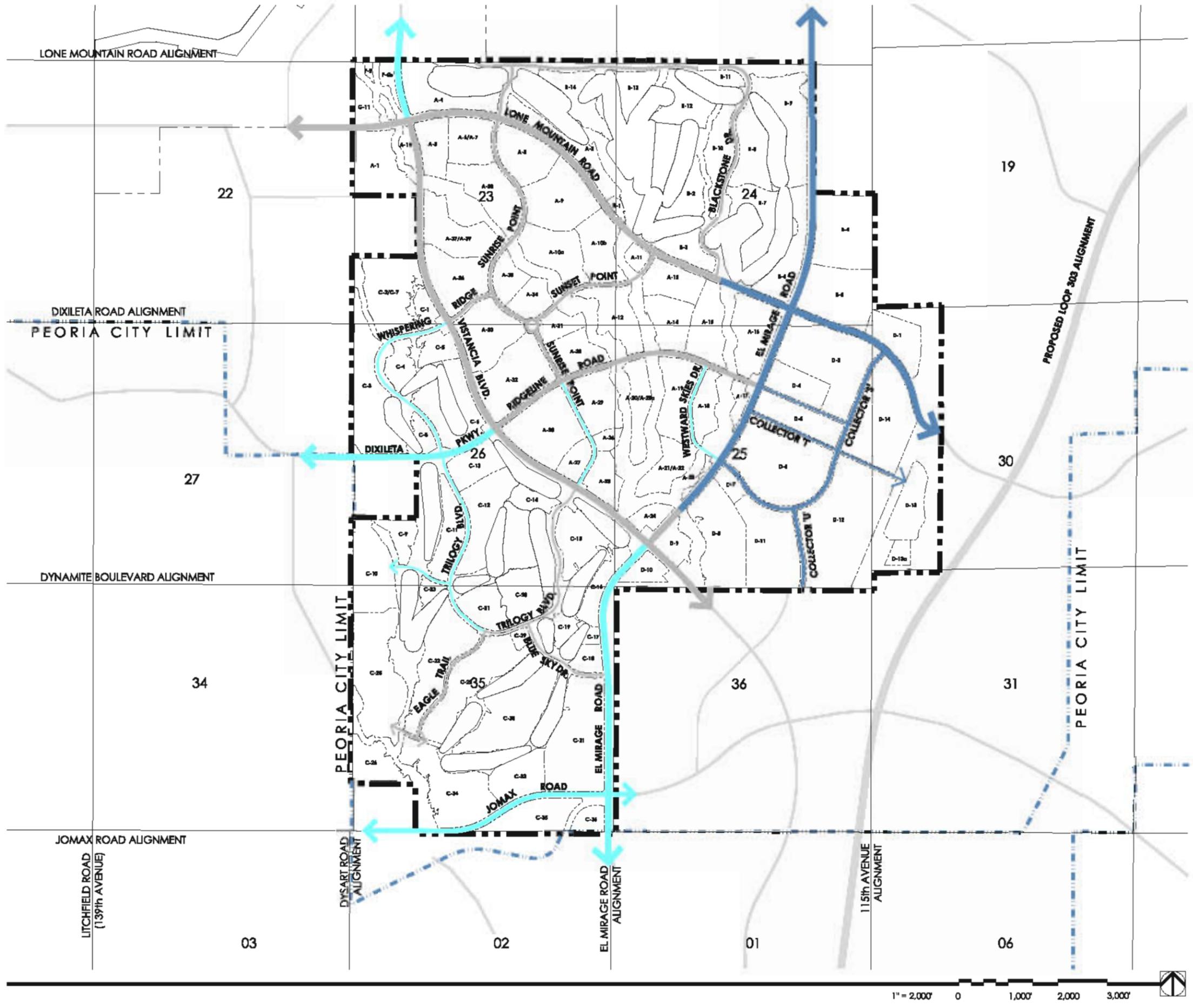


Planned Community District
**Roadway Development
 Phasing Plan**

PHASE KEY

- Complete
- Present - 2010
- 2011 - 2014

* Roadway completion is based on degree of completion and/or receipt of City of Peoria Final Letter of Acceptance.



February 9, 2010
 Vistancia South PCD
 Zoning Case Number: Z01-10



Figure C-10

10. Management and Maintenance

a. Community Association (VMC) Responsibility

A master community homeowners association, the Vistancia Maintenance Corporation (VMC), has been created to manage all common open space facilities with the master planned community and govern the affairs of the community through a formal governance structure established in bylaws. The common facilities included in this management typically will include the Discovery Trail, entry monuments, and community-wide amenities. In addition to common tracts owned by community, the VMC will assume the maintenance responsibility for median landscaping and landscaping within the public and private rights-of-way adjacent to all major arterial and minor arterial roadways throughout the community. Future property owners within Vistancia South will be required to remit dues to one of the four 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 have been, and will continue to 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's regulatory 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.

b. Village Association (VA) Responsibility

Village associations have been formed for each of the residential villages (Village A, Village B, Village C) - the local associations) to manage and maintain tracts, common open spaces and amenities within the respective village. 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 South master plan. Village associations, however, will not have the responsibility to maintain regional or community facilities that are immediately adjacent to the subdivision. Individual home and property owners remit 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 have been created to provide an overall framework and comprehensive set of standards and procedures that will continue to guide the Vistancia South Planned Community development in an orderly and comprehensive manner. Guiding principles and objectives embodied in the guidelines include:

1. Recognize the Sonoran Desert setting 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 in Vistancia South, while promoting diversity in design and development.

- Foster a unique community identity through the use of consistent materials, a community logo, 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 centers which emphasize the treatment of the intersection of El Mirage and Lone Mountain Roads as significant.
 - Encourage form, material and color diversity in building design.
3. Recognize climatic conditions in the Sonoran Desert through attention to solar orientation and other appropriate climatic responses within the built and vegetative environment.
 - Promote the consideration of solar angles with the placement of structures and plant materials to reduce the impacts of summer solar heat gain.
 - Encourage the use of energy efficient design and building materials.
 4. Maximize opportunities for public exposure to common community spaces and visual access to view corridors and physical features.
 - Promote subdivision design that maximizes public exposure to natural open space by extending local street interface areas.
 - Encourage subdivision and commercial center design that provides view corridors, which terminate on open space or topographic features.
 5. Promote opportunities for mobility throughout the community for residents of all ages.
 - Provide a community trails system that considers the movement of community residents between neighborhoods, community commercial uses and the community open spaces.
 - Provide opportunities for school age children to commute as pedestrians or bicyclists between schools, parks, and neighborhoods.
 - Emphasize resident's use of the trails network through comprehensive trails directional markers and maps.
 6. Promote opportunities for community and neighbor 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 public street as having a potential for social interaction in addition to traffic movement by providing opportunities for residents to interact with this space through visual or physical contact.
 - Promote the use of open fencing along natural open spaces, golf courses, and community 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 South. The residential and commercial design guidelines will be reviewed by the DRC for their consistency with the Vistancia South standards. Once approved by the DRC, the proposal will then be reviewed by City Staff for conformance with adopted Peoria Design Guidelines to address the incorporation of City-wide standards. It is noted that the DRC for Vistancia South is generally more specific than existing City of Peoria design guidelines. All changes or updates to the Vistancia South design guidelines will be provided to the City of Peoria for reference and review.

As noted above, the residential design guidelines have not been imposed, administered, or enforced by the Vistancia South 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 South 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. Participation on the DRC has evolved over time as property ownership continues to transition from the Master Developer to the community homeowner associations.

d. Amendment Procedures

While this section does not represent a regulatory element of the Vistancia South 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

On occasion, it may be necessary to request formal or informal interpretation from the Peoria Zoning Administrator with respect to the implementation of the PC District or Zoning Ordinance related to the Vistancia South 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. Regulatory Development Standards

1. Purpose and Intent

Section D contains the land use and regulatory development provisions necessary to implement the vision for the Vistancia South Planned Community District and to comply with provisions of the Planned Community District, Section 14-36-2 and 14-36-3 of the Peoria Zoning Ordinance. To that end, these provisions constitute the primary tools for use by the City of Peoria, Vistancia LLC, and subordinate developers to ensure that Vistancia South develops in conformance with the vision presented by this document as adopted by the Peoria City Council.

The development regulations govern land use densities, intensities, and location criteria within the Vistancia South Planned Community District. Furthermore, this section includes development standards related to base zoning districts, 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 South shall conform to the adopted Ordinances, Codes, Policies and Regulations of the City of Peoria as of the date which the original PCD document was initially approved by the Peoria City Council.

2. Base Zoning Districts

The Vistancia South Planned Community District (PCD) has established specific zoning districts drafted for the community, which supplement and supersede the base zoning described in the Peoria Zoning Ordinance and under PC District (Article 14-36, Section 14-36-2D). These districts are defined as follows:

Vistancia South Planned Community District - Base Zoning Districts

VRD-18	Vistancia Residential Detached Housing
VRD-10	Vistancia Residential Detached Housing
VRD-8	Vistancia Residential Detached Housing
VRD-7	Vistancia Residential Detached Housing
VRD-6	Vistancia Residential Detached Housing
VRD-5	Vistancia Residential Detached Housing
VRD-4	Vistancia Residential Detached Housing
VRA-4	Vistancia Residential Attached Housing
VRA-3	Vistancia Residential Attached Housing
VRA-2	Vistancia Residential Attached Housing
V-NC	Vistancia Neighborhood Commercial
V-CC	Vistancia Community Commercial
V-MU	Vistancia Mixed Use

Figure A-3 Approved PCD Land Use and Underlying Zoning Districts graphically depicts the proposed land use designations of the community and applicable zoning districts for each of the ninety-eight (98) development parcels within the four (4) development units of Vistancia South.

a. Residential Districts

The residential districts listed above are designed to respond to opportunities and constraints discussed within the Site Analysis (Section B) related to the Vistancia South Planned Community District. The wide range of single family residential districts, ranging from large lots with detached residences in suburban settings to stacked loft and condominium products in other more urban environments, provide a full spectrum of housing options intended to support a wide range of resident lifestyles, maximizing housing choices. District standards are intended to promote stable, functional, and diverse neighborhoods that meet the housing needs of each resident. However, single family residential subdivisions shall be exempt from the provision of useable open space as defined in the City's adopted Detached Single Family Design Guidelines (20-70-12 C.1.a.).

Table D.1 Residential Development Standards provides proposed development standards for the residential zoning districts within the parameters of 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 natural drainage ways and other open space areas. Within the single family residential zoning districts, the residential standards will serve to permit design flexibility for lot sizes, while maintaining minimum lot areas within each development parcel, therefore allowing partial density transfer from adjacent open spaces. As indicated in **Table C.1**, the total number of residential units within each of the development units identifies the intended threshold to be achieved. However, the maximum total units allowed within each Village has been included for ease of reference.

Under each of the residential land use designations (V-LD, V-MD, V-MH, and V-HD), any of the flexible zoning districts as listed on **Table C.1** 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 among development parcels during the implementation of the Land Use Master Plan. To encourage the preservation of environmentally sensitive land, units may be transferred between any parcels within the same development unit. For example, if Parcel A-1 is defined within the **Table C.1 Land Use Master Plan and Zoning Data** as not to exceed 155 units and is actually platted with 100 units, the remaining 55 units may be transferred to any other parcel within the associated development unit, Village A. To that end, the following land use and zoning relationships are established:

Table D.1 Residential Development Standards

District (7)	Lot Size		Building Height Feet	Minimum Yard Setbacks (5)					Distance Between Buildings Feet (6)	Maximum Lot Coverage (8)
	Minimum Lot Size	Minimum Width		Front	Side		Street	Rear		
	(1) (2)	(3)		(4)	Min.	Total	Side			
VRD-18										
Standards	18,000	75	30	25	10	20	15	25	---	40%
VRD-10										
Standards	10,000	60	30	20	7	14	10	20	---	50%
VRD-8										
Standards	8,000	50	30	20	5	12	10	15	---	50%
VRD-7										
Standards	7,000	45	30	20	5	10	10	15	---	50%
VRD-6										
Standards	6,000	45	30	20	5	10	10	15	---	55%
VRD-5										
Standards	5,000	40	30	20	5	10	10	10	---	55%
VRD-4										
Standards	3,400	35	36	10	0	6	10	10	---	55%
VRA-4*										
Standards	3,000	35	36	10	0	6	10	0	6	55%
(8)	3,000	NA	36	20	10	20	20	5	10	80%
VRA-3*										
Standards	2,000	25	42	10	0	0	10	0	6	70%
(8)	2,000	NA	42	20	10	20	20	5	10	80%
VRA-2*										
Standards	1,000	25	54	5	0	0	10	0	6	70%
(8)	1,000	NA	54	20	10	20	20	5	10	80%

- (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 up to 40% of the proposed lots may utilize the VRD-7 standards when the applicant can demonstrate conformance with the Minimum 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 district shall have a maximum of eight units per cluster, with a minimum of 10% of the parcel being devoted to central located open space. Open space 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% of the total building frontage in any residential zoning district accommodating such features as side entry garages, bonus rooms, or corridors, etc. In no case shall a front-facing garage be set back measure less than 18' from curb.
 - (5) Minimum distance permitted between buildings on the same lot or as required by the IBC.
 - (6) Districts are cumulative.
 - (7) Residential lot coverage shall be calculated for each Residential Development Parcel as a whole, not on an individual lot basis and reported on the preliminary and final plats. The calculation is as follows: Gross Area of Parcel, less rights-of-way (arterial, collector and local streets) and perimeter landscape tracts equals Net Site Area. Net Site Area multiplied by the lot coverage percentage equals the total square feet of area allowed for coverage within the Development Parcel. The total coverage area is then divided by the number of lots in the Development Parcel, to yield a total number of square feet of coverage for allocation to each lot.
 - (8) 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.
- * Residential land uses for V-MU, VCC-RC, and VCC-MU districts are allowable under Table D.2 and Table D.3 and are subject to residential development standards under VRA-2, VRA-3, and VRA-4 districts.

Residential Land Use

Flexible Residential Zoning Districts

V-LD	VRD-18, VRD-10, VRD-8, VRD-7, VRD-6, VRD-5
V-MD	VRD-6, VRD-5, VRD-4, VRA-4, VRA-3
V-MH	VRD-5, VRD-4, VRA-4, VRA-3
V-HD	VRA-4, VRA-3, VRA-2

The actual zoning district will be determined and vested with the approval of each preliminary plat as proposed by Vistancia LLC or the appropriate property owner, recommended by City staff, and granted by the City of Peoria City Council in an approved final plat.

Some of the commercial and mixed use zoning designations allow for residential land uses within the prescribed districts as noted in **Table D.1** and discussed in Section D.2b. Guidelines for allowable residential uses and actual development standards of these commercial and mixed use districts are provided in **Table D.2 Commercial and Mixed Use Districts Permitted Uses** and **Table D.3 Commercial and Mixed Use Development Standards**.

The maximum residential dwelling units identified for each of the development units represent the maximum potential units to be developed. However, residential units may be transferred from parcel to parcel, and village to village, as the land use master plan is implemented within the community, as necessary to achieve the overall project density target. Proposed subdivision plats must demonstrate conformity with underlying zoning district standards from parcel to parcel when dwelling unit transfers are proposed for a receiving parcel.

The Planned Community District is intended to allow large-scale planned developments, like Vistancia South, an inherent degree of zoning flexibility. To that end, Vistancia South has utilizes “minimum lot area” development concept to promote housing diversity and to address the stated goals for lifestyle diversity. The minimum lot area development option allows for the ability to utilize the lot size and width below the adopted standard within the applicable zoning district while still requiring an overall average lot area per dwelling unit within the subdivision to comply with the minimum lot size required by the specific zoning district. The minimum lot area development option allows for a mixture of lot sizes within a single development while maintaining an overall lot size average and unit count within the development, consistent with the requirements of the zoning district and **Table C.1**.

The lot area development option has been proposed for Vistancia South to facilitate the transfer of dwelling units out of those areas designated as community open space, wash corridors, or areas planned for golf courses and to promote the diversity of lot sizes within subdivision plats. To accommodate the transfer of units out of wash corridors and outside of community open space areas, the Vistancia South development standards propose a lot size reduction (one district below – less restrictive) below the applicable subdivision zoning district standard for no more than forty percent (40%) of the total lots within the subdivision. As an example, if a proposed preliminary subdivision plat has been designated with the VRD-8 district (under the land use and flexible zoning district provisions), this plat may incorporate up to forty percent (40%) of the requested lots with lot sizes and development standards provided by the VRD-7 district.

The Vistancia South Planned Community District shall conform to the standards provided by Section 14-5-3 of the Peoria Zoning Code, except as provided by the general principal permitted use listed below:

- Single family detached housing;
- Single family attached housing (see Table D.1);
- Multi-family attached housing (see Table D.1);
- Churches, synagogues, temples, chapels, or similar places of worship and related facilities;
- Educational institutions, if access is provided directly to an arterial or collector street for public institutions, and directly to an arterial street for parochial institutions;
- Golf courses and maintenance facilities, including golf clubs and temporary golf clubs;
- Homeowners Association meeting facilities;
- Public utility, municipal facility buildings, and related facilities provided that the facilities are adequately screened from public view as determined by the Vistancia Design Review Committee;
- Seasonal rental or time-share units in the VRA-4, VRA-3, VRA-2;
- Private recreation centers;
- Parks, public and private;
- Temporary residential start-up uses, including sales/marketing facilities, model home complexes, and related accessory uses; and
- Water production and storage facilities.

The Vistancia South Planned Community District shall also conform to the standards provided by Section 14-5-4 and 14-5-8 of the Peoria Zoning Code. However, the following additional uses are also permitted as Accessory Uses in all residential districts:

- Cottage or Casita accessory units if:
 1. the units do not exceed 20% of the area of the primary structure;
 2. the units limit cooking and bathing facility areas to 30% of the total area.
 3. units may be attached or detached
 4. electrical service provided to the unit shall be limited to 110 volt service, unless otherwise authorized by the City of Peoria Building Official.
 5. units may not be rented or leased separately from the principal structure.
- Home occupations, according to the standards within Section 14-3-9 of the Peoria Zoning Ordinance.

The Vistancia South Planned Community District will recognize the development standards provided within **Table D.1 Residential Development Standards**. These standards are intended to supersede the standards provided by Section 14-5-5 of the Peoria Zoning Ordinance, as authorized by 14-36-7E of the Peoria Zoning Ordinance. The residential district standards are intended to provide minimum development criteria related to average lot area, minimum lot width, building height, minimum yard setbacks, distance between structures and maximum lot coverage for each residential lot.

b. Commercial and Mixed Use Districts

The commercial districts planned for Vistancia South have been designed to respond to opportunities and constraints of the site while maximizing the ability to provide quality goods and services for the region and community and to capture of sales tax for the City of Peoria. For example, at the intersection of El Mirage Road and Vistancia Boulevard, community-oriented retail provides local grocery goods and services that accommodate the neighborhood needs of the Vistancia South residents. Similarly, other sites within the community are orientated to provide residents with access to convenience goods, gas stations, pharmacies, and local dining convenient to their homes.

Several commercial sites within the community have been identified to allow for more integrated development utilizing a mix of land uses. These mixed use development areas will enable the blend of retail, employment, and residential uses over one site. For example, one of these sites may be able to provide multi-family dwelling units with surrounding land use support of light retail such as a drycleaning shop and coffee bistro.

At the Loop 303 corridor, it is understood that freeway access will provide the ability to incorporate more large scale commercial goods and services. Conversely, some of the sites may provide for may be able to provide residential lofts with ground level retail. It is furthermore recognized that a portion of the site is oriented with the ability to provide commercial service on a more regional scale. With close proximity to the Loop 303 corridor, a majority of Village D is planned to attract large scale shopping, employment, and entertainment uses. This realization has prompted the envisioning process for a true urban core within Village D, often referred as the Vistancia Commercial Core.

The regulatory commercial districts within Vistancia South are described as follows:

- **V-NC (Neighborhood Commercial District)** - intended to provide neighborhood-level goods and services within a Development Unit (Character Village) (typically intended to serve a local market area within a one-mile radius and contain less than 100,000 sq. ft. of Gross Leasable Area (GLA))
- **V-CC (Community Commercial District)** - intended to provide community level goods and services as necessary to serve the entire Vistancia Planned Community (typically intended to serve an intermediate market within a three-mile radius and contain less than 500,000 sq. ft. of GLA)
- **V-MU (Mixed Use District)** - intended to accommodate higher intensity commercial, employment, industrial, as well as high density residential uses (typically intended to serve a regional market area within a ten-mile radius)

Commercial and mixed-use developments are governed by a set of development standards which help define setbacks, lot coverage restrictions, and building heights. The standards for V-NC, V-CC, and V-MU can be found in **Table D.3 Commercial and Mixed Use Development Standards**.

A specific height overlay study has been conducted to analysis the impacts of increased height within Village D. The study is referenced in **Appendix F**. Using the objective assessment methodology of the Bureau of Land Management to evaluate quality and impact of the surrounding environment and viewsheds, the study concluded that an increase of height would not adversely affect the quality of life within Vistancia South. Quality planning for transition of heights from single family uses to more dense residential and commercial uses is essential. To that effect, a recommended height overlay is recommended as referenced in **Figure D-2 Village D Height Overlay**.

Project approved intensity (non-residential square footage) may be transferred between the V-NC, V-CC, V-MU, and districts throughout the project as necessary to meet the employment, entertainment, and retail demands of the projected Vistancia South population.

Table D.2 Commercial and Mixed Use Permitted Uses provides a list of the permitted uses for the commercial districts within Vistancia South Planned Community District. This table provides regulatory provisions affiliated with permitted principal uses (P), permitted conditional uses (C), permitted accessory uses (A) or uses not permitted (-) for each of the non-residential zoning districts (V-NC, V-CC, and V-MU. The uses noted within **Table D.2** are further subject to the regulatory provisions of Section 14-9-5 of the Peoria Zoning Ordinance - Limitations on Uses.

Table D.2 Commercial and Mixed Use Districts Permitted Uses

<i>Land Use Description</i>	<u>V-NC</u>	<u>V-CC</u>	<u>V-MU</u>
<u>Administrative & Financial</u>	<u>V-NC</u>	<u>V-CC</u>	<u>V-MU</u>
Automatic Teller Machine (ATM)	P	P	P
Banks and Financial Institutions	P	P	P
Bonding Companies & Non-chartered Financial# (see Section 14-9-5.1)	-	-	C
Medical, Dental or Health Offices	P	P	P
Professional, Administrative or Business Offices	P	P	P
<u>Automobile Related</u>	<u>V-NC</u>	<u>V-CC</u>	<u>V-MU</u>
Auto Auction	-	-	C
Auto dismantling, Scrap Dealers, Recycling Centers	-	-	-
Auto Parts and Accessory Store	P	P	P
Auto Sound System Installation, Auto Glass Tinting & Repair, & similar uses#	-	C	P
Auto Body Repair & Painting Facilities#	-	-	P
Automobile, Boat, RV, or Motorcycle, Outdoor Sales and Rental	-	-	P
Automobile Diagnostic and/or Service Establishment#	-	C	P
Auto Parking Lot or Parking Structure as Principal Use	-	C	P
Automobile Rental Facility, limit to six (6) vehicles#	-	C	P
Automobile, RV, & Boat Storage Facility	-	-	P
Automobile Towing & Impound Facilities	-	-	P
Automotive Repair Facilities	-	P	P
Boat & RV Repair	-	-	C
Car Wash, Automated	P	P	P
Car Wash, Self Service	P	P	P
Emissions Testing Facility	-	-	P
Gas Service Station	P	P	P
Tire Sales, Repair and Mounting#	-	P	P
Truck Stop, including wash	-	-	-

<i>Land Use Description</i>	<u>V-NC</u>	<u>V-CC</u>	<u>V-MU</u>
<u>Eating & Drinking Establishments</u>	<u>V-NC</u>	<u>V-CC</u>	<u>V-MU</u>
Coffee Shop	P	P	P
Delicatessen and Catering Establishment	P	P	P
Food & Beverage Vendor Cart#	A	A	A
Outdoor Dining Areas	P	P	P
Restaurant, fast-food (drive-thru)	P	P	P
Restaurant, fast-food (w/o drive thru)	P	P	P
Restaurants and Cafeterias	P	P	P
Tavern, Bar, Lounge or Establishment that sells alcoholic beverages for consumption on premise, excluding restaurants#	C	P	P
<u>Entertainment and Recreation</u>	<u>V-NC</u>	<u>V-CC</u>	<u>V-MU</u>
Adult Uses#	-	-	-
Convention Centers and Exhibition Halls	-	-	C
Dancing, Theatrical or Music Studio	-	P	P
Golf Courses, incl. golf clubs and maintenance	P	P	P
Health and Exercise Center	P	P	P
Indoor Recreation/Entertainment including 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
Recreation and Social Clubs#	P	P	P
Resorts	-	P	P
Tennis, Racquet Clubs, Miniature Golf & similar uses	-	C	P
Theater, indoor	-	P	P
Wedding and Reception Center# (Ord. 02-21)	C	C	P
<u>General Industrial & Manufacturing*</u>	<u>V-NC</u>	<u>V-CC</u>	<u>V-MU</u>
Bulk Fuel Sales and Storage	-	-	-
Call center	-	-	P
Cement & Asphaltic Concrete Batch Plants	-	-	-
Commercial Laundry & Dying Plant	-	-	-
Commercial Livestock Feeding, Hog Ranches, Poultry Hatcheries, Dairy Farms, Cattle Sales & Livestock Auctions	-	-	-
Commercial Slaughtering, Lard & Tallow Rendering, Meat Packing, Poultry & Game Dressing & Packing	-	-	-
Contractors Storage Yard, including outdoor storage of construction equipment & materials	-	-	-
Cotton Ginning & Baling, Wood Preserving by pressure impregnation, Rubber or Oil Reclaiming	-	-	-
Day Labor Hiring Centers	-	-	-
Data Center (Ord.02-21)	-	-	P
Drilling, Production, Refining of Petrol, Gas or Hydrocarbons	-	-	-

<i>Land Use Description</i>	<u>V-NC</u>	<u>V-CC</u>	<u>V-MU</u>
<u>(General Industrial & Manufacturing* - Continued)</u>	<u>V-NC</u>	<u>V-CC</u>	<u>V-MU</u>
Electric Power Generating Plants, Solar Panel Energy Production, Transformer Stations & Sub-stations, Gas Pumping Plants	-	-	P
Environmental Remediation Facility	-	-	-
Essential Public Service or Utility Installation	P	P	P
Incineration or Reduction of offal, garbage or refuse when conducted entirely within an approved enclosed facility	-	-	-
Machine Shops	-	-	P
Manufacturing, Fabrication & Processing of Goods#	-	-	P
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	-	-	-
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	-	-	-
Mini-storage warehouses, excluding RV, Boat and Trailer storage (Ord.02-21)#	-	C	P
Mini-storage warehouses, RV, Boat & trailer storage	-	C	P
Moving truck, trailer & equipment rental	-	-	P
Moving company storage & transfer facility	-	-	P
Outdoor storage	-	-	C
Parcel delivery service	-	-	P
Printing and publishing facilities	-	C	P
Processing & compounding to reform recyclable materials into a useable state	-	-	-
Railroad shops & similar heavy service facilities	-	-	-
Recycling collection facility#	-	-	C
Recycling Collection Point	A	A	A
Remote Mail Service	P	P	P
Research laboratories#	-	-	P
Storage, processing & sale of scrap metal & junk	-	-	-
Wholesaling, warehousing, distributing, repair, rental & servicing of any commodity excluding live animals, explosives & storage of flammable liquids & gases	-	-	P
<u>General Retail</u>	<u>V-NC</u>	<u>V-CC</u>	<u>V-MU</u>
Antiques, Crafts, and Collectibles Sales	P	P	P
Bait and Tackle Shops	P	P	P
Book, Stationery & Greeting Card Store	P	P	P
Candy and Ice Cream Store	P	P	P
Carpet and Floor Covering Store	-	P	P
Copy Center	P	P	P
Florist	P	P	P
Gift, Novelty and Souvenir Shop	P	P	P

<i>Land Use Description</i>	<u>V-NC</u>	<u>V-CC</u>	<u>V-MU</u>
<u>General Retail - Continued</u>	<u>V-NC</u>	<u>V-CC</u>	<u>V-MU</u>
Hobby, Stamp and Coin Shop	P	P	P
Newsstand	P	P	P
Pawn Shop# (see Section 14-9-5.I)	-	-	P
Pet Shop	P	P	P
Plumbing, Heating & Air-conditioning Sales and Service	-	C	P
Retail Decorative Rock Sales	-	C	P
Retail Sales of Merchandise, Indoor	P	P	P
Retail Liquor Store# (see Section 14-9-5.I)	-	C	C
Surplus Store	-	-	P
Thrift Store	-	-	P
Video Rental Store	P	P	P
Water and Ice Store	P	P	P
<u>Institutional</u>	<u>V-NC</u>	<u>V-CC</u>	<u>V-MU</u>
Art Gallery	P	P	P
College or University#	-	-	P
Cultural Institutions	P	P	P
Day Care Centers or Pre-school Centers#	P	P	P
Group Care Facility or Community Residential Facility#	-	-	P
Homeless Shelter & similar uses	-	-	-
Libraries and Museums	P	P	P
Non-profit Social services#	P	P	P
Nursing or Convalescent Home, Long term Care Facility#	-	C	P
Public Buildings#	P	P	P
Public & Public Utility Buildings, Structures, Uses, Facilities and Equipment#	P	P	P
Religious Institutions & similar places of worship#	P	P	P
Public/Private Schools, Educational Institutions, Business, Technical or Vocational excluding Colleges Universities#	-	P	P
Substance Abuse Detoxification & Treatment Centers	-	-	C
Water Production and Storage	P	P	P
Water Reclamation Facility	-	-	P
Wireless Communication Facilities (regulated per Section 14-3-13 of the Peoria Zoning Ordinance)	C	C	C
<u>Intense Retail</u>	<u>V-NC</u>	<u>V-CC</u>	<u>V-MU</u>
Appliance, Furniture, & Household Equipment Sales and Rentals	P	P	P
Office Supply & Machine Sales & Service	P	P	P
Department Store	P	P	P
Equipment Sales, Rental and Storage Yard	-	-	P
Farmers Markets	-	C	P
Hardware Store with outdoor storage	C	C	P
Home Improvement Store	-	P	P

<i>Land Use Description</i>	<u>V-NC</u>	<u>V-CC</u>	<u>V-MU</u>
<u>Intense Retail - Continued</u>	<u>V-NC</u>	<u>V-CC</u>	<u>V-MU</u>
Mobile Home Sales	-	-	-
Monument Sales and Engraving Shop	-	P	P
Outdoor Sales and Display Area (Ord. 02-21) #	-	-	P
Plant Nursery, Retail**	-	P	P
Plant Nursery, Wholesale	-	-	P
Retail Sales of Lumber & Building Materials#	-	-	P
Sales & Storage of grain, feed, seed, fertilizer, farm & garden supplies	-	-	-
Swap Meet, indoor	-	-	P
Swap Meet, outdoor & similar outdoor sales	-	-	P
Upholstery Shop	-	P	P
Wholesale Produce Storage or Market	-	-	P
Wholesale sales of finished goods	-	-	P
<u>Lodging</u>	<u>V-NC</u>	<u>V-CC</u>	<u>V-MU</u>
Bed and Breakfast Inn#	P	P	P
Hotel or Motel#	-	P	P
Living quarter for night guards	-	A	A
<u>Medical</u>	<u>V-NC</u>	<u>V-CC</u>	<u>V-MU</u>
Ambulance Service Facility	-	C	P
Emergency Medical Care Facility#	-	C	P
Hospitals	-	-	P
Medical, Dental, Optician or Health, Clinics and Laboratories	P	P	P
Veterinary Hospital#	-	C	P
Veterinary Offices and Clinics, excluding animal boarding#	P	P	P
<u>Personal Services</u>	<u>V-NC</u>	<u>V-CC</u>	<u>V-MU</u>
Animal Shelter	-	-	C
Appliance Repair	-	-	P
Auction Houses and Estate Sales	-	-	P
Boarding Kennels	-	-	C
Blueprint Shop	-	P	P
Cabinet and Carpentry Shop	-	P	P
Custom Dressmaking, Furrier, Millinery or Tailor Shop#	-	P	P
Dry Cleaning and Laundry Establishment	P	P	P
Employment Agencies, not including Day Labor Hiring Centers	-	P	P
Laundromat, self-service	P	P	-
Locksmith	P	P	P
Messenger Delivery Service	P	P	P

<i>Land Use Description</i>	<u>V-NC</u>	<u>V-CC</u>	<u>V-MU</u>
<u>Personal Services - Continued</u>	<u>V-NC</u>	<u>V-CC</u>	<u>V-MU</u>
Plasma Center, Massage Establishment, Tattoo & Body Piercing Studio#	-	-	-
Palm Readers, Phrenologists, Fortune Tellers and Astrologers	-	-	-
Tanning salon, Nail Salon, Barber Shop, Beauty parlor & similar uses	P	P	P
Pest Control Service	-	-	P
Pet Grooming Shop	P	P	P
Photographic Developing and Printing	P	P	P
Photographic Studio	P	P	P
Radio and Television Sales and Service	P	P	P
Recording Studio	-	P	P
Shoe Sales and Service, Clothing Alteration	P	P	P
Sightseeing Tour Companies	P	P	P
Ticket and Travel Agency	P	P	P
Watch and Clock Repair Shop	P	P	P
<u>Residential</u>	<u>V-NC</u>	<u>V-CC</u>	<u>V-MU</u>
Multi-family Residential***	-	-	P
Single-Family Residential	-	-	P
<u>Transportation</u>	<u>V-NC</u>	<u>V-CC</u>	<u>V-MU</u>
Aviation uses such as Aircraft Repair, Aircraft Sales & Air Charter Services	-	-	-
Bus Terminals/Park and Ride Facility	-	C	P
Marine Fuel Facility	-	-	-
Rail and Motor Freight Terminals & Facilities	-	-	-
School Bus Parking and Maintenance	-	-	C

P = Permitted Use.

C = Permitted Conditional Use. Condition Use Permit required. Refer to Peoria Zoning Ordinance Article 14-39-10.

A = Permitted Accessory Use.

- = Use not Permitted.

= Subject to special limitations per Article 14-9-5 of the Peoria Zoning Ordinance, if permitted or conditional use.

* = No industrial or manufacturing uses will be allowed within Vistancia South, except as indicated in table above.

** = Outdoor sales of nursery stock, lawn furniture, and home garden supplies when developed in integral relation to the planned complex and screened from view of any street.

*** = Residential use shall conform to the maximum density and development standards established for the VRA-2 district. Single family residential within commercial parcels shall only be allowed in parcels zoned V-MU and located west of El Mirage Road.

Table D.3 Commercial and Mixed Use Development Standards

DEVELOPMENT STANDARD	<u>V-NC</u>	<u>V-CC</u>	<u>V-MU⁽¹⁾</u>
Maximum Lot Coverage	None	None	None
Minimum Building Setback⁽²⁾ (from any arterial street)	15 feet ⁽²⁾	15 feet ⁽²⁾	15 feet ⁽²⁾
Minimum Side Yard Setback (defined from perimeter of designated combined commercial area under same ownership or platted on same map – not individual parcels or buildings)	15 feet adjacent to non-residential use and multi-family (including attached housing) uses; 30 feet adjacent to traditional single family residential uses.	15 feet adjacent to non-residential use and multi-family (including attached housing) uses; 30 feet adjacent to traditional single family residential uses.	20 feet adjacent to non-residential use and multi-family (including attached housing) uses; 50 feet adjacent to traditional single family residential uses up to a maximum height of 60 feet – additional 3-foot setback for each additional foot of height up to 74-foot maximum height.
Minimum Rear Yard Setback (defined from perimeter of designated combined commercial area under same ownership or platted on same map – not individual parcels or buildings)	15 feet adjacent to non-residential and multi-family (including attached housing) uses; 30 feet adjacent to traditional single family residential uses.	15 feet adjacent to non-residential and multi-family (including attached housing) uses; 30 feet adjacent to traditional single family residential uses.	25 feet adjacent to non-residential use and multi-family (including attached housing) uses; 50 feet adjacent to traditional single family residential uses up to a maximum height of 60 feet – additional 3-foot setback for each additional foot of height up to 74-foot maximum height.
Maximum Building Height⁽³⁾ (defined from perimeter of designated combined commercial area under same ownership or platted on same map – not individual parcels or buildings)	Maximum height of 2 stories or 36 feet.	Maximum height of 3 stories or 42 feet.	Maximum height of 6 stories or 74 feet Height setback subject to the limitation of 2 stories or 36 feet within the first 50 feet measured from the gross parcel boundary with a permissible 1 foot incremental increase in height for every 5 feet in horizontal setback from the first 50 feet.
Minimum Street Landscape Area	Per City of Peoria Zoning Ordinance	Per City of Peoria Zoning Ordinance	Per City of Peoria Zoning Ordinance

Minimum Perimeter Landscape Area	Per City of Peoria Zoning Ordinance	Per City of Peoria Zoning Ordinance	Per City of Peoria Zoning Ordinance
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NOTES:

- (1) Residential land use within the V-MU district shall conform to the development standards provided by Section D.2.a, as except as noted herein.
- (2) Retail window, showcase, and architectural enhancements may extend two (2) feet within the building setback. Porches and stoops may encroach into the building setback up to a maximum distance of six (6) feet. Architectural arcades may penetrate the adjacent roadway right of way, but shall not break the imaginary vertical plane measured at two (2) feet from the back of curb.
- (3) Building heights may be exceeded to fulfill the provisions of architectural embellishments and mechanical/electrical equipment.

c. Shared Parking Concept

The concept of shared parking is the use of parking space to serve two or more individual land uses without conflict or encroachment. The goal of shared parking methodology is to find the balance between providing adequate parking to support a development from a commercial viewpoint and minimizing the negative aspects of excessive land use area or resources devoted to parking lots or structures. Shared parking calculations recognize that different uses experience their individual peak parking at potentially different times of day, or days of the week as shown in Section D.3.4. When land uses share a common parking footprint, the total number of spaces needed to support the collective uses is determined by adding parking profiles (by time of day or day of week) rather than individual peak ratios as represented in typical zoning requirements.

When specifying how many parking spaces must be provided to meet the demands of a given land use, regulations often mandate the use of a simple formula. For example, one parking space may be required for every 200 square feet of retail space. This method simplifies the calculation process and generally provides enough parking to meet the land use's peak demand. However, some fraction of this parking is typically vacant for at least part of each day. In the case of a church or sports stadium, a parking lot may be nearly empty for a good portion of the week but filled to capacity for relatively short periods. Office parking lots, on the other hand, are busy during the week but largely vacant on weekends. If land uses with different peak demand times are located near one another, it is possible to provide fewer total spaces. This is because each land use can use spaces which the other does not currently need. This strategy, termed "shared parking," provides a number of benefits:

- Land that would otherwise be used for parking is available for revenue-generating uses or for open space.
- Having less land dedicated to parking generally means a more attractive development, lower capital and operating costs, and fewer negative environmental impacts.
- Traffic circulation is more efficient, because there are fewer intersections associated with parking areas and because mixed-use developments generate fewer trips. For example, office workers may walk to a nearby restaurant at lunch rather than drive.
- Mixed-use development tends to have activity over a greater portion of the day, improving security and creating a more lively environment.

Although shared parking provides many benefits, it is not without its weaknesses. Many of these stem from the variability of parking demand as well as the cooperation necessary to share a finite resource. Among these weaknesses are the following:

- If land uses change, the amount of parking provided may end up being insufficient or excessive.
- Opportunities for reserved or time-restricted parking are limited.
- Implementing a shared parking program requires more initial work and more subsequent monitoring and enforcement than do standard parking strategies.
- Creating a mixed-use development is more complicated than creating a single-use development.
- Design and operation of parking can be more difficult, as shared parking areas need a uniform structure.

Table D.4 Shared Parking Example – Project Data, Table D.5 Shared Parking Example - Parking Demand Over Time, and Table D.6 Shared Parking Example – Parking Supplied provides an example of basic shared parking calculations for a typical mixed-use development. As indicated in **Table D.4**, the example development consists of 7,000 square feet of street-level destination retail space and three upper floors (21,000 s.f.) of office space. If typical parking standards were applied, the retail space would require 35 parking spaces (one space per 200 s.f.) and the office space would require 84 parking spaces (one space per 250 s.f.), for a total of 119 spaces.

Table D.5 shows how the shared parking model has calculated variations in parking demand for each of the uses throughout a typical weekday. As the line showing total demand indicates, the expected peak demand for parking occurs around 10:00 A.M. The total amount of parking required at this time is calculated to be only 103 spaces.

Table D.6 provides a comparison between the requirements calculated using typical parking ratios (119 spaces) and the shared parking model (103 spaces plus a 5% contingency factor, for a total of 108 spaces). For this particular example, the shared parking model suggests that parking can be reduced by 9% while still meeting all of the expected parking demand.

Table D.4: Shared Parking Example – Project Data

Uses	Total Area		Use %	# of Spaces	Factors
Destination Retail	7,000	s.f.	54%	19	1 per 200
Convenience Retail	0	s.f.	65%	0	1 per 200
Office	21,000	s.f.	100%	84	1 per 250
Restaurant	0	s.f.	20%	0	1 per 83.3
In-Line Restaurant	0	s.f.	20%	0	1 per 66.6
Medical	0	s.f.	100%	0	1 per 250
Fitness	0	s.f.	51%	0	1 per 154
Ice Skating	0	s.f.	0%	0	1 per 156
Cinemas	0	Seats	0%	0	Seats / 3
Residential	0	Units	100%	0	Units x 2.41
Guest Rooms	0	Rooms	45%	0	Rooms x 1
Hotel Restaurant	0	s.f.	20%	0	1 per 200
Conference Center	0	s.f.	100%	0	1 per 54.5
Total s.f.	28,000				
Total Seats	0		Sub-Total		103
Total Chairs	0		Plus	5%	5
Total Rooms	0				
Total Units	0		Total		108
Peak Time of Day: 10:00a.m. Weekday					
Total Parking:					0
Percent of Required Parking:					0%

Table D.5

Shared Parking Example - Parking Demand Over Time

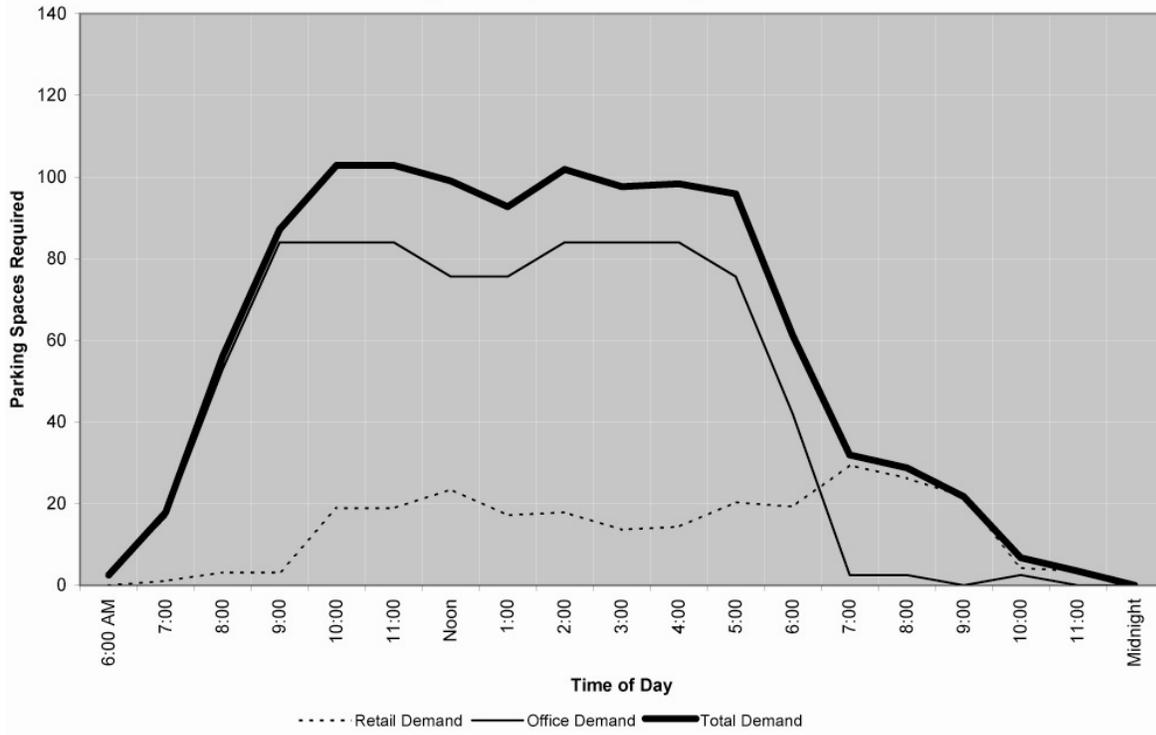
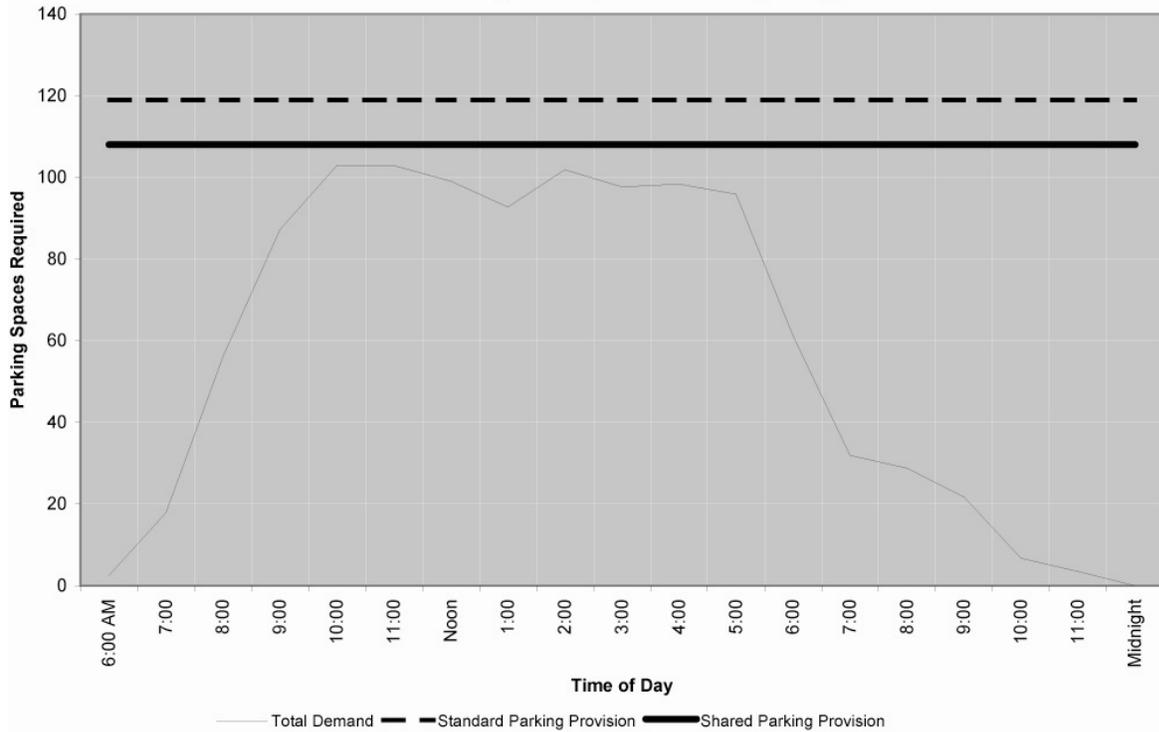


Table D.6

Shared Parking Example - Parking Supplied



However, the size and complexity of the proposed mixed use development and urban core within Village D, necessitates additional restrictions:

- Uses which are assumed to be able to share parking are 1) uses located on the same block or 2) uses located on adjacent blocks that will be parking in the same lot or structure. This restriction limits the walking distance between parking locations and destinations to 300 feet in many cases.
- Residential development is not included in shared parking calculations, as it is assumed that residential parking spaces will be reserved and/or will have controlled access.

The shared parking software used is only designed and configured to provide a rough shared parking analysis. The calculations do not take into account seasonal, local travel patterns, or other factors which could affect their accuracy. More detailed calculations can be undertaken as development plans become more specific and as more detailed information on local parking use become available.

3. Development Standards

a. Vistancia South General Development Standards

This section is intended to supplement and supersede standards of general applicability provided by Peoria Zoning Ordinance Sections 14-2 (Definitions), 14-3 (General Provisions), 14-22A (Hillside Development Overlay District), 14-23 (Parking and Loading Requirements), 14-34 (Signs), 14-35 (Landscape Requirements) as well as addressing provisions of the City of Peoria Design Review Manual. Each of these Ordinance provisions are modified as provided below:

1. Definitions (Article 14-2)

Average Area per Dwelling Unit - Average area equals the gross subdivision plat area less all dedicated street area (or street tract area in the case of private streets), divided by the proposed number of residential lots within the plat. Up to 40% of the proposed lots within the subdivision plat may utilize the residential standards provided by the next higher density zoning district.

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 given property divided by the gross acreage of that property.

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 and containing multiple development parcels.

Development Parcel - A sub-area of each development unit (village) referenced by letter (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 included 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 included 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.

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 (Shared) – The utilization of the same parking facilities to accommodate the different peak parking needs of two or more adjacent parcels without conflict or encroachment.

Parking (Parallel/Angle) - The use of on-street parking to augment off-street facilities on collector and local streets.

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 500 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 South 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 freestanding 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 arena single family and amphitheaters*
- d. *Public parks*
- e. *Street Lighting*

d. Section 14-3-5 Walls and Fences

The wall and fence standards for the Vistancia South Planned Community District shall be as established in Section 14-3-5 of the Peoria Zoning Ordinance (see Appendix I), except as modified below.

Provision 14-3-5.A.4., regarding height of any fence or wall, shall be modified to read as follows:

Where a retaining wall is necessary, the combined height of the retaining wall and screen wall shall be a maximum of ten (10) feet for residential districts and twelve (12) feet for non-residential districts, measured from the finished grade on the retaining side of the wall. The retaining wall portion of the overall wall height shall not exceed a maximum of six (6) feet in height. All wall combinations over eight (8) feet in height require DRC approval.

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. However, in no case shall the height of the fence or wall on either side exceed nine (9) feet in height within or abutting a residential district, or twelve (12) feet in the case of a non-residential district.

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 Planning 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 or may 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, shall be modified to read as follows:

Where adjacent to a transportation corridor, a combination slope and 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 upon finding that projected noise levels affiliated with the transportation corridor will exceed 65 LDN, shall be placed adjacent to the transportation corridor for residential subdivisions. The proposed wall height will be designed to mitigate the noise level below 65 LDN from the initial projection through the consideration of height, proposed materials, distance and the review of traffic projections under a twenty year projection. The wall shall be placed adjacent to the transportation corridor for any residential subdivision recorded after the effective date of this Ordinance. A transportation corridor shall be defined as arterials such as Vistancia Boulevard, Dixileta Parkway, El Mirage Road, Jomax Road, and Lone Mountain Road.

e. 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 principal or permitted conditional use only in parcels zoned non-residential such as; Special Use (V-SU), Neighborhood Commercial (V-NC), Community Commercial (V-CC), or Mixed Use (V-MU) including Parks/Open Space and Public/Quasi Public Uses, subject to the limitations contained in this Article and as otherwise set forth in the Peoria City Code. All wireless facility locations and designs must be approved by the Vistancia Home Owners Association and Vistancia Maintenance Corporation prior to submitting for permits and/or installation on any parcel within the Vistancia Community.

3. Hillside Development (Article 14-22A)

The Hillside Development Overlay (HDO) District applies to all properties that contain an area of more than 10% slope for the purpose of establishing special regulations for development in these sensitive areas. Based on analysis of the Vistancia South Planned Community project area, this condition has been determined to exist within Development Parcels A37/A-39 only. All other development parcels will be exempt from the provisions of Article 14-22A of the Peoria Zoning Ordinance.

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

Beyond density restrictions, the HDO includes provisions for construction on hillside lots. It is the intent of the Vistancia South Planned Community District to comply with the provisions of the HDO within the two (2) development parcels with determined “hillside conditions”, subject to the following exceptions:

Intended exceptions to the provisions of the HDO for the Vistancia South Planned Community District 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 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 South 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.

4. Parking and Loading (Article 14-23)

The parking standards for the Vistancia South property 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, VRA-3, VRA-2, 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:

<u>Dwelling Type</u>	<u>Total Spaces Required</u>	<u>Non-Exclusive</u>
<i>Single Family Detached</i>	<i>3 spaces</i>	<i>1 space</i>
<i>Single Family Attached</i>	<i>3 spaces</i>	<i>1 space</i>
<i>Multifamily (3 bedroom)</i>	<i>2.5 spaces</i>	<i>1 space</i>
<i>Multifamily (2 bedroom)</i>	<i>2.0 spaces</i>	<i>1 space</i>
<i>Multifamily (1 bedroom)</i>	<i>1.5 spaces</i>	<i>.5 spaces</i>
<i>Multifamily (studio)</i>	<i>1.25 spaces</i>	<i>.25 spaces</i>

The required exclusive parking may be satisfied with the utilization of the shared parking concept and/or the provision of tandem parking stalls.

As identified in Section D, the proposed shared parking calculation for Vistancia Commercial Core shall be calculated as follows:

1. Identify the land uses and quantities for each parcel (floor area, theater seats, dwelling units, etc.) which can reasonably be expected to share a common parking facility or multiple parking nodes;
2. Determine peak parking requirement for each such use based on the existing requirements of Article 14-23;
3. Adjust for any parking demand component which will be unavailable for sharing, (i.e. spaces which will be exclusively dedicated and/or accessible by only one use type). Those residential uses that include the assignment of one space exclusively for each conventional residential unit, with the balance of its required parking ratio supported by shared parking. For the remaining demand components, determine the hourly and daily parking profiles for each use based on **Table D.4**.

4. Determine the total demand for each parking node by time of day based on a summation of the demand profiles specified in **Table D.4**.
5. The parking requirement for the specific mix of land uses should be equal to the highest total identified in step 4 above, inflated by ten percent to account for subarea locational preferences and ease of utilizing readily available parking stalls.
6. On-street parking located on private or public streets shall be credited at 100% to satisfy overall site visitor parking requirements.
7. Tandem parking shall be credited at 100% for both residential and office uses in Village D to satisfy parking requirements.

Parking standards for specific uses within the same parking “pool” (i.e. same shared facility for identified mix of uses shall be:

Land Use	Gross Leasable Area (GLA)	Parking Standard
Office	Less than 100,000 sq. ft.	4.00 spaces/1,000 GLA
	100,000 to 499,999 sq. ft.	3.50 spaces/1,000 GLA
	500,000+ sq. ft.	3.00 spaces/1,000 GLA
Retail	Less than 400,000 sq. ft.	4.00 spaces/1,000 GLA
	400,000 to 599,999 sq. ft.	4.25 spaces/1,000 GLA
	600,000+ sq. ft.	4.50 spaces/1,000 GLA

5. Signs (Article 14-34)

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

The primary modification, or rather clarification, to the sign regulations for Vistancia South is regarding the definition of master planned community contained within this section of the Ordinance. The definition of master planned community, Section 14-34-7.UU, states that a development is a master planned community if it exceeds 300 acres, contains four or more subdivisions combined to exceed 300 acres, and/or is a mixed use development of more than 150 acres. The Vistancia South master planned community contains 3,119 acres, more than 10 times the minimum amount for a master planned community and will greatly exceed the minimum threshold for subdivisions within the project. Over the next ten plus years, Vistancia South will request approval of over 75 subdivisions each requiring identification and direction.

To that end, the Vistancia South Master Plan 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 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 South Master Planned Development (four 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 South Master Planned Development (eight per master plan).*
- e. *The total aggregate sign area of all such signs for the Vistancia South Master Planned Development 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 Master Planned Development, with the exception of three (3) signs which may be located within an eight (8) mile radius of the Vistancia Master Planned Development.*
- 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 South Master Planned Development (four (4) per master plan); however, the Planning Director may authorize permits for more than eight (8) signs if the Director determines that all 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 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-NC, V-CC, and V-MU zoning districts with the following exception:

The following sign program shall be applicable to Parcels A-24, D-9, and D-10 located at the intersection of El Mirage Road and Vistancia Boulevard. The freestanding monument sign elevations and locational exhibits are included in this category.

A. Freestanding Monument Signs – Signs identified as multi-tenant monument, gas price / pad, and center identification signs are included in this category.

1. *Number of Signs Permitted – A total of thirteen (13) freestanding monument signs are permitted as shown on the site plan signage / locational exhibits in (Appendix I) and referenced in the table below:*

Permitted Freestanding Monument Signs

Location	Multi-Tenant Monument (ST-1)	Gas Price / Pad (ST-2)	Center ID Sign (ST-3)
Parcel A-24			
El Mirage Road	2	0	0
Vistancia Boulevard	2	0	0
Parcel D-9			
El Mirage Road	1	1	1*
Vistancia Boulevard	1	1	0
Parcel D-10			
El Mirage Road	1	1	0
Vistancia Boulevard	1	1	0

* Located at corner of El Mirage Road/Vistancia Boulevard

2. *Development Standards – Signage at Parcels A-24, D-9, and D-10 will be subject to the following standards in the table below:*

Development Standards for Freestanding Monument Signs

Location	Multi-Tenant Monument (ST-1)	Gas Price / Pad (ST-2)	Center ID Sign (ST-3)
Maximum Area (s.f.)	80	40	15
Maximum Height (ft)*	10	7.5	6.5
Setback (ft)	1	1	5
Price Maximum Height (ft)	N/A	3	N/A
Price Maximum Area (s.f.)	N/A	12	N/A

* Height measured to top of sign panel exclusive of architectural embellishments.

3. *All such signs shall have monument-type bases of stone veneer and masonry planter construction.*

4. *Such signs shall only identify the name of the business, the center/complex, or place for which the sign is intended. Such signs shall not include any advertising copy.*

5. *Such signs shall be located a minimum of sixty (60) linear feet from any other freestanding monument sign.*

6. *Sign permit is required.*

B. Building-Mounted Wall Signs – *A permanent sign attached to, painted on, or erected against a wall or fascia of a building with the exposed face of the sign in a plane or parallel to the face of the wall or fascia is considered in this category.*

1. *Development Standard Matrix:*

Description	Allowable Sign Area (s.f.) ¹	Maximum Letter Height (in) ²
Anchor Tenants (50,000 s.f. or greater)	1.5 x business frontage	72
Major Tenants (10,000 – 49,999 s.f.)	1.5 x business frontage	60
Major Tenants (Under 10,000 s.f.)	1.5 x business frontage	48
Freestanding Single-Use Pad Tenants	1.5 x business frontage	36
Shop Tenants	1.5 x business frontage	24

1. All tenants occupying corner and/or end suites, all freestanding single-use pad tenants, and all multi-tenant pad suites with elevations facing public streets and/or having their business entrance facing inward towards the parking area of the development may place building signage on those elevations facing the public streets and towards the parking area of the development. For tenants meeting the above criteria, aggregate sign area for the tenant shall be calculated by multiplying 3.0 times the length of the tenant's business frontage as defined by City of Peoria. In no instance shall the tenant signage placed on any single elevation exceed an aggregate sign area calculated by multiplying 1.5 times the length of the elevation occupied which signage is to be placed. Each tenant shall be permitted a minimum of fifty (50) square-feet of sign area.

2. Letter height may be varied by the Developer subject to approval by City of Peoria on case-by-case basis to enable a tenant's corporate identification program to be utilized. Letter height is the overall height of the largest single upper case letter within the text of the tenant's signage. Logos are excluded from height restrictions.

2. Such signs shall not project more than fourteen (14) inches from a wall or fascia.

3. Such signs may be illuminated only by internal or external indirect lighting. No illuminated signage shall be placed on elevations directly facing a residential district.

4. Sign permit is required.

C. Under Canopy Blade Signs

1. Such signs shall not exceed eight (8) square feet in area and shall maintain a minimum of eight (8) feet clearance from the sidewalk to the bottom of the sign.

2. Such signs shall not include any advertising copy.

3. No sign permit is required.

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, VRA-3, and VRA-2 zoning districts.

6. Landscape Requirements (Article 14-35)

The landscape standards for the Vistancia South 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 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. Water storage facilities, wireless communication facilities and similar land uses shall be exempt from the above on-site landscape area requirements.*
- f. *In Village D, the following requirements shall preside: For all areas, landscaped areas shall be provided on site in an amount equal to or greater than fifteen (15) percent. A minimum park size of 0.5 shall be allowed to qualify for public park requirements. Full credit shall accrue for all park improvements provided prior to dedication to the City. Private recreation facilities shall accrue park credit at a rate of 50 percent.*

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 (1500) 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 South shall be exempt from this provision.*

Section 14-35-4 A.4 – Parking Area Landscape Requirements

- a. *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. However, the Planning Manager or designee shall have the discretion to consider modifications to this standard when finding is made that a practical difficulty exists or that the deviation in the context of the Site Plan preserves the general intent of this requirement.*

Section 14-35-4 B.5 – Irrigation Standards – Modify second paragraph as follows: *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 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, current projects within the City of Peoria are asked to prepare and submit a Native Plant Inventory and Relocation Plan & Program (aka “Salvage Plan”) concurrent with the Preliminary Plat or Site Plan. These plans help the property owner access natural stock and foster a conservation and preservation program for reusable species and/or any protected trees and cacti. As development within Vistancia South and the southern portion of Vistancia North (south of CAP) began prior to City of Peoria Planning regulations regarding the preparation of a Native Plant Inventory and Salvage Plan, many of the salvage operations have already occurred on the property. In accordance with its goal of conservation and preservation of the natural surroundings and natural resources at Vistancia, the master developer has elected early on to identify and relocate protected and reusable species to onsite nurseries as they were encountered during the course of development. Many of the specimens are found within revegetated areas within the community today. In accordance with state requirements and regulations regarding plant salvage, the necessary paper work and permitting are filed with the Arizona Department of Agriculture prior to commencing such construction activities.

7. Open Space and Wash Preservation (Unique to Vistancia)

The Vistancia Open Space and Wash Preservation standards are intended to implement **Figure C-3 Parks / Open Space and Trails Master Plan**. The standards below will provide the regulatory standards affiliated with drainage corridor preservation throughout the Vistancia Planned Community. **Figure C-3** documents the drainage 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 will be subject to diversion of storm water flows. Under this program to preserve and protect the significant washes within the Vistancia South Planned Community, it shall be the express intent of the provisions of this Section to formulate a wash preservation program through the development standards provided below. Therefore, development proposals (subdivision plats and site plans) within the Vistancia South shall not be required to conduct slope analysis studies affiliated with slope conditions within the drainage corridors. Slope Analysis studies has been limited to Parcel A-37/A-39.

All development within the Vistancia South Planned Community District shall adhere to a Wash Corridor Protection Plan documenting the location of all significant washes on the site in accordance with the standards noted below. 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.

- A. All Primary (FEMA mapped) washes will be preserved pursuant to the terms of the United States Army Corps of Engineers 404 Permit.
- B. A minimum of 7% 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 by the plat and site development processes. 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 where possible within the Vistancia South Planned Community. To this effect, The master developer and subordinate developers shall implement a salvage and revegetation operation to preserve and conserve natural plant resources found within Vistancia. Since initiation of project construction in 2003, Vistancia LLC has executed such an operation under the guidelines of the Arizona Department of Agriculture. An onsite nursery provides care for protected and valuable plant resources for re-use within the community.

For undeveloped and unsalvaged areas of Vistancia South, a Native Plant Inventory shall be prepared and submitted with a Preliminary Plat or Preliminary Site Plan at the request of the City of Peoria Planning Department to identify protected plant material as listed within **Table D.7 Protected Native Plan List** below. 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 D.7** represents a list of the protected native plants which shall be preserved within areas designated or deed restricted as natural open space.

Table D.7 Protected Native Plant List

<i>Botanical Name</i>	<i>Common Name</i>
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	
Carnegieia 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

8. Design Guidelines / Design Review Committee

NOTE: City's Design Review standards prevail in City Review. In addition to City requirements, the Vistancia DRC may impose additional requirements.

Design review for the Vistancia South Community will be conducted in accordance with community-specific design guidelines that shall supersede the City Design Review Manual. Comprehensive residential **Landscape and Site Design Guidelines** (see **Appendix G**) 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.

b. Special Use Development Standards

There are several potential uses within the Vistancia South 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 will be as noted in **Table D.8 Special Use Development Standards**. The standards proposed within **Table D.8** are intended to address the anticipated impacts from these uses, as well as to provide development flexibility to accommodate these necessary uses. 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:

1. Recreation Center

- a. Access required from an arterial or collector street as defined by the Vistancia Traffic Impact Analysis as amended.
- b. Special events staged as exterior functions shall maintain noise levels at 65 decibels or less at the perimeter property line of any single family residence.
- c. Parking accommodations for special events shall be reviewed and approved by the respective Village Association prior to commencement of the event to ensure adequate parking facilities as necessary 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 Application of a Temporary Use Permit in accordance with provisions provided with Section 14-39-11 (Temporary Use Permits) of the Zoning Ordinance of the City of Peoria.

2. Golf Club

- a. Access required from an arterial or collector street as defined by the Vistancia Traffic Impact Analysis as amended.
- b. Special events staged as exterior functions shall maintain noise levels at 65 decibels or less at the perimeter property line of any single family residence.
- c. Parking accommodations for special events shall be reviewed and approved by the respective Village Association prior to commencement of the event to ensure adequate parking facilities as necessary 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 Director, through Application of a Temporary Use Permit in accordance with provisions provided with Section 14-39-11 (Temporary Use Permits) of the Zoning Ordinance of the City of Peoria.

3. Golf Maintenance Facility

- a. 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 screen equipment and materials from public view and be finished with materials designed to reflect the predominant wall treatment within the immediate vicinity as approved by the Vistancia DRC.
- b. Hours of operation of the golf maintenance function shall be limited to the hours of 5 AM to 8 PM.
- c. All vehicular circulation areas shall be improved with an asphaltic concrete or concrete surface.
- d. 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.

4. Water Reclamation Facility

- a. Access required from an arterial or collector street as defined by the Vistancia Traffic Impact Analysis as amended.

5. Water Production and Storage

- a. Access required from an arterial or collector street as defined by the Vistancia Traffic Impact Analysis as amended.
- b. 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 and be finished with materials designed to reflect the predominant wall treatment within the immediate vicinity as approved by the Vistancia DRC.

6. Power Substation

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

7. Emergency Response Facilities

- a. Access required from an arterial or collector street as defined by the Vistancia Traffic Impact Analysis as amended.

8. Churches

- a. Access required from an arterial or collector street as defined by the Vistancia Traffic Impact Analysis as amended.

Table D.8 Special Use Development Standards

Special Uses	Applicable Zoning Districts (c)	Building Height	Perimeter Landscape Standards		Yard Regulations / Building Setbacks (in feet)					Lot Coverage	Parking		
			Stories/Feet	In Feet		Front	Side		Street Side		Rear	Standard	Accessible
				Street	Side/Rear		Min	Total					
Recreation Center	All Districts	2 / 36	20	10	20	10	20	10	10	60%	Per Article 14-23 of Peoria Zoning Ordinance	Per Article 14-23 of Peoria Zoning Ordinance	
Golf Club	V-SU	2 / 36	20	10	20	10	20	10	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	10	20	10	20	50%	1per employee	(a)	
Water Reclamation Facility	V-MU	1 / 36	20	0	20	30	30	NA	30	50%	1 per employee	(a)	
Water Production and Storage	All Districts	1 / 25	20	0	10	10	20	15	20	25%	1 per employee	(a)	
Power Substation	V-MU	1 / 15	20	0	10	10	20	15	20	25%	1 per employee	(a)	
Solar Panel Energy Production	All Districts	1 / 15	20	0	10	10	20	15	20	25%	1 per employee	(a)	
Emergency Response Facilities	All Districts	2 / 40	20	10	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	20	10	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 D.10, the standards of the underlying zoning district shall apply.
- (c) Special uses may be located in any of the Applicable Zoning Districts as identified adjacent to each described use. The development standards listed in this table will supercede those of the underlying zoning district for these uses. Parcels zoned as V-SU may incorporate any of the uses described in Table D.10.
- (d) Perimeter landscaping may be administratively modified or waived by the Planning Manager.

APPENDIX

- A. Vistancia South Property Legal Description and Exhibit
- B. Public Notification List
- C. Traffic Impact Study
Vistancia South PCD Traffic Impact Analysis (TASK Engineering, x/xx/08)
- D. Master Drainage Report
Vistancia South-Village D Master Drainage Report (V3, x/xx/08)
- E. Water and Wastewater Facilities Master Plan
Vistancia 2008 Master Utility Plan (Wilson, x/xx/08)

Appendix A

Vistancia South Property Legal Description and Exhibit

LEGAL DESCRIPTION FOR VISTANCIA SOUTH

PARCEL NO. 1:

THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 23, TOWNSHIP 5 NORTH, RANGE 1 WEST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA;

EXCEPT ALL MINERALS AS RESERVED IN PATENT FROM THE UNITED STATES OF AMERICA

PARCEL NO. 2:

THE WEST HALF OF THE SOUTH HALF OF THE SOUTHWEST QUARTER OF SECTION 23, TOWNSHIP 5 NORTH, RANGE 1 WEST, OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA;

EXCEPT ALL MINERALS AS RESERVED IN PATENT FROM THE UNITED STATES OF AMERICA

PARCEL NO. 3:

THE NORTH HALF OF THE NORTHWEST QUARTER OF SECTION 26, TOWNSHIP 5 NORTH, RANGE 1 WEST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA;

EXCEPT ALL MINERALS AS RESERVED IN PATENT FROM THE UNITED STATES OF AMERICA

PARCEL NO. 4:

THE EAST HALF OF THE SOUTH HALF OF THE SOUTHWEST QUARTER OF SECTION 23, TOWNSHIP 5 NORTH, RANGE 1 WEST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA;

EXCEPT ALL MINERALS AS RESERVED IN PATENT FROM THE UNITED STATES OF AMERICA.

PARCEL NO. 5:

THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 23, TOWNSHIP 5 NORTH, RANGE 1 WEST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA;

EXCEPT ALL MINERALS AS RESERVED IN PATENT FROM THE UNITED STATES OF AMERICA.

PARCEL NO. 6:

THE WEST HALF OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 23, TOWNSHIP 5 NORTH, RANGE 1 WEST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA;

EXCEPT ALL MINERALS AS RESERVED IN PATENT FROM THE UNITED STATES OF AMERICA.

PARCEL NO. 7:

THE NORTH 1/3RD OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 23, TOWNSHIP 5 NORTH, RANGE 1 WEST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA;

EXCEPT ALL MINERALS AS RESERVED IN PATENT FROM THE UNITED STATES OF AMERICA.

PARCEL NO. 8:

THE NORTH 1/3RD OF THE WEST HALF OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 23, TOWNSHIP 5 NORTH, RANGE 1 WEST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA;

EXCEPT ALL MINERALS AS RESERVED IN PATENT FROM THE UNITED STATES OF AMERICA.

PARCEL NO. 9:

THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 23, TOWNSHIP 5 NORTH, RANGE 1 WEST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA;

EXCEPT ALL MINERALS AS RESERVED IN PATENT FROM THE UNITED STATES OF AMERICA.

PARCEL NO. 10:

THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 23, TOWNSHIP 5 NORTH, RANGE 1 WEST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA;

EXCEPT ALL MINERALS AS RESERVED IN PATENT FROM THE UNITED STATES OF AMERICA.

PARCEL NO. 11:

THE NORTH HALF OF THE SOUTH HALF OF THE NORTHWEST QUARTER OF SECTION 23, TOWNSHIP 5 NORTH, RANGE 1 WEST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA;

EXCEPT ALL MINERALS AS RESERVED IN PATENT FROM THE UNITED STATES OF AMERICA.

PARCEL NO. 12:

THE SOUTH HALF OF THE SOUTH HALF OF THE NORTHWEST QUARTER OF SECTION 23, TOWNSHIP 5 NORTH, RANGE 1 WEST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA;

EXCEPT ALL MINERALS AS RESERVED IN PATENT FROM THE UNITED STATES OF AMERICA.

PARCEL NO. 44:

LOTS 3 AND 4 OF SECTION 24, TOWNSHIP 5 NORTH, RANGE 1 WEST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA;

PARCEL NO. 45A:

LOTS 3 AND 4 OF SECTION 25, TOWNSHIP 5 NORTH, RANGE 1 WEST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA;

PARCEL NO. 45B:

LOTS 1 AND 2 OF SECTION 25, TOWNSHIP 5 NORTH, RANGE 1 WEST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY ARIZONA;

PARCEL NO. 46:

LOTS 1, 2, 3, AND 4 OF SECTION 30, TOWNSHIP 5 NORTH, RANGE 1 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA;

PARCEL NO 47A:

THE NORTHWEST QUARTER OF SECTION 24, TOWNSHIP 5 NORTH, RANGE 1 WEST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA;

EXCEPT ALL MINERALS AS RESERVED IN PATENT FROM THE UNITED STATES OF AMERICA.

PARCEL NO. 47B:

THE WEST HALF; AND THE WEST HALF OF THE EAST HALF OF SECTION 24, TOWNSHIP 5 NORTH, RANGE 1 WEST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA;

EXCEPT THE NORTHWEST QUARTER OF SAID SECTION 24;

EXCEPT ALL MINERALS AS RESERVED IN PATENT FROM THE UNITED STATES OF AMERICA.

PARCEL NO. 48A:

THE WEST HALF; AND THE WEST HALF OF THE EAST HALF OF SECTION 25, TOWNSHIP 5 NORTH, RANGE 1 WEST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA;

EXCEPT THE EAST 71.68 FEET OF THE NORTHWEST QUARTER OF SAID SECTION; AND

EXCEPT THE WEST HALF OF THE NORTHEAST QUARTER OF SAID SECTION;

EXCEPT ALL MINERALS AS RESERVED IN PATENT FROM THE UNITED STATES OF AMERICA.

PARCEL NO. 48B:

THE EAST 71.68 FEET OF THE NORTHWEST QUARTER OF SECTION 25, TOWNSHIP 5 NORTH, RANGE 1 WEST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA;

AND

THE NORTHEAST QUARTER OF SECTION 25, TOWNSHIP 5 NORTH, RANGE 1 WEST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA;

EXCEPT LOTS 1 & 2 OF SAID SECTION 25;

EXCEPT ALL MINERALS AS RESERVED IN PATENT FROM THE UNITED STATES OF AMERICA.

PARCEL NO. 49:

THE EAST HALF OF THE EAST HALF OF THE EAST HALF OF SECTION 26, TOWNSHIP 5 NORTH, RANGE 1 WEST, OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA;

EXCEPT ALL MINERALS AS RESERVED IN PATENT FROM THE UNITED STATES OF AMERICA.

PARCEL NO. 50:

THE NORTHEAST QUARTER; THE NORTH HALF OF THE SOUTHEAST QUARTER; LOT 4; AND THE EAST HALF OF LOT 3 OF SECTION 35, TOWNSHIP 5 NORTH, RANGE 1 WEST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA.

EXCEPT ALL MINERALS AS RESERVED IN PATENT FROM THE UNITED STATES OF AMERICA.

PARCEL NO. 51A:

THE NORTH HALF OF THE EAST HALF OF THE EAST HALF OF THE EAST HALF; AND THE NORTH HALF OF THE NORTH HALF OF THE NORTH HALF OF THE NORTH HALF OF THE SOUTH HALF OF THE EAST HALF OF THE EAST HALF OF THE EAST HALF OF SECTION 23, TOWNSHIP 5 NORTH, RANGE 1 WEST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA;

EXCEPT ALL MINERALS AS RESERVED IN PATENT FROM THE UNITED STATES OF AMERICA.

PARCEL 51B:

THE EAST HALF OF THE EAST HALF OF THE EAST HALF OF SECTION 23, TOWNSHIP 5 NORTH, RANGE 1 WEST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA;

EXCEPT THEREFROM ANY PORTION LYING WITHIN THE FOLLOWING DESCRIBED PROPERTY:

THE NORTH HALF OF THE EAST HALF OF THE EAST HALF OF THE EAST HALF; AND THE NORTH HALF OF THE NORTH HALF OF THE NORTH HALF OF THE NORTH HALF OF THE SOUTH HALF OF THE EAST HALF OF THE EAST HALF OF THE EAST HALF OF SAID SECTION 23;

EXCEPT ALL MINERALS AS RESERVED IN PATENT FROM THE UNITED STATES OF AMERICA.

PARCEL NO. 52:

THE EAST HALF OF SECTION 23, TOWNSHIP 5 NORTH, RANGE 1 WEST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA;

EXCEPT THE EAST HALF OF THE EAST HALF OF THE EAST HALF OF SAID SECTION; AND

EXCEPT THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER; AND

EXCEPT THE WEST HALF OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER; AND

EXCEPT THE NORTH 1/3RD OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER; AND

EXCEPT THE NORTH 1/3RD OF THE WEST HALF OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER;

EXCEPT ALL MINERALS AS RESERVED IN PATENT FROM THE UNITED STATES OF AMERICA.

PARCEL NO. 53:

THE EAST HALF OF SECTION 26, TOWNSHIP 5 NORTH, RANGE 1 WEST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA;

EXCEPT THE EAST HALF OF THE EAST HALF OF THE EAST HALF OF SAID SECTION;

EXCEPT ALL MINERALS AS RESERVED IN PATENT FROM THE UNITED STATES OF AMERICA.

PARCEL NO. 54:

THE NORTHWEST QUARTER OF SECTION 35, TOWNSHIP 5 NORTH, RANGE 1 WEST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA;

EXCEPT ALL MINERALS AS RESERVED IN PATENT FROM THE UNITED STATES OF AMERICA.

PARCEL NO. 55:

THE SOUTH HALF OF THE SOUTHWEST QUARTER OF SECTION 26, TOWNSHIP 5 NORTH, RANGE 1 WEST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA;

EXCEPT ALL MINERALS AS RESERVED IN PATENT FROM THE UNITED STATES OF AMERICA.

PARCEL NO. 56:

THE NORTH HALF OF THE SOUTHWEST QUARTER OF SECTION 35, TOWNSHIP 5 NORTH, RANGE 1 WEST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA;

EXCEPT ALL MINERALS AS RESERVED IN PATENT FROM THE UNITED STATES OF AMERICA.

PARCEL NO. 57:

LOT 2 AND THE WEST HALF OF LOT 3 OF SECTION 35, TOWNSHIP 5 NORTH, RANGE 1 WEST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA;

EXCEPT ALL MINERALS AS RESERVED IN PATENT FROM THE UNITED STATES OF AMERICA.

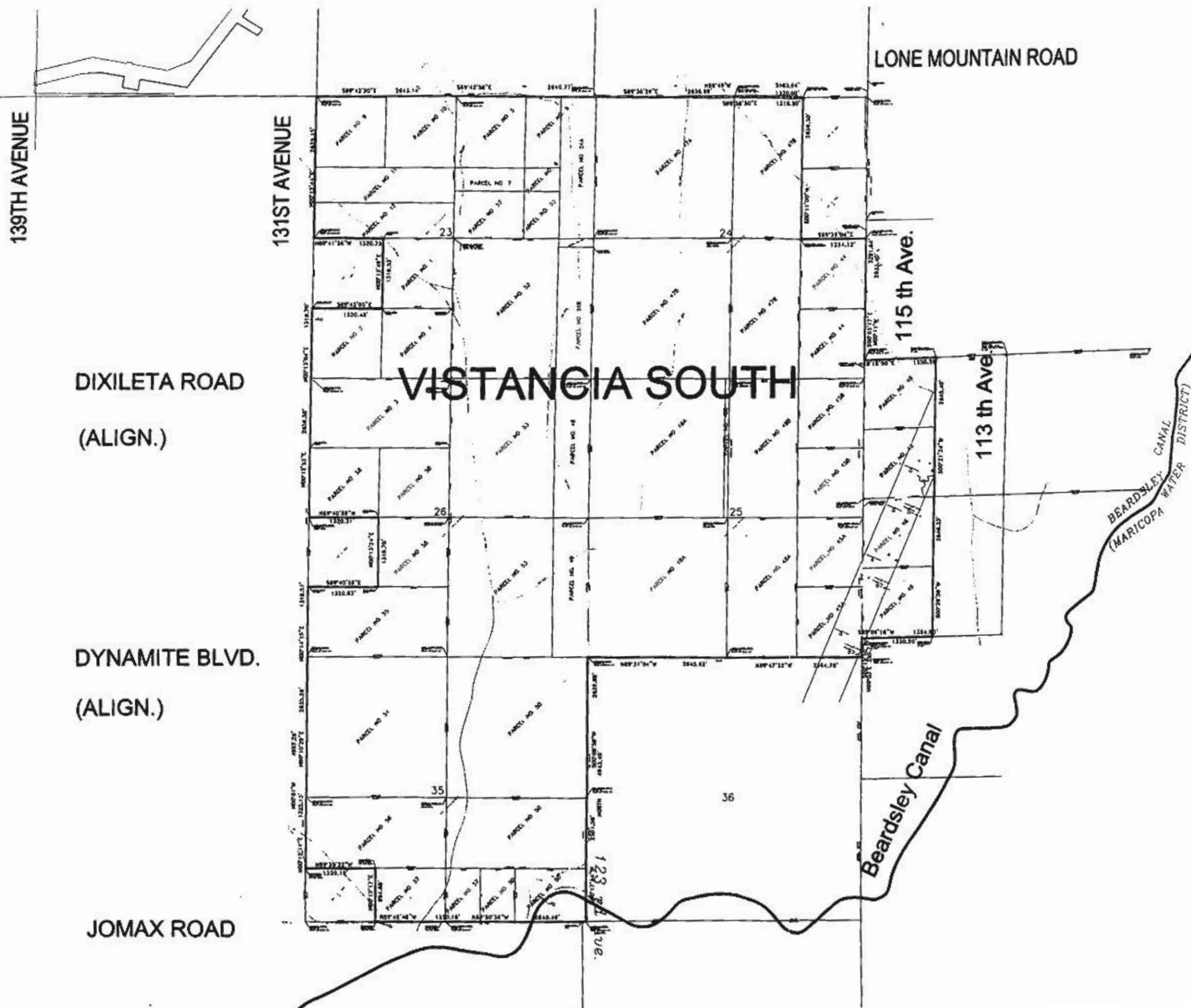
PARCEL NO. 58:

THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER; THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER; AND THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 26, TOWNSHIP 5 NORTH, RANGE 1 WEST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA.

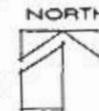


Planned Community District

Appendix A
Legal Exhibit



LVA Job 0040.4
Date: 6-22-00
Revised: 8-21-03
SCALE:



Appendix B

Public Notification List

The following is a list of property owners within a 300' radius surrounding the subject property.

Surrounding Property Ownership

Tax Parcel #	Owner	Address
503-52-033A	Arizona Land Advisors Inc. etal	6710 N. Scottsdale Rd., #210 Scottsdale, AZ 85253
503-52-033B	Donald/Yvonne Adler, Ted/Charlotte Barkley	4301 W. Camino Ferreo, Tucson, AZ, 85715
503-52-033D	Vistancia LLC	6720 N. Scottsdale Rd. #160 Scottsdale, AZ 85253-4424
503-52-034	Sloan Lawrence L.	875 Comstock Ave. Los Angeles, CA 90024-2571
503-52-035	T N T Associates	511 W. Northview Ave. Phoenix, AZ 85021-8741
503-52-037A	RLR-Freedom LLC/Geller E/J/Etal	8240 E. Williams Circle, Scottsdale, AZ 85255
503-52-037B	RLR-Freedom LLC/Geller E/J/Etal	8240 E. Williams Circle, Scottsdale, AZ 85255
503-52-040	Nichols C William/Marcilline	18015 N. 75 th Ave. Glendale, AZ 85308-8203
503-88-007B	Group Three Properties	7332 E. Butherus 2 nd Floor, Scottsdale, AZ 85260
503-88-008	Group Three Properties	7332 E. Butherus 2 nd Floor, Scottsdale, AZ 85260
503-88-031	Vistancia LLC	6720 N. Scottsdale Rd #160, Scottsdale, AZ 85253-4424
503-89-001D	Silver Herman S TR	188 Harbor St. Glencae, IL 60022-1940
503-89-008M	Dreier Edna	23002 E. Ivanhoe St. Mesa, AZ 85212-8898
503-89-008L	Bathen Joe	23002 E. Ivanhoe St. Mesa, AZ 85212-8898
503-53-006	Sun City North Investors	1940 E. Camelback Rd. #205 Phoenix, AZ 85016-4131
Unassessed	Arizona State Land Department	1616 W. Adams Street, Phoenix AZ 85007

Appendix C

Traffic Impact Study

The *Vistancia South PCD Traffic Impact Analysis (Task Engineering)* is intended to supersede the previous analyses. The revised Traffic Impact Analysis specifically responds to the revised land use plan and realigned arterial and collector street network within Village D proposed in the Vistancia South PCD (A.8). The offsite roadway improvement requirements defined by the original Vistancia South Development Master Plan and Zoning Application (DMP 98-01, Z98-96, and Z98-97) are intended to remain intact with this proposal for amendment to the Vistancia South approvals. Supplemental memos regarding the Traffic Impact Study dated March 19, 2003, May 21, 2003 and June 28, 2003 are also available upon request.

Appendix D

Master Drainage Report

The *Vistancia South-Village D Master Drainage Report (V3 Companies)* intends to supercede previous analyses. This document provides an update to the Vistancia master drainage plan to incorporate considerations for the future mixed use development and urban core within Village D. The document will successfully modify elements of the approved master drainage plan previously documented in the “Master Drainage Phase I, Phase II, and proposed Phase III Drainage Report for Vistancia” prepared by Wood/Patel & Associates, Inc. on September 22, 2006. Earlier versions of this report include analyses prepared on May 27, 2003, February 4, 2004, and October 31, 2005. The Wood/Patel report supplements the Regional Drainage Study, prepared by Erie & Associates and originally submitted on October 30, 1998 and updated on September 28, 1999.

Appendix E

Water and Wastewater Facilities Master Plan

The Vistancia 2008 Master Utility Plan (Wilson Engineers) supercedes previous analyses. The master plan provides an update to existing land use and responds to considerations for the future mixed use development and urban core within Village D. Previous analyses for the project include the Infrastructure Master Plan Design Criteria Report prepared by CMX on February 7, 2003. This report superseded the Water and Wastewater Conceptual Facilities Plan prepared by Black & Veatch on April 10, 2000. The Water and Wastewater Conceptual Facilities Plan was provided to the City of Peoria for their review and approval in association with the Vistancia South General Plan Amendment Application GPA 00-02 and the White Peak Ranch General Plan Amendment GPA 00-01.