

Exhibit 6

Vistancia Planned Community District

Standards and Guidelines Report

City of Peoria Zoning Case Z01-10A.16

August 2023
Major Amendment

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**Submitted under separate cover*

Chapter 1. Introduction and Executive Summary

Vistancia is a master planned community comprising over 7,100 acres of land within the northern region of Peoria, southwest of the Lake Pleasant Regional Park. The property is generally bounded by the Cloud Road alignment on the north, the Jomax Road alignment on the south, the 113th Avenue alignment on the east, and the 163rd Avenue alignment on the west.

For over twenty years, the Vistancia master planned community has been the flagship development within the City of Peoria and has held a place as one of the best, top selling master planned communities within the United States. Designed to offer a broad range of housing types, extensive employment opportunities, as well as thirty-six (36) holes of private and/or public golf, Vistancia continues to be one of the Valley's most desirable destinations.

The Vistancia Planned Community District ("VPCD") represents the ongoing evolution of extensive project visioning and community theming processes conducted by Vistancia Development LLC ("Vistancia Development"), its subsidiaries, and its development partners. Given the scale of the site, and the timeframe which it has been under development, changes to the vision and overall plan have been required on occasion as a result of regional influences, market conditions or other factors which impact development processes. Accordingly, the most recent major amendment to the VPCD further expanded and supported the demand for diversity of housing stock within the Commercial Core (Village D) by adding a total of one thousand five hundred (1,500) dwelling units to the Commercial Core, bringing the overall dwelling unit maximum for the VPCD to twelve thousand (12,000) dwelling units. These additional dwelling units provide much needed housing for those planned employment uses within the region and the Vistancia master planned community, such as the development of the Taiwan Semiconductor Manufacturing Company ("TSMC"), the largest construction project in the United States, and the largest jobs creator within the region as well as the three thousand five hundred (3,500) acre BNSF property which proposes to construct thirty million (30,000,000) square feet of building space to support fifteen thousand (15,000) future employees, both located only ten (10) miles from the Commercial Core. These employers as well as potential others, combined with the employment uses planned within the Commercial Core have increased the housing demand much more than what was previously planned under the approved VPCD.

The VPCD has been separated into eight individual development units: Village A, F & G, Village B, Village C, Village D, Village H, Village I, Village J, and Village K. See **Exhibit 4.1: Development Units/Village Plan**. The property is surrounded by key drainage corridors such as White Peak, Twin Buttes, Garambullo, Caterpillar Tank, Padelford, and East McMicken washes, as well as several significant topographical landmarks easily visible within the property. These natural site features are significant attributes within the community, demonstrating the commitment made to preserving areas in their native state and implementing sustainable planning practices which benefit the local Vistancia community and the City of Peoria.

Access to Vistancia is provided via Vistancia Boulevard (which becomes Happy Valley Road), Jomax Road (via Vistancia Boulevard) and Lone Mountain Road all providing immediate access to the existing Arizona State Route 303 or "Loop 303". Ultimately, the Loop 303 provides access

via five (5) interchanges – Lone Mountain Road, Vistancia Boulevard, Jomax Road, Westland Road (future), and El Mirage Road (future). These five roads are designed as major thoroughfares for the community. Ridgeline Road (Dixileta Parkway) and Canyon Ranch Road currently represent minor roadways that collect and direct traffic to the major thoroughfares.

Vistancia has been and will continue to be developed utilizing environmentally sensitive community building practices. Most recently this has been recognized with the removal of two (2) future golf courses within the land area north of the CAP canal, acknowledging that development of these facilities would negatively impact the water use within the City. Vistancia continues to work closely with the City of Peoria regarding its Tier 2 water savings plan to ensure water use is considered in all current and future development plans. As such, Vistancia continues to be a responsible steward of water use since initial development began using low water use plant materials, Evapotranspiration “ET” based irrigation controllers (the process by which water is transferred from the land to the atmosphere by evaporation from the soil and by the transpiration from plant materials) and the installation of turf facilities only where it benefited active recreation.

Integral to the character and lifestyle of Vistancia, open space and trails play a major role in shaping how residents, live, work and play. The Discovery Trail is a three and one-half (3.5) mile continuous walking, running, biking experience that provides active recreation, education and scenic opportunities connecting the entire community to commercial services, homes, schools, parks, private recreation centers and untouched native terrain. Several neighborhood parks have been constructed within the existing villages of Vistancia with more planned as development continues. Additionally, future parks will add additional programming options to the already abundant recreation opportunities within Vistancia. Thoughtful planning has made it convenient for children to walk or bike to one of the two existing, and a third future elementary schools within the project. Additionally, Vistancia Development continues to work diligently with the Peoria Unified School District (“PUSD”) and other institutional leaders to address secondary education needs within and around the community.

Overall, by combining a variety of unit densities, compatible architectural types, elevations, and diversity of home designs, Vistancia has established itself as the premiere master planned community not only within the City of Peoria, but the United States. As such, the City of Peoria utilizes Vistancia as an example within its “Plan Peoria AZ 2040 General Plan” (hereafter referred to as the “General Plan”), where the progress of Vistancia continues to shape the future development within the City of Peoria.

1.1 Title

This document shall be known and officially cited as “Vistancia Planned Community District” and interchangeably herein as “VPCD” or as the “Standards”.

1.2 Application of Standards

These standards shall apply to those areas shown on **Exhibit 4.1 Development Units / Village Plan**.

1.3 Conflict

Should the Standards remain silent on, or fail to address a specific Peoria Zoning Ordinance requirement, then the Peoria Zoning Ordinance for that provision shall prevail. In the event of a conflict between these Standards and the Peoria Zoning Ordinance, the Standards shall prevail. The term “Code” or “Zoning Ordinance” referred to hereafter shall mean Chapter 21 of City of Peoria Arizona City Code (1992) as amended from time to time.

1.4 Definitions

The following definitions are intended to clarify the meaning of any term used within this document for which the common definition may not serve the purpose of the regulations, or which is not a commonly used term outside of the context of this document. Capitalized terms utilized within these Standards which have not been defined shall have the meaning given to them in Peoria Zoning Ordinance.

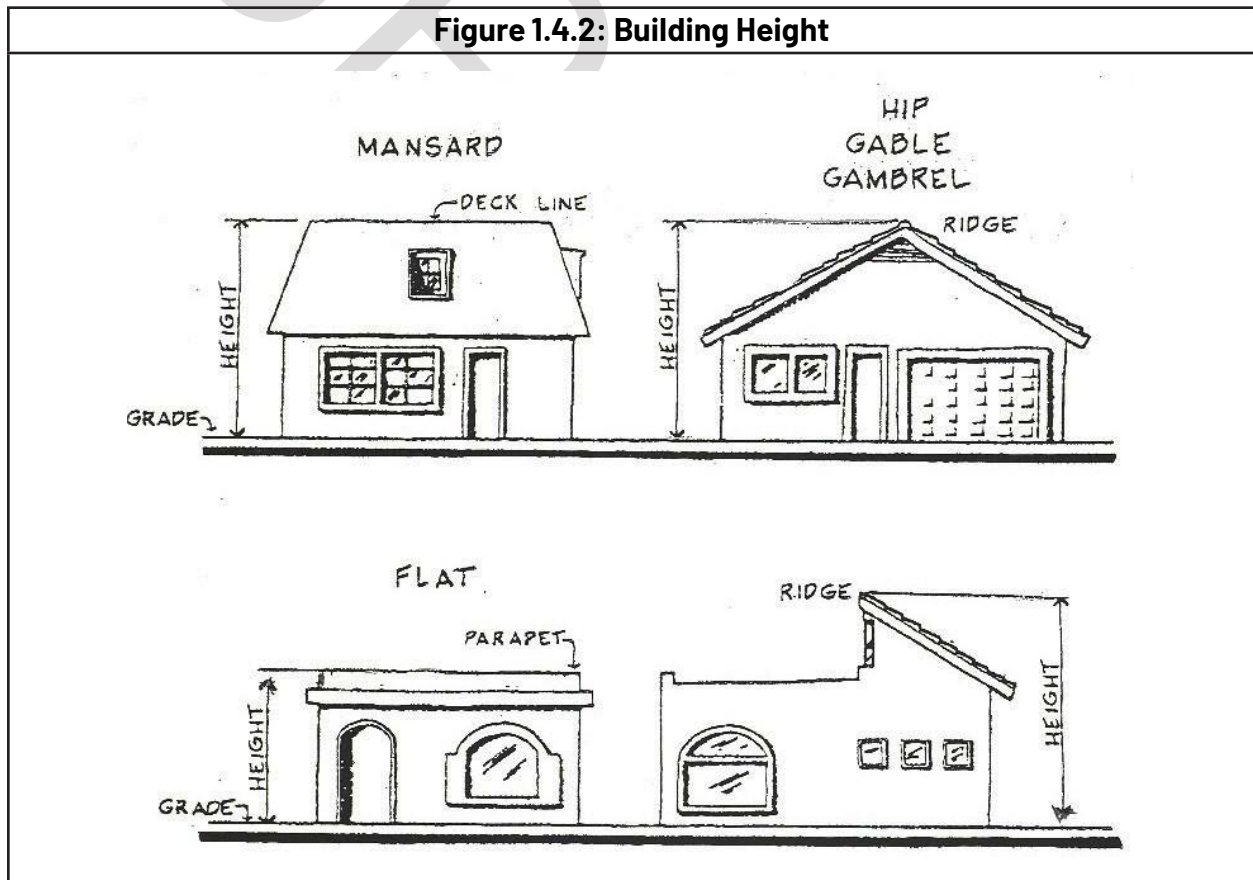
- A. The word *occupied* and the word *used* shall be considered as meaning the same as the words intended, arranged, or designed to be used or occupied.
- B. The word *dwelling* includes the word *residence*; the word *lot* includes the words *plot* or *parcel*.
- C. Terms not herein defined shall have the meanings customarily assigned thereto within the Peoria Zoning Ordinance.
- D. For the purpose of these Standards, certain words are hereby defined as follows:
 - 1. *207 Claim*. A claim for just compensation, as permitted by A.R.S. §12-1136, as amended, for diminution in the fair market value of real property resulting from the enactment of a Land Use Law by the City that is not an Exempt Land Use Law, and that reduces Existing Rights to use, divide, sell, or possess private real property as of the date of the enactment.
 - 2. *Abandoned Sign*. A sign is presumed to have been abandoned when it is located on property which becomes vacant and unoccupied for a period of six (6) or more months.
 - 3. *Abutting*. The condition of two adjoining properties having a common property line or boundary, including cases where two or more lots adjoin only a corner or corners, but not including cases where adjoining lots are separated by a street or alley.
 - 4. *Access or Access Way*. The place, means or way by which pedestrians and vehicles shall have adequate and usable ingress and egress to a property or use as required by this Section.
 - 5. *Adjoining, Adjacent*. The condition of being near to or close to but not necessarily having a common dividing line, i.e., two properties, which are separated only by a street or alley, shall be considered as adjoining one another.
 - 6. *Adult Arcade*. A commercial establishment wherein coin-operated or slug-operated or electronically, electrically, or mechanically controlled still or motion picture machines, projectors, or other image producing devices are maintained to show images to five or fewer persons per device at any one time, and where the images so displayed are distinguished or characterized by the depicting or describing of "specified sexual activities" or "specified anatomical areas."

7. *Adult Bookstore, Adult Retail Store or Adult Video Store.* A commercial establishment, which meets the provisions below:
- a. A commercial establishment having as a substantial or significant portion of its stock in trade offering for sale or rental, for any form of consideration, any one or more of the following:
 - i. Books, magazines, periodicals or other printed matter, photographs, films, motion pictures, video cassettes or video reproductions, slides or other visual representations, video disks, computer animation or computer-generated imaging which are characterized by the depiction or description of "specified sexual activities" or "specified anatomical areas"; or
 - ii. Instruments, devices, or paraphernalia which are designed for use in connection with "specified sexual activities," excluding condoms, diaphragms, contraceptive inserts, contraceptive medications and other birth control or disease prevention devices prescribed by a licensed medical doctor or osteopathic doctor.
 - iii. A commercial establishment may have other business purposes that do not involve the offering for sale or rental of material depicting or describing "specified sexual activities" or "specified anatomical areas" and still be categorized as an adult bookstore, adult retail store or adult video store. Such other business purposes will not serve to exempt such commercial establishment from being categorized as an adult bookstore, adult retail store, or adult video store.
 - b. Regularly excludes all minors from the premises or a separate defined section thereof because of the sexually explicit nature of the items sold, rented or displayed therein.
8. *Adult Cabaret.* A nightclub, bar, restaurant, or similar commercial establishment which during any part of any two or more days within a continuous thirty (30) day period features live performances or activities which are characterized by the exposure of "specified anatomical areas" or "specified sexual activities". Nothing in the definition of "adult cabaret" shall be construed to apply to the presentation, showing or performance of any play, drama or ballet in any theater, concert hall, fine arts academy, school, institution of higher learning or other similar establishment as a form of expression of opinion or communication of ideas or information, as differentiated from the promotion or exploitation of nudity for the purposes of advancing the economic welfare of a commercial or business enterprise.
9. *Adult Motel.* A hotel, motel or similar commercial establishment that:
- a. Offers accommodations to the public for any form of consideration; provides patrons with closed-circuit television transmissions, films, motion pictures, video cassettes, slides or other photographic representations which are characterized by the depiction or description of "specified sexual activities" or "specified anatomical areas"; and has a sign visible from the public right-of-way which advertises the availability of this adult type of photographic reproductions; or

- b. Offers a sleeping room for rent for a period of time that is less than 10 hours; or
 - c. Allows a tenant or occupant of a sleeping room to sub rent the room for a period of time that is less than ten (10) hours.
10. *Adult Motion Picture Theater.* A commercial establishment having as a substantial or significant portion of its stock, where for any form of consideration, films, motion pictures, video cassettes, slides, video disks, or similar photographic or video graphic reproductions are regularly shown as one of its business purposes and that are characterized by the depiction or description of specified sexual activities or specified anatomical areas. Nothing in the definition of "adult motion picture theater" shall be construed to apply to the presentation, showing or performance of any play, drama or ballet in any theater, concert hall, fine arts academy, school, institution of higher learning or other similar establishment as a form of expression of opinion or communication of ideas or information, as differentiated from the promotion or exploitation of nudity for the purposes of advancing the economic welfare of a commercial or business enterprise.
11. *Adult Theater.* A theater, concert hall, auditorium, or similar commercial establishment that regularly features a person who appears in a state of nudity or live performances that are characterized by the exposure of specified anatomical areas or by specified sexual activities. Nothing in the definition of adult theater shall be construed to apply to the presentation, showing or performance of any play, drama or ballet in any theater, concert hall, fine arts academy, school, institution of higher learning or other similar establishment as a form of expression of opinion or communication of ideas or information, as differentiated from the promotion or exploitation of nudity for the purposes of advancing the economic welfare of a commercial or business enterprise.
12. *Adult Use.* A commercial establishment whose business is distinguished or characterized by an emphasis on matter depicting or describing specified sexual activities or specified anatomical areas. The following uses as defined hereafter shall be designated as Adult Uses:
- a. Adult Arcade
 - b. Adult Bookstore, Adult Retail Store or Adult Video Store
 - c. Adult Cabaret
 - d. Adult Motel
 - e. Adult motion picture theater
 - f. Adult theater
 - g. Nude Model Studio
 - h. Sexual Encounter Center
 - i. Any combination of classifications set forth in this subsection a through h above.

13. *Adverse Impact*. A negative consequence for the physical, social, or economic environment resulting from an action, use, or development.
14. *Agriculture, General*. The practice of growing soil crops in the customary manner in the open on tracts of land comprising at least two contiguous commercial acres, including grazing and such customary incidental activities as the raising of farm poultry and farm animals, the storage and processing of soil crops, the production of eggs and dairy products and the slaughter and processing of poultry and animals raised on the premises for use on the premises; provided, however, that farms primarily engaged in the production of special animal crops such as egg farms, chicken farms, hog ranches, fur farms, dairy farms and cattle feeding farms shall not be considered to be practicing general agriculture.
15. *Alley*. A dedicated public way affording a secondary means of vehicular access to abutting property and not intended for general traffic circulation.
16. *Alteration, Vegetation*. Change or modify natural vegetation and/or topography by removal, cuts, fills, grading or the building of structures.
17. *Alter the Mountain Top Ridge Line*. To alter or change the view or appearance of an established ridge line or ridge line of significance with cuts, fills or structures when viewed from a distance.
18. *Archaeologist*. A person engaged in the study of human activity, primarily through the study of its material remains, which includes structures still standing, and has received certification from the Register of Professional Archaeologists.
19. *Average Area per Dwelling Unit*. The average area equals the gross subdivision plat area less all dedicated street area (or street tract in the case of private streets), divided by the proposed number of residential lots within the plat. Up to forty percent (40%) of the proposed lots within the subdivision plat may utilize the residential standard provided by the next higher density zoning district.
20. *Bed and Breakfast Inn*. A house, or portion thereof, where short-term lodging rooms and meals are provided for a fee. The operator of the inn shall live on the premises or abutting premises. In no event shall a Bed and Breakfast Inn have for rent more than five (5) rooms. A Bed and Breakfast Inn does not include institutions for the care of alcoholics, drug addicts, and persons with mental illness or communicable diseases, group care homes, community residential setting facilities and recovery centers licensed by the State of Arizona.
21. *Board*. The Peoria Board of Adjustment.
22. *Body Piercing Studio* means a business that as one of its principal uses implants, perforates, or pierces the skin or other body part to make a hole, mark or scar for a non-medical purpose. A Body Piercing Studio shall not include a Jewelry Store, Boutique, Beauty Parlor or similar establishment that uses a mechanized, pre-sterilized ear piercing system that penetrates the outer perimeter or lobe of the ear or both as an accessory use to a principal use.

23. *Building*. Any structure having a roof and used or built for the shelter or enclosure of persons, animals, chattels or property of any kind, including, but not limited to, tents, awnings, carports, ramadas, mobile homes or vehicles situated on private property and used for purposes of a building.
- a. *Principal building*. A building, or where the context so indicates, a group of buildings, within which is conducted the principal use of the lot on which the building is situated.
 - b. *Accessory building*. A subordinate building on the same lot with a principal building or use, the use of which is customarily accessory and incidental to the main use of the principal building or use. When attached to the principal building, such accessory building shall be considered as part of the principal building for purposes of setback and yard regulations.
24. *Building Height*. The vertical distance measured from grade to the highest point of the parapet for flat roofs, to the deck line of a mansard roof or to the ridgeline for gable, hip and gambrel roofs. See **Figure 1.4.2: Building Height**.



25. *Business*. The word "business" includes organizations and other entities, whether for-profit or non-profit that may occupy a building or suite within a building.

26. *Business Frontage*. The lineal distance of the building space (suite or whole building) occupied by the particular business or use measured on a straight line parallel to the street. In the event that a business fronts on two (2) or more streets, the property owner shall be given the option of selecting one (1) street frontage for the purpose of computing allowable sign area. Where a business does not parallel a street, the frontage shall be measured along the exterior of the building space occupied by the particular business or use.
27. *Cacti*. Any family of plants that have fleshy stems and branches with scales or spines instead of leaves and is capable of storing water and requiring no supplemental irrigation.
28. *Caliper*. The diameter of the trunk of a tree measured six (6) inches above ground level up to and including four (4) inch caliper size, and measured twelve (12) inches above ground level if the measurement taken at six (6) inches above ground level exceeds four (4) inches. If a tree is of a multi-trunk variety, the caliper of the tree is the average caliper of its two (2) largest trunks.
29. *Carport*. An accessory building, attached or detached, having one or more open sides used by occupants of the principal building.
30. *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.
31. *Catering Establishment*. An establishment where food is sold for consumption off-premises with no counters or tables for consumption of food on the premises.
32. *Citizen Participation Plan*. A plan submitted by an applicant for a rezoning that specifies how the applicant intends to: (1) identify the persons who own property in the vicinity of or may be interested in or affected by the proposed rezoning; (2) identify the process for meeting with these persons; (3) identify how comments and concerns will be received at the meeting(s) or in communications and how they will be evaluated; and (4) prepare a report for submittal to the City regarding the results of the meeting(s) and communications.
33. *Clinic*. A building or part thereof in which the ambulatory patients are provided diagnostic, therapeutic or preventative medical, surgical, dental or optical treatment by a group of doctors acting conjointly, but not providing for overnight residence of patients.
34. *College or University Campus*. An educational or vocational institution on an area consisting of at least ten (10) acres and/or with multiple buildings offering academic courses beyond the high school level and awarding associates, baccalaureate or higher degrees. Such facilities may include lodging or housing facilities for students or faculty.

35. *College or University Facilities.* An educational institution occupying less than ten (10) acres and without on-site housing offering academic courses beyond the high school level and awarding associates, baccalaureate or higher degrees.
36. *Commercial Acre.* An area of thirty-five thousand (35,000) square feet, being an approximation of the area left remaining after dedication of normal public street right-of-way from a full acre.
37. *Commission.* The Peoria Planning and Zoning Commission.
38. *Community Residential Facility.* A facility licensed by the State of Arizona for more than six (6) developmentally disabled persons.
39. *Complex/Center.* A development defined by shared facilities including but not limited to circulation, parking, and utilities that services the complex/center.
40. *Comprehensive Sign Plan.* A plan for the utilization of signs intended to encourage flexible signage opportunities which are greater than that allowed under the existing requirements of the sign code.
41. *Conditional Use.* A use permitted in zoning district regulations, subject to a finding that all criteria imposed pursuant to this Section will be met and including conditional use permits and special conditional use permits.
42. *Condominium.* A building or group of buildings in which units are owned individually and the structure; common areas and facilities are owned by all the owners on a proportional, undivided basis. Condominiums may be residential, commercial or industrial in nature.
43. *Conservation.* Open space that may be moderately modified from its natural condition due to surrounding development, but where certain effort is made to retain and maintain as much of the character as possible. Such areas may be improved with paths, trails, trailheads and similar features intended to carefully intertwine people with the open space. For comparison, see also Preservation.
44. *Conservation Features or Areas.* Individual conservation features, defined in the Vistancia Desert Lands Conservation Overlay, and/or areas of the highest significance and preservation priority.
45. *Construction.* All structures, driveways, parking, vehicle storage, nonnative landscaping, water surfaces, decks, walks, and improved recreation facilities on the subject property.
46. *Construction Envelope.* A specific area defined by the sum of the maximum allowable disturbed area plus the maximum coverage allowed for the lot or parcel.
47. *Construction Yard.* An area on or immediately adjacent to a major construction or demolition site used as a temporary basis for parking and storage of equipment used in the project, and the storage and preparation of materials and other items used in the project, including construction offices and shops.

48. *Convenience Food Restaurant.* An establishment whose principal business is the sale of foods, frozen desserts, or beverages to the consumer in a ready-to-eat state for consumption either on or off the premises and whose design or principal method of operation includes both of the following characteristics:
- a. Foods, frozen desserts or beverages are usually served in edible containers or in paper, plastic, or other disposable containers.
 - b. The customer is not served food at his/her table by an employee but receives it at a counter, window, or similar facility for carrying to another location for consumption on or off the premises.
49. *Correctional Facility.* A facility operated by the Arizona Department of Corrections or Arizona Department of Youth Rehabilitation or private contractors with the above for the post-trial incarceration of juveniles and adult convicted felons. Such facilities are characterized by highly secured premises; restrictions on access and may include lodging and food service facilities. Such facilities do not include holding facilities or detention facilities as defined in these Standards.
50. *Cultural Resources.* A broad assortment of assets, which includes buildings, sites, structures, objects, and districts that are of historic, cultural, architectural, or archaeological significance. Examples of such resources include petroglyphs, jewelry, textiles, pottery, projectiles, tools, irrigation canals, and pit houses. This includes artifacts, records, and material remains related to such resources. These assets may be included in or eligible for inclusion in the National Register.
51. *Custom Lot.* A lot which can be irregular in shape and size, and gives the lot owner the ability to design a completely unique home.
52. *Cut.* The land surface which is shaped through the removal of soil, rock, or other materials.
53. *Data Center.* A location housing one or more large computer systems and related equipment, concerned with building, maintaining or processing data and providing other data processing services. Data Center is also commonly known as a telecom hotel or carrier hotel.
54. *Day Care.* The care, supervision and guidance for compensation of four or less children unaccompanied by a parent, guardian or custodian, on a regular basis for periods less than twenty-four (24) hours per day, in a place other than the child's or children's own home or homes.
55. *Day Care Center.* A facility in which day care is regularly provided for compensation for five or more persons not related to the proprietor. The care of four or less persons shall not be considered a day care center.

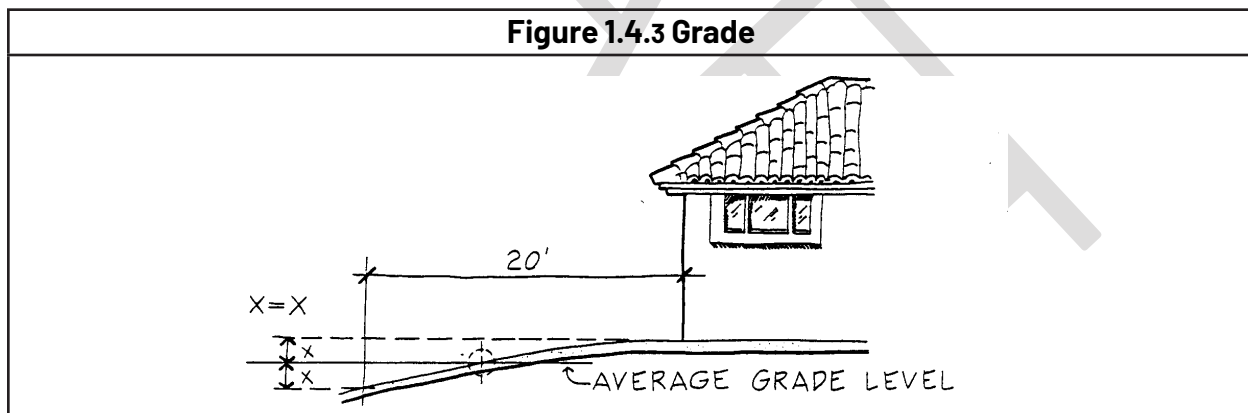
56. *Day Care Group Home*. A residential facility, certified by the Arizona Department of Health Services, in which day care is regularly provided for compensation for periods of less than twenty-four (24) hours per day for not less than five (5) full-time and part-time children, but no more than ten (10) full-time children through the age of twelve (12) years. The principal use of the Day Care Group Home is a single-family dwelling unit designed as a unit for occupancy by one family.
57. *Deferred Presentment Services*. A transaction pursuant to a written agreement involving the following combination of activities in exchange for a fee:
- a. Accepting a check dated on the date it was written; and
 - b. Holding the check for a period of time prior to presentment for payment or deposit.
58. *Density*. The number of residential dwelling units on a given property divided by the gross acreage of that property.
59. *Department*. The Planning and Community Development Department, the entity charged with the responsibility for interpreting, administering and enforcing the City of Peoria Zoning Ordinance.
60. *Design Review Committee*. The committee established to review and approve a development's conformance to the Vistancia Design Guidelines.
61. *Desert Lands Conservation Report (DLCR)*. A submittal required with any development application to the City for property within the Vistancia Desert Lands Conservation Overlay area, which contains an overview of the conservation features and items of specific interest as they pertain to the intent of the Vistancia Desert Lands Conservation Overlay.
62. *Destroyed, Vegetation*. To kill, or cause the death of any protected native plant by any means.
63. *Detention Facility*. A facility established by the county sheriff, juvenile court or a city or town or by a private contractor with any of the above for the pre-trial detention of persons unable to be released due to lack of funds or non-compliance with court conditions. Such facilities may include lodging and food service facilities. Detention facilities may be used for post-trial incarceration of juveniles and adults for a period not to exceed six months. Such facilities do not include holding or correctional facilities.
64. *Developer*. The property owner or his representative that is undertaking the development of land subject to the Vistancia Desert Lands Conservation Overlay District.
65. *Development*. The performance of any building or mining operation, the making of any material change in the use or appearance of any structure or land, the division of land into two (2) or more parcels, or the creation or termination of access rights, and shall include, but not limited to, such activities as the construction, reconstruction, or alteration of the size, or material change in the external appearance of a structure or land; commencement of mining excavation, trenching, or grading; demolition of a structure or removal of vegetation; deposit of refuse, solid waste or fill; alteration of a floodplain or bank of a water course.

66. *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.
67. *Development Plan*. Is a multi-faceted development plan, organized by development unit, demonstrating how the Standards Report will be implemented, see **Section 5.2.2 Application Requirements** for more information.
- a. The Development Plan will illustrate the proposal's relationship and conformity with adjacent land uses, circulation systems and the provision of utilities and other public services.
68. *Development Unit*. An approximate "subarea" within a specifically defined Planned Community District (PCD) boundary containing singular or multiple designated land use and zoning classifications.
- a. Multiple classifications or mixed-use classifications may be permitted in the PC District in conformance with the General Plan.
 - b. A development unit in text or table format is the same area as referenced on a map but describes the area in more specific detail.
 - c. The City Council may approve a particular definition of "subarea" or "development unit" for any individual PCD.
69. *Development Unit (Village)*. A sub-area of the VPCD development plan identified by letter and containing multiple development parcels.
70. *Directly Regulate*. To expressly and unequivocally change or alter a right to use, divide, sell, or possess private real property that existed before the enactment of a Land Use Law by the City, and where the subject private real property is specifically referenced or described in the text of the Land Use Law.
71. *District*. A portion of the City within which certain regulations and requirements, or various combinations thereof, are applicable under the provisions of these Standards.
72. *Disturbed Area*. That area of natural ground that has been or is proposed to be altered through grading, construction, cut and fill, removal of natural vegetation, placement of material, trenching, or by any means that causes a change in the undisturbed natural surface of the land or natural vegetation. The Disturbed Area is coterminous with the Disturbed Area identified in the Vistancia Hillside Development Overlay District and shall be subject to the same requirements of that Section.
73. *Disturbed Area, "Reclaimed" or "Restored"*. Disturbed areas may be reclaimed if they are restored to their natural contours, vegetation and colors to the satisfaction of the Staff.

74. *Donation Center.* A center operated by an organization that collects and sells donated clothing and household items. All such merchandise shall be displayed and stored in an enclosed building.
75. *Donation/Recycling Drop-off Box.* Any container, storage unit, or structure, other than a primary building, accessory building, or shed, that is used for the collection of charitable or for-profit donated items by the general public, including but not limited to clothing, household goods, toys, books, and newspapers.
76. *Drive Access.* That area between the curb of a street, or edge of the traveled portion of a street when no curb exists, and the right-of-way/property line over which the City will permit vehicular travel from the traveled portion of a street to an individual property, or off-street parking space(s). A physical break or cut of a curb (curb cut) may be necessary to create a Drive Access.
77. *Drive-in Establishment.* A business enterprise, activity or use of land consisting primarily of sales or services rendered to patrons who normally receive the products or utilize the services while in motor vehicles upon the premises, including but not limited to gas service stations, drive-in restaurants, drive-in laundry and dry-cleaning pick-up stations.
78. *Drive-in Restaurant.* A restaurant, which provides food and beverage service directly to patrons within parked vehicles for consumption primarily on the premises.
79. *Drive-Through Facility.* A business operation, which provides goods or services, passed through exterior windows or mechanical devices to patrons within motor vehicles. Such business may include, but not necessarily limited to financial institutions, restaurants and dry-cleaning establishments. Drive-through facility incidental to a permitted use is considered to be a permitted accessory use.
80. *Drop-off Lane.* An on-site one-way queuing lane for dropping off or picking up passengers.
81. *Dwelling Unit (DU).* A building or portion thereof, designed as a unit for occupancy by one family for cooking, living and sleeping purposes excluding areas associated with the storage of automobiles.
- a. *Dwelling, single-family, attached.* A building containing dwelling units attached by common walls without openings with each unit on a single fee simple lot. The term attached single-family dwelling applies to non-vertically stacked dwelling units. Garage doors may be angled forty-five (45) degrees or more to the street.
 - b. *Dwelling, single-family, detached.* A building containing one (1) dwelling unit on one (1) lot, without attachment to any other dwelling and surrounded by open space or yards. Garage doors may be angled forty-five (45) degrees or more to the street.
 - c. *Dwelling, two-, three-, and four-family.* A detached building containing two-, three-, or four-dwelling unit developments on one (1) lot. These types of dwelling units apply to duplexes, triplexes, and fourplexes regardless of a lease or condominium structure. Garage doors may be angled forty-five (45) degrees or more to the street.

- d. *Dwelling, multi-family.* A building or buildings attached to each other and containing three or more dwelling units on one (1) lot which may have vertically stacked units. The term, multi-family dwelling applies to such dwelling types as apartments, single family detached apartments, stacked flats, carriage units, and buildings where dwellings may have their primary access to a common hallway, stairwell, or corridor.
82. *Effective Date.* The date upon which these Standards or any amendment hereto becomes effective.
83. *Erected.* Built, constructed, altered, reconstructed, moved upon; any physical operations on premises which required construction, excavation, fill, drainage and the like, shall be considered part of an erection.
84. *Essential Public Service.* The erection, construction, alteration or maintenance by a public service corporation under the jurisdiction of the Arizona Corporation Commission or a political subdivision of this state organized as a special taxing district of underground, surface or overhead gas, electrical, steam, water transmission or distribution systems, poles, wires, mains, drains, sewers, pipes, cables, fire alarm boxes, call boxes, traffic signals, hydrants and other similar equipment and accessories in connection therewith reasonably necessary for the furnishing of adequate service by such public utilities for the public health, safety or general welfare, not including buildings, electrical substations and transmission towers. The provision of telecommunications services, including but not limited to the construction of wireless facilities by a public service corporation under the jurisdiction of the Arizona Corporation Commission or a political subdivision of this state, organized as a special taxing district is specifically deemed not to be an essential service and shall be subject to the provisions of these Standards.
85. *Evergreen Tree or Shrub.* A tree or shrub of a species which normally retains its leaves/ needles throughout the year.
86. *Excavation.* Any breaking of ground, except agricultural soil tilling and grounds care.
87. *Family.*
- a. An individual or two or more persons related by blood, marriage, or adoption and usual servants living together as a single housekeeping unit in a dwelling unit, or
 - b. A group of not more than ten (10) persons who need not be related, living together as a single housekeeping unit in a dwelling unit.
88. *Family Member.* The spouse, emancipated or unemancipated child, parent, sibling, brother-in-law, sister-in-law, son-in-law, daughter-in-law, mother-in-law, father-in-law, aunt, uncle, niece, nephew, stepparent, stepchild, grandparent, or grandchild of the legal owner of private real property, an estate of any of the foregoing family members, a trust of which any of the foregoing family members is a beneficiary or are beneficiaries, or a legal entity owned by any one or combination of these family members or the legal owner of private real property.

89. *Fill*. The deposit of soil, rock, or other materials placed by man.
90. *Finished Grade or Newly Established Grade*. The final grade and elevation of the ground surface after grading is completed. (All grading must comply with the provisions set forth in **Section 5.7: Vistancia Hillside Overlay District**)
91. *Flag*. A piece of fabric or other flexible material attached to a permanently installed pole, which may be ground mounted or affixed to a building or other structure.
92. *Floor Area, Gross*. The sum of the gross horizontal areas of the several floors of a building measured from the exterior face of exterior walls, or from the centerline of a wall separating two buildings, but not including interior parking spaces, loading space for motor vehicles, or any space where the floor-to-ceiling height is less than six (6) feet.
93. *Floor Area, Net*. The total of all floor areas of a building, excluding stairwells and elevator shafts, equipment rooms, interior vehicular parking or loading; and all floors below the first or ground floor, except when used or intended to be used for human habitation or service to the public.
94. *Food Truck*. See Mobile Food Unit.
95. *Gas Service Station*. Any facility or establishment retailing motor fuel on the premises, whether self-service or otherwise and whether or not service is performed from the premises as described in **Section 21-505: Limitations on Uses**.
96. *Grade*. The average level of the finished ground surfaces surrounding a building or structure, within a distance of twenty (20) feet. See **Figure 1.4.3 Grade**.



97. *Grade, Natural*. The elevation through any section of a site on an undisturbed lot at the time of adoption of the Vistancia Hillside Development Overlay by City Council. On lots that have been disturbed previously, the natural grade is the pre-existing grade if it can be determined; otherwise it shall be determined by an average of off-site elevations at points taken around the boundary of the site. All determinations shall have been made by an engineer, registered landscape architect, or land surveyor licensed to practice in the State of Arizona.
98. *Grading*. Any excavating, or filling or combination thereof, including the conditions resulting from any excavation or fill.

99. *Grading, Mass.* A technique used to significantly alter the landforms, including “flattening” of a relatively large area, for the purpose of creating developable pads.
100. *Graffiti.* Any unauthorized inscription, word, figure, painting or other defacement that is written, marked, etched, scratched, sprayed, drawn, painted, or engraved on or otherwise affixed to any surface of public or private property by any graffiti implement, to the extent that the graffiti was not authorized in advance by the owner or occupant of the property, or, despite advance authorization, is otherwise deemed a public nuisance by the City.
101. *Grand Opening.* A sign displayed at a new business, store, shopping center, office, or other use, or one that has changed ownership, within the first six (6) months of receiving a valid business license.
102. *Gross Area (Development Unit).* The area of a development unit including all planned or dedicated streets, alleys, private access ways, open space, and/or easements. Parcel boundaries shall extend to the center of adjacent streets or rights-of-way or other public space.
103. *Gross Area (Development Parcel).* The area of a development parcel included all planned or dedicated streets, alleys, private access ways, open space, and/or easements. Parcel boundaries shall extend to the center of adjacent streets or rights-of-way or other public space.
104. *Ground Cover.* Natural mulch or plants of species which normally reach a height of less than two (2) feet upon maturity, installed in such a manner so as to form a continuous cover over the ground.
105. *Group Care Facility.* A facility licensed by the State of Arizona, other than a detention facility, state institution, foster home or Group Foster home for more than ten children, or unwed mothers and children.
106. *Group Home.* A single residential dwelling unit shared as their primary residence by not more than ten qualified handicapped individuals living together as a single housekeeping unit, in which staff persons provide on-site care, training or support for the residents.
- a. Group homes include licensed and qualified Adult Residential Care homes pursuant to A.R.S. 36-448, Group Foster Homes, Supervisory Care Homes, Adult Foster Care Homes and Adult supportive Residential Living Centers. Group Homes shall not include boarding houses, rooming houses or similar enterprises, nursing homes, personal care homes, adult or juvenile detention facilities, recovery facilities, community residential setting facilities, group care facilities, adult day care facilities or Residential Development Disability Facilities regulated pursuant to A.R.S. 36-582.
107. *Guest House.* An attached or detached accessory building used to house guests of the occupants of the principal building, and which is never rented or offered for rent. Any guesthouse providing cooking facilities shall be considered a dwelling unit.

108. *Habitat Value*. The suitability of the landscape to support wildlife, considering site conditions. Suitability shall be ascertained by comparing similar sites and conditions and may require returning the habitat as closely to its original condition as possible when natural conditions have been changed.
109. *Hillside Development Area*. Building areas, other than sloped areas within washes and rivers, with a building site slope of ten percent (10%) or greater, measured as a vertical rise of ten (10) feet in a horizontal distance of one hundred (100) feet.
110. *Handicapped*. A person whom:
- Has a physical or mental impairment that substantially limits one or more of such person's major life activities;
 - Has a record of having such an impairment;
 - Is regarded as having such impairment.
 - However, "handicapped" shall not include current use of or an addiction to a controlled substance as defined in A.R.S. § 13 or U.S.C. § 21.
111. *Holding Facility*. A facility established in conjunction with a law enforcement or public safety building, established for the temporary detention of adult or juvenile persons while being processed for arrest or detention by law enforcement. Such facilities do not include lodging or food service facilities to facilitate a stay longer than necessary for processing of the arrest. Holding facilities does not include detention, correctional or release facilities.
112. *Home Occupation*. An occupation carried on solely by the occupant of the residence that is subordinate or incidental to the primary function of the principal residence or dwelling unit.
113. *Hospital*. A building or group of buildings in which sick or injured persons are given medical or surgical treatment, examination or care, including overnight residence, together with related facilities, e.g., laboratories, training facilities, staff residences, out-patient department and similar facilities which are an integral part of the principal use.
114. *Hotel or Motel*. A building or group of buildings used primarily for accommodation of transient guests in rooms or suites, excluding adult motels.
115. *Initiating Owner*. Any person who has requested approval of a Land Use Law, pursuant to an application for which there is a noticed public hearing. If such person is not the legal or record owner of the subject private real property for which the application is made, then such person must provide written evidence that he or she is the authorized agent of the owner with authority to obligate and bind the owner with respect to the application and the property.

116. *Junk Yard*. An open area where waste, used or second-hand materials are bought and sold, exchanged, stored, baled, packed, disassembled or handled; including, but not limited to, scrap iron and other metals, paper, rags, rubber tires and bottles. A junkyard includes automobile wrecking yards and any area of more than one hundred and twenty (120) square feet for storage, keeping or abandonment of junk, but does not include uses confined entirely within enclosed buildings.

117. *Landform Type*.

- a. *Desert Floor Landform Type*. Characterized in general by level plains and expanses that typically occupy the broad lowlands floodplains between desert mountain ranges. The area is dominated by low growing shrubs, such as creosote and bursage, and supports larger shrubs and trees, such as palo verde and ironwood, and cacti, such as saguaro. Because the uplands support a greater diversity and density of plants, wildlife density and diversity are higher and important wildlife resources occur in both wash and upland areas. The terrain is relatively flat, with typical slopes of less than five (5) percent, although the slope of this landform classification extends up to ten (10) percent. Soils are generally deep and alluvial. This landform is not listed in the companion Vistancia Hillside Development Overlay District for Vistancia as the slope of this land is less than ten percent (10%) and therefore not considered hillside.
- b. *Bajada Landform Type*. Characterized as the irregular terrain near or at the base of mountain ridges or isolated mountain outcrops. This area is located in the transition zone between the Desert Floor and the Upland landform types and exhibits relatively high vegetation density and diversity. The lower portions of alluvial fans dominated by palo verde and mixed cacti vegetation typify this area, such as the bases of low mountain ranges. Saguaro is a visually dominant and important component of this area. Higher density and diversity of vegetation results in higher wildlife density and diversity that is dispersed between both wash and upland areas. It is comprised primarily of bedrock materials with land slopes generally in the range of ten (10) to fifteen (25) percent. Drainage courses are typically well incised. Typical hazards include boulder rolling, rock falls, debris movement and general slope instability. The surface movement of materials occurs as a result of both gravity and water transport. The surface material size includes large boulders, rocks and gravel, as well as grainy soil materials. The Bajada landform is generally consistent with the Lower and Upper Transitional landform in the companion Vistancia Hillside Development Overlay District.
- c. *Upland Landform Type*. Consists of the higher elevation rugged areas, with relatively steep slope and high vegetation density and diversity. These areas include mountains, hills, buttes, or escarpments predominantly composed of bedrock materials. The slope is greater than twenty-five (25) percent, and in many cases is greater than thirty-five (35) percent. Upper portions of alluvial fans and the foothills of low mountains dominated by palo verde and mixed cacti vegetation typify this area. The saguaro

is a visually dominant and important component of this area and higher density and diversity of vegetation results in higher wildlife density and diversity. Streambeds are typically narrow, rocky and incised. Drainage courses are relatively poorly defined on the slopes, but collect into deep canyon bottom courses strewn with large-sized rubble. Typical hazards include boulder rolling, rock falls, debris movement and general slope instability. Soils are generally shallow and rocky. Cultural resource sites are smaller and more scattered. There are a greater number of petroglyphs and few sites related to prehistoric agricultural uses. This landform includes the Uplands landforms in the companion Vistancia Hillside Development Overlay District.

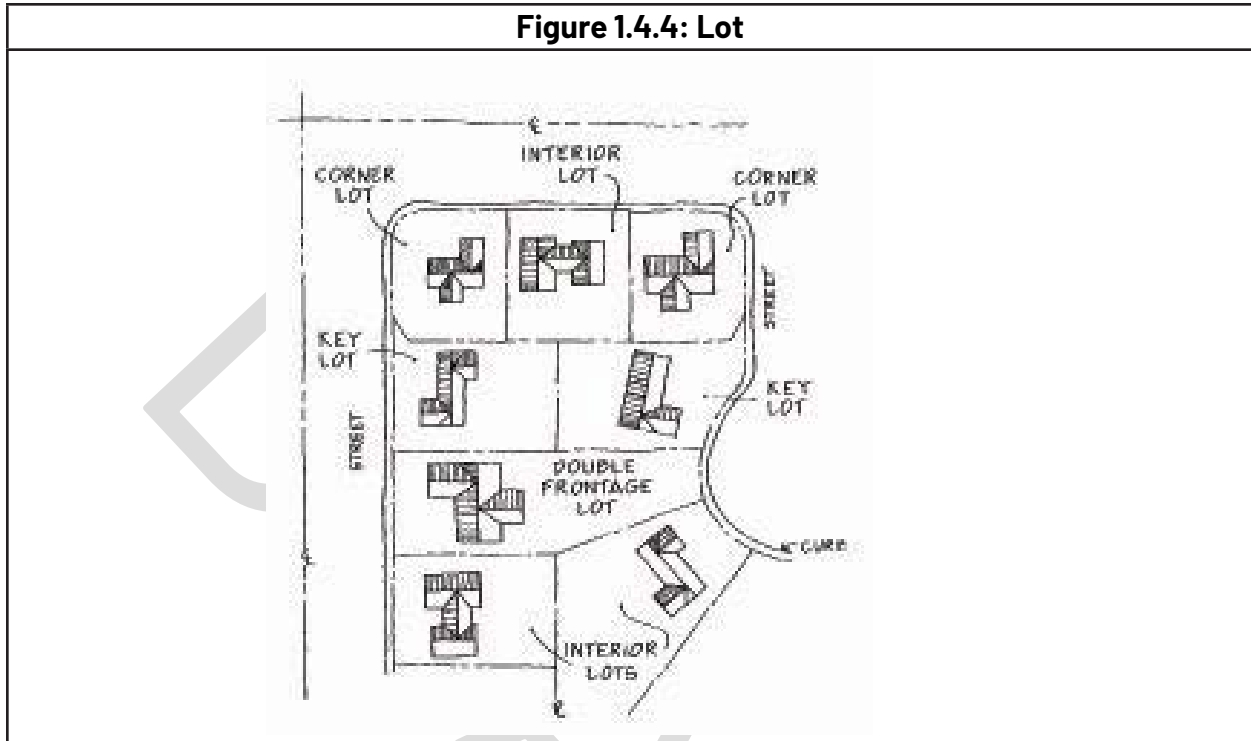
118. *Landscape Area*. An area reserved for the addition or augmentation of lawns, trees, plants and other natural and decorative features to land.
119. *Landscape Architect*. A person registered to practice landscape architecture in the State of Arizona.
120. *Landscape Buffer*. A landscape area that serves to screen the visual impacts caused by the differences in use, such buffer shall be located on the perimeter of the site.
121. *Landscape Character Zone*. An association of plants that create an identifiable landscape character, and further defined by specific plant palettes found in the Desert Lands Conservation Guide.
 - a. *Tonto Upland*. Landscape character zone that represents indigenous plants typically found in the desert of the northern Phoenix metropolitan areas.
 - b. *Sonoran Desert Upland*. Landscape character zone with an associated plant list which represents plants that are generally native to the southwest deserts or have the appearance of being native to those deserts.
 - c. *Lower Sonoran Desert*. Landscape character zone where plants are generally compatible with the look of an arid landscape. The associated plant list is a broader representation of drought tolerant plants and includes non-natives that are considered appropriate for the area.
 - d. *Exotic Zone Desert Oasis*. Landscape character zone where plants are permitted which are not included on the other landscape character zone lists, as long as they are not on the prohibited plants list. The use of these plants is limited to Oasis Landscape Development Areas and areas included in the Disturbed Area.
122. *Landscape Development Areas*. Areas within a site with different recommended plant palettes based on their proximity to natural open space, soil stabilization attributes and the desired visual character for the area.
 - a. *Oasis Area*. A landscaped area consisting of enclosed courtyards, semi-private areas and other areas located within the Disturbed Area where the use of Native Sonoran, Sonoran Character and Arid Zone plants are encouraged, but Desert Oasis plants are also allowed. These areas may also include special public areas, such as, but not limited to, parks, plaza's, neighborhood open space, etc.

- b. *Lush Desert Edge*. A landscaped area consisting of open backyards, commercial and public areas, streetscapes and common areas where use of Arid Zone plants is generally limited to thirty percent (30%) by area and where a buffer of Native Sonoran Zone plants is required at the perimeter of the lot or parcel or between the Disturbed Area and Natural Open Space.
 - c. *Riparian Area*. A landscaped area consisting of open areas adjacent to preserved wash corridors and natural open space areas where the use of plants is limited to the Tonto Upland palette. Open areas used for recreation, including active and passive areas, parks, and neighborhood open space are not included in this area.
 - d. *Transitional Areas*. A landscaped area consisting of open backyards, commercial and public areas, streetscapes and common areas where use of Arid Zone plants is limited to thirty percent (30%) by area and where a buffer of Native Sonoran Zone plants is required at the perimeter of the lot or parcel or between the Disturbed Area and Natural Open Space.
 - e. *Buffer Area*. A landscaped area consisting of open areas adjacent to preserved wash corridors and Natural Open Space areas where the use of plants is limited to the Native Sonoran Zone palette.
123. *Landscape Materials*. Materials used for the purpose of landscape improvements which include any or all of the following: lawn or grass areas; trees, shrubs, ground cover or other plantings; irrigation systems; decorative rock, natural or man-made; decorative lighting; detention and retention ponds; waterfalls and man-made streams; and berms or mounds.
124. *Landscape Plan*. A graphic representation of the landscape development of a site indicating the location of all existing and proposed landscape improvements to be present on the site at the completion of the construction of the project.
125. *Landscaping*. An exterior improvement of property in accordance with an approved landscape plan and utilizing approved landscape materials.
126. *Land Use Law*. Any ordinance or resolution adopted by the City that regulates the use or division of land or any interest in land or that regulates accepted farming or forestry practices. A Land Use Law also may be evidenced by approved written minutes of a noticed public meeting at which an application for approval of a Land Use Law is considered and acted upon by the City.
- a. *Land Use Law specifically includes (without limitation)*: approval of a general plan amendment or specific plan, a zoning change, a zoning text amendment, approval of a use permit, and adoption of an annexation ordinance.
 - b. *Land Use Law specifically excludes (without limitation)*: administrative rules of the City not adopted by the City Council, development fees levied under the authority granted by A.R.S. § 9-463.05, approval of a preliminary or final plat, approval of a site plan, approval of a zoning variance, Administrative Relief, design review approval, and conditions imposed upon and issuance of building, utility, fire, and engineering permits.

127. *Lattice or Trellis*. An open work structure of crossed strips or bars of wood, aluminum or plastic on which vines or other creeping plants may be trained. Specifically excludes chain link, corrugated metal and similar metal materials or vinyl mesh.
128. *Life Planned Community*. Any commercial facility, which is attached to other Life Planned Community facilities architecturally through a physical building connection or through the use of architectural features such as a colonnade, overhead structure or other feature which is complimentary to the existing and proposed architectural style, designed as a unified campus with shared amenities to allow seniors to age in place within a principal service development, including all related establishments intended for use by patrons of such facilities, for the support and enhancement of the multiple phases of senior living.
- a. The proposed facility shall be a part of a campus that provides regular services with increased care such as Hospice Care, Cognitive Care or facilities for on-site staffing that is not present in typical residential communities.
 - b. The proposed facility shall not solely provide independent living. Specialized programs and services related to the needs of the residents may also be provided.
 - c. Common elements include architectural design guidelines for the development, streetscape, landscape, and signage guidelines, all of which apply to current and future development on the property, a required number of approved amenities, including at least one shared community amenity, accessible and for the use and benefit of the neighboring community, such as a community center, community gardens, or accessible trails on the property, which the neighboring community can use or access.
 - d. Shared amenities on the campus to be utilized by the various elements included within the Life Planned Community.
 - e. The definition for a “Life Planned Community” may include: Senior Co-op, Adult Living, Retirement Community, Active Senior, Independent Living, Assisted Living, Community Care, Respite Care/Living, Adult Day Care, Personal Care/In Home Care, Dementia/Memory Care, Nursing Home, and Hospice Care.
129. *Loading Space*. The off-street area required for the receipt or distribution, by vehicles, of material or merchandise.
130. *Lot*. A place or parcel of land separated from every other piece or parcel by description, as in a subdivision or on a recorded survey map, or by metes and bounds, for purpose of sale or separate use. See **Figure 1.4.4: Lot** below.
- a. *Corner lot*. A lot abutting on two or more intersecting streets having an interior angle of intersection not exceeding one hundred thirty-five degrees.
 - b. *Interior lot*. A lot having only one side abutting on a street.
 - c. *Key lot*. An interior lot, one side of which abuts the rear lot (line) of a corner lot, or is separated therefrom by an alley.

- d. *Double frontage lot.* A lot abutting on two or more or less parallel streets.
- e. *Flag lot.* An interior lot in which the buildable area is located to the rear of a lot abutting a street, and which has access to the same street by means of a narrow driveway.

Figure 1.4.4: Lot

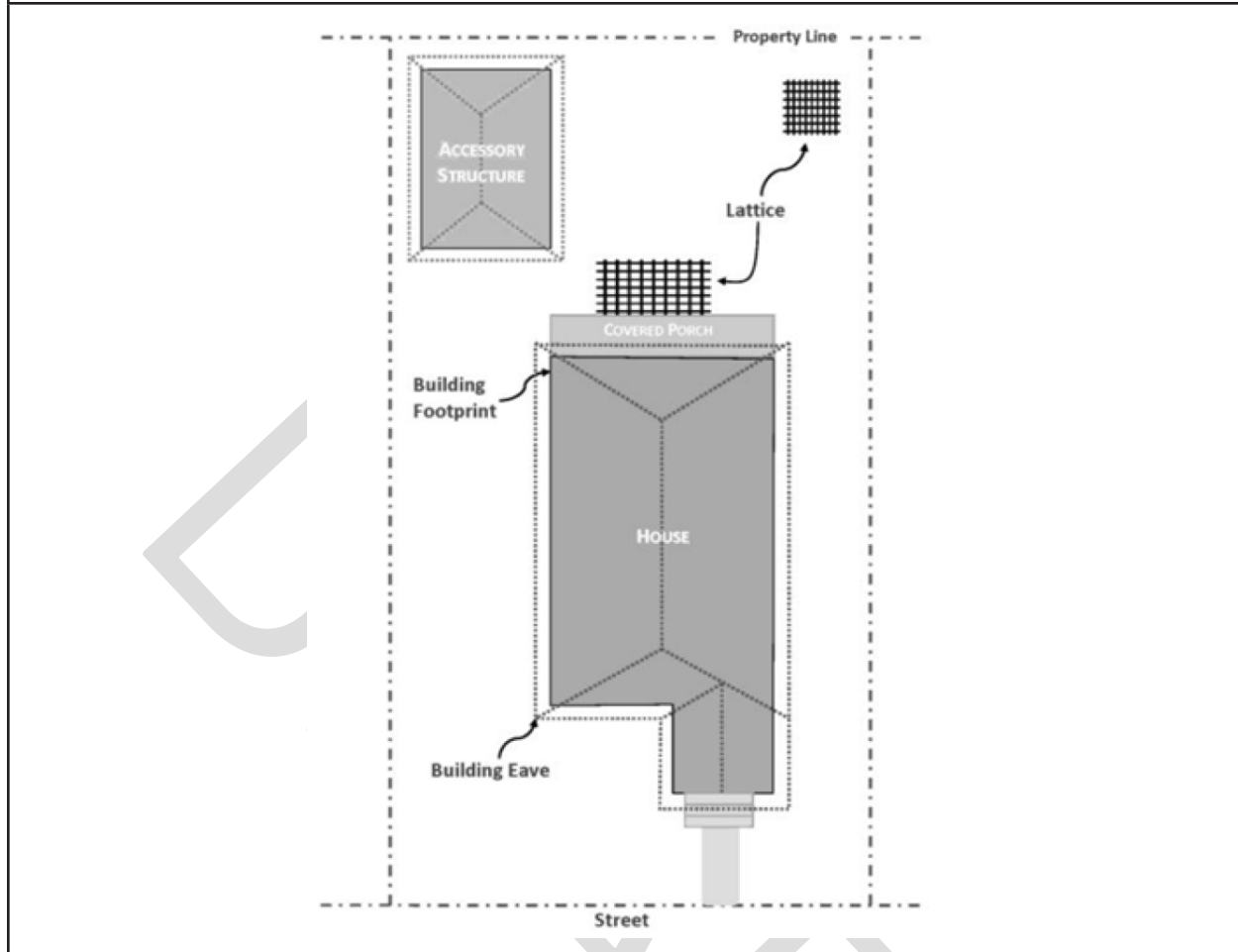


131. *Lot Area.* The total area of a lot within the lot lines as measured on a horizontal plane.

132. *Lot Coverage.* The part or percentage of a lot occupied by a principal and any accessory building's roof structure. See **Figure 1.4.5: Lot Coverage** below.

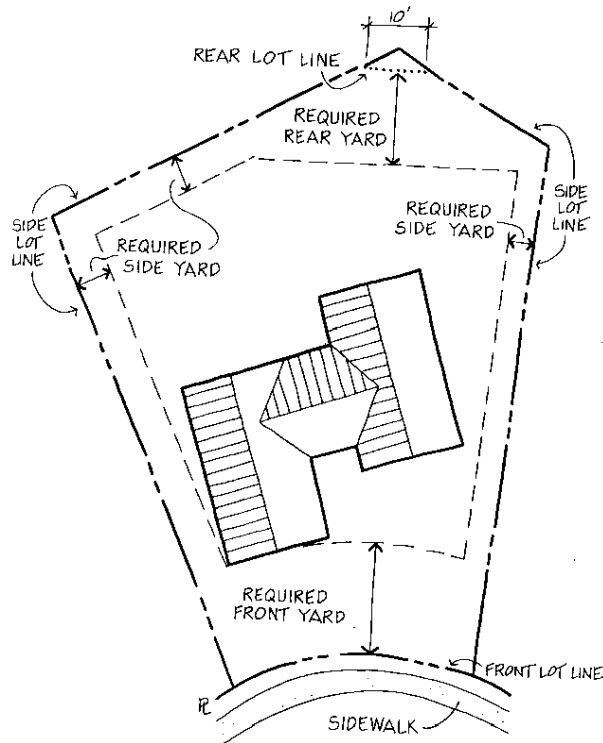
- a. Calculations of lot coverage shall exclude up to the first two (2) feet of roof eave/overhang. There shall be no credit where less than a two (2) foot eave/overhang exists.
- b. Lattice or similar open air roof structures shall be calculated at fifty percent (50%) lot coverage for the area covered by the open-air roof structure for a maximum coverage of two hundred (200) square feet. Anything over two hundred (200) square feet is counted at 100% covered (there would be a maximum of a 100 square foot reduction). (Graphic: House, Accessory Structure, and Covered Porch counted at 100% excluding the 2-foot eave. Open air roof structures are counted at 50% for the first 200 square foot area and 100% after that.)

Figure 1.4.5: Lot Coverage



133. *Lot Depth.* The horizontal distance between the front and rear lot lines, measured along the median between the side lot lines.
134. *Lot Line.* A line bounding a lot; synonymous with street line when a lot line coincides with a right-of-way line of an abutting street. See **Figure 1.4.6: Lot Line** below.
- a. *Front lot line.* For interior lots, the lot line abutting on a street; for corner lots, the shorter lot line abutting on a street. When a corner lot or double frontage lot has nearly equal frontage on two streets, designation of the front line shall be at the discretion of the owner.
 - b. *Rear lot line.* The lot line opposite and farthest from the front lot line. For a pointed or irregular lot, the rear lot line shall be an imaginary line, parallel to and farthest from the front lot line, not less than ten (10) feet long, and wholly within the lot.
 - c. *Side lot line.* Any lot line other than a front or rear lot line; in the case of a corner lot, the lot line abutting the side street is termed an exterior side lot line; all other side lot lines are termed interior side lot lines.

Figure 1.4.6: Lot Line



135. *Lot of Record*. A lot which is part of a subdivision plat recorded in the Maricopa County Recorder's office prior to February 9, 1971, or a lot or parcel described by metes and bounds and having its description recorded in the Maricopa County recorder's office prior to February 9, 1971.
136. *Lot Width*. The horizontal distance between the side lot lines measured at right angles to the line comprising the depth of the lot at a point midway between the front lot line and the rear lot line.
137. *Manufacturing*. The mechanical or chemical transformation of materials or substances into new products, including the assembling of component parts, the manufacturing of products, and the blending of materials, such as lubricating oils, plastics, resins, or liquors.
138. *Massage Establishment*. Any business or establishment where the practice of massage therapy is engaged pursuant to A.R.S. § 32-4201, et. seq.
139. *Master Conservation Plan (MCP)*. A submittal which contains the identification and proposed conservation measures for protected landforms, native plants, wildlife habitats, open spaces and cultural resources.
140. *Master Planned Development*. A development which meets one or more of the following criteria:
- a. Residential developments which exceed three hundred (300) acres in area.
 - b. Four (4) or more residential subdivisions of a combined area which exceeds three hundred (300) acres.
 - c. Mixed-use developments which exceed (one hundred fifty) 150 acres in area.

141. *Mature Trees*. Healthy, full-bodied trees of the following minimum sizes: Eight (8) feet in height with a four (4) inch caliper trunk measured six (6) inches above grade for smaller and measured twelve (12) inches above grade for larger species. Multi-trunk species shall be measured in the same manner as single trunk species, but must have a minimum diameter of one (1) inch.
142. *Medical Marijuana Cardholder*. A natural person who is a Qualifying Patient, Designated Caregiver or Nonprofit Medical Marijuana Dispensary Agent who has been issued and possesses a valid Registry Identification Card pursuant to A.R.S. § 36-2801, et seq.
143. *Medical Marijuana Dispensary*. A non-profit entity defined in A.R.S. § 36-2801(11), that sells distributes, transmits, gives, dispenses, or otherwise provides Marijuana for Medical Use and related supplies to Qualifying Patients.
- a. Included is the manufacture and creation of products for individual sale where Marijuana is incorporated into the product for consumption by an individual who is a valid Medical Marijuana Cardholder.
 - b. Additionally included is the sale of not more than twelve (12) living Marijuana plants to an individual Medical Marijuana Cardholder authorized pursuant to A.R.S. § 36-2801, et seq. to cultivate not more than twelve Marijuana plants for their personal use in addressing a Debilitating Medical Condition as set forth in A.R.S. § 36-2801, et seq.
144. *Medical Marijuana Manufacturing or Cultivation Facility*. A building, structure, or premises where Marijuana is cultivated or stored and which is physically separate from a Medical Marijuana Dispensary. Such Medical Marijuana Manufacturing or Cultivation Facility may only provide Marijuana or Marijuana plants to Medical Marijuana Dispensaries for retail sales to qualified Medical Marijuana Cardholders. Requirements for Mixed Use Occupancy will be based upon the adopted building codes.
145. *Medical Marijuana Statute*. The Arizona Medical Marijuana Act codified at A.R.S. § 36-28.1. All definitions set forth in the Medical Marijuana Statute are hereby incorporated by reference into these Standards unless specified otherwise.
146. *Metallurgy*. The reduction or extraction of metals from their ores by mechanical, physical or chemical methods, including their refinement and preparation for use as raw materials.
147. *Mining*. The extraction from the earth of gravel, stone, sand and metallic or non-metallic ore, and the crushing, washing, grading, storage and loading for transportation thereof.
148. *Mixed Use Development*. A tract of land, building, or structure developed for two or more different uses such as, but not limited to, residential, office, light manufacturing, retail, public, or entertainment.
149. *Mobile Food Unit*. A food establishment that is licensed by the State of Arizona, that is readily movable and that dispenses food or beverages for immediate service and consumption and other incidental retail items from any vehicle, except as provided in Section 14-107(a) of the Peoria City Code.

150. *Mobile Food Vendor*. Any person who owns, controls, manages or leases a mobile food unit or contracts with a person to prepare foods and vend from, drive or operate a mobile food unit.
151. *Mobile Home*. Any vehicle, other than a self-propelled motor vehicle, which was originally designed to be drawn by a motor vehicle and which is used for human occupancy.
152. *Mobile Home Lot*. A portion of a mobile home subdivision used or intended to be used for the parking of one mobile home, including the land covered by the mobile home, adjacent open spaces and attached or detached accessory buildings and structures.
153. *Mobile Home Park*. A lot, parcel or tract of land having as its principal use the rental of space for occupancy by two or more mobile homes, including any accessory buildings, structures or uses customarily incidental thereto.
154. *Mobile Home Subdivision*. A subdivision comprising five or more mobile home lots platted for lease or sale to the public, and restricted to such use by covenant or deed restrictions.
155. *Mobile Merchandise Unit*. Any vehicle used for carrying tangible personal property for sale at or adjacent to the vehicle in which such tangible personal property is carried.
156. *Mobile Merchandise Vendor*. Any person who sells any type of tangible personal property at or adjacent to the person's mobile sales unit in which such tangible personal property is carried.
157. *Mutilation, Vegetation*. To deface, maim, damage or disfigure any protected native plant by shooting, chopping, pushing over, burning, cutting or any other means.
158. *Native Plant Permit*. A type of permit issued by the State of Arizona Department of Agriculture and by the City of Peoria for the purpose of removing from the premises, relocating on the premises, or destroying any protected native plant.
159. *Native Plant Preservation Plan (NPPP)*. A development plan specifying the proposed treatment of plants with Protected Plant Status for which a native plant permit is required. This plan shall identify the location of the on-site nursery and shall establish an approximate amount of time each plant, or group of plants, is expected to remain in the nursery. A method for tracking the amount of time each plant or group of plants will remain in the nursery shall also be provided.
160. *Native Plant (Protected)*. Cacti that are four (4) feet or greater in height and trees that are four (4) includes or greater in caliper, measured at a point twenty-four (24) inches from the ground elevation.
161. *Natural Grade*. The grade and elevation of the ground surface in its natural undisturbed state.
162. *Natural Open Space (NOS)*. Areas dedicated for public ownership or retained in private ownership containing naturally occurring conservation features in the Sonoran Desert that have not been altered except to allow paths or trails (private or public) roadways and utility easements as necessary.

163. *Neighborhood Association*. An incorporated or unincorporated group of individuals comprising a homeowner's association, merchant's association, community association or other group of individuals with similar interests due to their residence in a defined area and that has registered with the Planning and Community Development Department to receive notice of applicable proceedings.
164. *Net Area (Development Unit)*. The area of a development unit, excluding all planned or dedicated streets, alleys, private access ways, roadway and/or alley easements and intended desert preserve areas generally above the thirty percent (30%) slope line.
165. *Net Area (Development Parcel)*. The area of a development parcel, excluding all planned or dedicated streets, alleys, private access ways, roadway and/or alley easements and intended desert preserve areas generally above the thirty percent (30%) slope line.
166. *Non-Conformity, Legal*. Any use, building, structure, lot, or site that was legally established prior to the adoption or amendment of these Standards or annexation into the City, but which would be prohibited, regulated, or restricted differently under the terms of these Standards or future amendments thereof.
167. *Non-Chartered Financial Institution*. A business, other than a state or federally chartered bank, credit union, mortgage lender or savings and loan association, that offers check cashing services, vehicle title loans, and loans for payment of a percentage fee. Specifically included are check cashing businesses that charge a percentage fee for cashing a check or negotiable instrument and "payday" loan businesses which make loans upon assignments of wages received, or businesses that function as deferred presentment services.
168. *Nude Model Studio*. Any place where a person who appears in a state of nudity or displays "specified anatomical areas" is provided to be observed, sketched, drawn, painted, sculptured, photographed, or similarly depicted by other persons who pay money or any form of consideration. Nude Model studio shall not include a public or private educational institution consisting of community colleges; colleges; universities or private institution that is licensed by the State of Arizona or supported entirely or in part by public taxation and which maintains and operates a recognized educational program in which educational credits are issued to its students and are transferable to another public or private educational institution and complies with the following:
- a. That has no signage visible from the exterior of the structure and no other advertising that indicates a nude or semi-nude person is available for viewing; and
 - b. When in order to participate in a program, a student must enroll at least three days in advance of the class.
169. *Nudity or a State of Nudity*.
- a. The appearance of the cleft of the buttocks, anus, male genitals, female genitals, or areola of the female breast; or
 - b. A state of dress which fails to opaquely cover the cleft of the buttocks, anus, male genitals, female genitals, or areola of the female breast.

170. *Nursing or Convalescent Home*. A facility, place, or building other than a hospital, that provides residential accommodations in conjunction with health care services. The accommodations can be provided within a campus-like facility and may include shared amenities for patients, families, and visitors. These accommodations may offer a range of care and are typically referred to as nursing homes, intermediate care facilities, extended care facilities, memory care facilities, hospice homes and similar facilities which are licensed by the Arizona Department of Health Services.
171. *Off-street*. Land which is not within the right-of-way of any street or alley.
172. *Oral Sexual Contact*. Oral contact with penis, vulva, or anus.
173. *Original Art Display*. A hand-painted work of visual art that is either affixed to or painted directly on the exterior wall of a structure with the permission of the property owner. An original art display does not include mechanically produced or computer-generated prints or images, including but not limited to digitally printed vinyl; electrical or mechanical components; or changing image art display.
174. *Outdoor Display*. Display of retail merchandise and retail sales outside of an enclosed structure.
175. *Outdoor Storage*. Exterior storage of material including items for sale, lease, processing and repair for a period greater than twenty-four (24) hours.
176. *Overlay District*. A district established by ordinance to prescribe special regulations to be applied to one or more base zoning district(s): such regulations are intended to protect certain critical features and resources of the areas.
177. *Owner*. The person, persons, trust or other legal entity that is or are the legal or record owners of the undivided fee simple title to private real property at the time the City makes a final decision in regard to a Land Use Law affecting such property.
178. *Palm Tree*. For the purpose of this Section means a vertical palm that can reach twenty (20) feet or greater in height upon maturity.
179. *Park, Community*. These parks include all the assets typical of neighborhood parks along with facilities to serve the larger area of the community.
180. *Park, Public*. Land owned and operated by a governmental entity for private and public recreation that is open to all citizens on an equal basis, requires no membership, and does not include facilities operated by a private or public entity providing goods or services for compensation similar to those provided by non-governmental businesses, regardless of property ownership. Examples of facilities providing goods or services for compensation similar to those provided by non-governmental businesses include (without limitation):
- a. Marina supply or services;
 - b. Hotel or resorts;
 - c. Racetracks;
 - d. Aviation facilities; and
 - e. Amusement parks.

181. *Park, Special Use.* A park dedicated to specific or limited purpose recreational activities. These parks vary in size and service area depending on the amenities and recreational opportunities provided. Special Use Parks generally fall within three categories,
- Historic/Cultural/social sites,
 - Recreational facilities, and
 - Outdoor recreation facilities.
182. *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.
183. *Parking (Parallel/Angle).* The use of on-street parking to augment off-street facilities on collector and local streets.
184. *Parking (Tandem).* A parking stall within a residential garage located behind another stall and without direct access to the outside.
185. *Parking Area, Public.* An open area, other than a street or alley designated for use, or used, as temporary parking of four (4) or more vehicles when available for public use, whether free or for compensation or as an accommodation for clients or customers.
186. *Parking Lot.* An area other than for single-family dwellings used for the off- street parking of more than two (2) motor vehicles, including parking spaces, access and maneuvering aisles.
187. *Parking Space, Off-street.* A space designated for the temporary parking of a motor vehicle not on the right-of-way or alley but accessible from a street or alley.
188. *Parties In Interest.* A term identifying the owners of property within one hundred fifty (150) feet, exclusive of street, or specified property.
189. *Paved Parking Space or Surface.* An area covered by an impervious dust free surface of asphalt or concrete designed to City specifications.
190. *Pawnbroker.* A person who is engaged in the business of advancing money on the security of pledged goods or is engaged in the business of purchasing tangible personal property on the condition that it may be redeemed or repurchased by the seller for a fixed or variable price within a fixed or variable period of time.
191. *Pawnshop.* The location or premises at which a Pawnbroker is licensed to regularly conduct the pawnbroker's business.
192. *Pawn Transaction.* Either the act between the Pawnbroker and a person pledging tangible personal property or extending credit on the security of pledged goods or the act of purchasing tangible personal property with an express or implied agreement or understanding that it may be redeemed or repurchased by the seller for a fixed or variable price within a fixed or variable period of time, except that a good faith outright purchase of tangible personal property is not a pawn transaction.

193. *Permissible Consumer Fireworks*. Fireworks devices as defined by A.R.S. § 36-1601.5(a) and (b).
194. *Personal Cultivation or Processing* means cultivating or processing of not more than six (6) marijuana plants for personal use at an individual's primary residence, or not more than twelve (12) plants where two or more individuals reside at one time. In this instance, individual shall mean a person of at least twenty-one (21) years of age.
195. *Planned Shopping Center*. A business development of two acres or more not divided by a street and characterized by an organized and concentrated grouping of retail and service outlets served by a common circulation and parking system.
196. *Planning Manager*. The director of the Department, or the director's designee.
197. *Plant Protection*. Any project that contains plants specified on the Protected Native Plant List is required to submit a Native Plant Preservation Plan detailing the existing location and proposed treatment of each protected plant. Optimally, protected plants should remain in place.
198. *Plant Salvaging*. Healthy plants, meeting minimum standards as defined by the Protected Plant Status, which must be removed due to construction are required to be salvaged unless the applicant can demonstrate how conditions such as poor health make successful relocation impossible. Salvaged plants are expected to be replanted within the project.
199. *Plasma Center*. A business, which provides compensation to patrons for plasma drawn from the human body.
200. *Plot Plan*. A fully dimensioned line drawing of a specific site identifying the location of all proposed structures, including outdoor display, in relation to abutting streets and existing structures.
201. *Pre-existing Wireless Communication Facility*. Any tower or antenna for which a building permit or special use permit has been properly issued prior to the effective date of this section, including permitted towers or antennas that have not yet been constructed so long as such approval is current and not expired.
202. *Preservation*. Similar to Conservation but is more closely related to a wilderness area in that these open spaces are intended to remain in their natural, untouched state regardless of surrounding development. In some instances, unpaved hiking trails and trailheads may be utilized to gain limited access to these areas; however, park-like amenities such as water, restrooms, lighting, directional signage, improved parking or educational facilities are not likely to be present.
203. *Private Buffer*. An area located adjacent to a public or private preserve open space edge that is used as an undisturbed or enhanced landscape setback. The buffer may be platted as common open space for the development or as individual lots. The area shall contain no improvements or be used for any purpose other than a landscaped setback.

204. *Private Garage.* An enclosed accessory building, attached or detached, used for storage of motor vehicles used by occupants of the principal building and providing no public shop or services in connection therewith.
205. *Protected Plant Status.* Native cacti which are three (3) feet or greater in height and native trees which are four (4) inches or greater in caliper.
206. *Public Utility.* Any person, firm, corporation, City or special taxing district authorized under state statute or City charter or code to provide to the public electricity, natural gas, steam, water, drainage, flood control, irrigation, or wastewater collection and treatment. The provision of telecommunications services by any provider of a public utility or by any person, firm, corporation or special taxing district is not a "Public Utility".
207. *Railroad Use.* The occupation and use of land, buildings and structures for purposes directly connected with rail transportation of articles, goods and passengers, including such facilities as tracks, sidings, signal devices and structures, shops and yards for maintenance and storage of rail machinery, loading platforms, passenger and freight terminals, but excluding freight terminals and yards, and similar facilities, which are maintained and operated by the owning railroad or by a lessee for the purposes auxiliary to rail transportation; provided, however, that the operation of such facilities as a hobby or as part of an amusement business shall not be considered a railroad use.
208. *Reception Center.* An indoor or outdoor facility for the purpose of hosting meetings, weddings, receptions and/or luncheons.
209. *Recreation and Social Clubs.* Buildings and grounds used for and operated by membership or fraternal organizations primarily for recreation and service of members and their guests and not primarily for profit, including but not limited to golf clubs, riding clubs, American Legion halls, Elks clubs, and similar facilities.
210. *Recreational Vehicle.* A vehicular type unit as defined in A.R.S. § 41-4001.33 specifically designed for recreational use, watercraft and trailers used to haul watercraft, horse trailers and similar recreation equipment.
211. *Recycling Collection Facility.* A facility used for the acceptance of recyclable materials from the public. Recyclable materials may be collected, sorted, bundled, bailed and/or temporarily stored prior to delivery to a permanent disposal site or shipment to others for reuse and/or processing.
212. *Recyclable Collection Point.* An accessory incidental structure or enclosed area that serves as a neighborhood drop-off point for recyclable material collection prior to delivery to a broker or user of such materials. No processing or compounding of materials is permitted.

213. *Recyclable Materials*. Waste materials considered being reusable and intended for remanufacturing or reconstitution. These materials shall include the following, and similar materials: plastics, glass, paper, cardboard, chipboard, polystyrene, metals (e.g. aluminum cans, fixtures, wire), fabric, lawn clippings, leaves, and tree branches. Recyclable materials do not include junk, rubbish, refuse, corrosive, toxic or otherwise hazardous materials, as determined by the City of Peoria Fire Department.
214. *Release Facility*. A facility operated by the Arizona Department of Corrections or Arizona Department of Youth Rehabilitation or private contractors with the above for the post-trial incarceration of juveniles and adult convicted felons who are deemed appropriate for release upon completion of their assigned term in a Detention or Correctional Facility. Such facilities are characterized by providing residential housing and restricted living settings to their residents.
215. *Religious Institution*. A permanently affixed building, where one of the principal uses is for religious worship such as that of a church, synagogue or temple.
216. *Relocate (landscape)*. To transplant a protected native plant to another location on the premises.
217. *Remediation*. The action or measures taken, or to be taken, to lessen, clean-up, remove, or mitigate the existence of hazardous materials existing on the property to such standards, specifications, or requirements as may be established or required by federal, state, or county statute, rule or regulation.
218. *Removal, Vegetation*. To transport a protected native plant from the premises on which it has been growing.
219. *Repair Garage*. An establishment where the following services may include: those normal activities of a gas service station, general repair, engine rebuilding, rebuilding or reconditioning of motor vehicles, collision services such as body, frame or fender straightening and repair; general painting and undercoating of automobiles; high speed washing; auto, boat or trailer rental and general sales of auto parts or accessories.
220. *Resale Store*. A retail establishment primarily engaged in selling used nondonated, high-quality second-hand merchandise, or merchandise placed for sale on consignment by the owner of the merchandise. The establishment shall be limited to clothing and related accessories, and children's apparel.
221. *Restaurant*. Any restaurant (except a drive-in establishment or a convenience food restaurant as defined in this Section), coffee shop, cafeteria, short-order cafe, luncheonette, sandwich stand, drugstore, and soda fountain serving food, and all other eating or drinking establishments provided that at least forty percent (40%) of the total sales are derived from the sale of food.
222. *Restaurant, Fast Food with Drive-Through*. A restaurant provides food and beverage service directly to patrons within parked vehicles for consumption primarily on the premises or drive-through service.

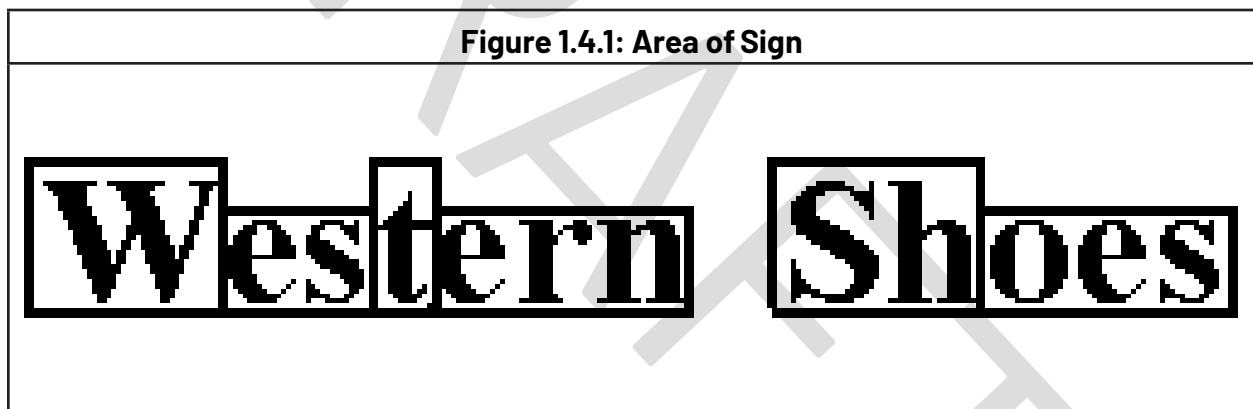
223. *Restore*. To replant areas of burned, damaged or disturbed Sonoran Desert vegetation and topographical features with trees and plants of the same species, size, density and placement as the surrounding area; and re-contour, as necessary, to appear similar to or to match the character of nearby slopes.
224. *Retail Liquor Store*. A business that sells beer or intoxicating liquors in an unopened package for consumption off the premises of the business having a Series 9 license issued by the Arizona Department of Liquor License and Control and derive the majority of sales from beer and intoxicating liquors. Businesses which hold a Series 9 license and sell beer or intoxicating liquor accessory to another permitted principal or conditional use are not considered Retail Liquor Stores.
225. *Retaining Wall*. A wall used solely to retain twelve (12) or more inches of material but not to support or to provide a foundation or wall for a building.
226. *Ridge Line*. That line running along the highest elevation between mountain peaks.
227. *Right-Of-Way*. A public way established or dedicated for public purposes by a duly recorded plat, deed, grant, governmental authority or by operation of the law.
228. *Rip Rap*. A bank protection measure composed of rock, cobble or rubble of differing sizes to protect against erosion or scour.
229. *Rooming House*. A building other than a motel or hotel, where for compensation and by pre-arrangement for definite periods of time, lodging is provided for two or more individuals who are not members of a resident family. Rooming House does not include institutions for the care of alcoholics, drug addicts, and persons with mental or communicable diseases; group care homes, community residential setting facilities and recovery centers licensed by the State of Arizona.
230. *Schools, Business, Trade or Vocational*. A school, which may be operated as a commercial venture which, is primarily established to teach students skills to be used in a specific trade or occupation. Such facilities may not include lodging for students or faculty.
231. *Schools, Instructional*. A school or instructional institution established to provide instruction in recreational or other types of instruction such as swimming, dance, music, martial arts, and similar craft-type activities.
232. *Schools, Private*. A private place of general instruction including but not limited to charter, parochial, religious or charitable institutions certified by the Arizona Department of Education, State Board of Charter Schools or Arizona Board of Regents including buildings, athletic fields, and all accessory or accompanying structures and areas used for educational purposes. Such facilities do not include trade or vocational schools. Such facilities may include lodging and services for students or faculty but shall not include day care centers, business, trade or vocational schools or instructional schools as defined herein.

233. *Schools, Public/Charter.* A public place of general instruction, including buildings, athletic fields, and all accessory or accompanying structures and areas used for educational purposes, providing primary or secondary instruction, certified by and meeting all of the compulsory education laws of the State of Arizona and the State Board for Charter Schools where applicable. Such facilities may include lodging and services for students or faculty but shall not include day care centers, business, trade or vocational schools or instructional schools as defined herein.
234. *Screen Wall.* A masonry wall, wood fence or slatted chain-link fence, so constructed as to completely block at least eighty-five percent (85%) of the view of enclosed activities or uses from adjacent real property that is approximately the same elevation as the activity or use. A wood fence does not include any manufactured material, including but not limited to plywood, pressboard, particleboard, chipboard or masonite.
235. *Service Clubs.* Buildings and grounds used for and operated by non-profit organizations whose membership is open to any resident of the community, including YMCA, YWCA, Boy Scouts, Girl Scouts, Boys and Girls Club and any similar organization having as its primary objective the improvement of the district, neighborhood or community and its social welfare. Service Clubs shall not include Recreation and Social Clubs as herein defined.
236. *Setback.* The minimum horizontal distance between a lot line and nearest point of a building, structure or use, as the context indicates, located on a lot.
237. *Sexual Encounter Center.* A business or commercial enterprise that as one of its principal business purposes offers for any form of consideration:
- a. Physical contact between persons of the opposite sex, when one or more of the persons is in a state of nudity in the forms of tumbling, wrestling, or other similar activities for the purpose of engaging or attempting to engage in specified sexual activities or oral sexual conduct; or
 - b. Activities between male and female person and/or persons of the same sex when one or more of the persons is in a state of nudity for the purpose of engaging or attempting to engage in specified sexual activities or oral sexual conduct.
238. *Specified Anatomical Areas.*
- a. Human genitals in a state of sexual arousal;
 - b. The appearance of the cleft of the buttocks, anus, male or female genitals, or areola of the female breast; or
 - c. A state of dress that fails to opaquely cover the cleft of the buttocks, anus, male or female genitals, or the areola of the female breast.
239. *Specified Sexual Activities.* Includes any of the following:
- a. The fondling or other erotic touching of the human genitals, pubic region, buttocks, anus, or female breasts;

- b. Sex acts, normal or perverted, actual or simulated, including intercourse, oral copulation, or sodomy;
- c. Masturbation, actual or simulated; or
- d. Urinary or excretory functions as part of or in connection with any activities set forth in a through c above.

240. *Sign*. A name, identification, description, display or illustration, which is affixed to, painted or represented directly or indirectly upon a building or other outdoor surface which directs attention to or is designed or intended to direct attention to the sign face or to an object, product, place, activity, person, institution, organization or business. Signs located completely within an enclosed building, and not exposed to view from a street, shall not be considered a sign.

241. *Area of Sign*. The space enclosed within the extreme edges of the sign for each sign face, not including the supporting structure. Where attached directly to a building wall or surface, the space within the outline enclosing all the characters of the words, numbers, or design, including any background panel or distinctively painted area installed as a background for the sign, see **Figure 1.4.1: Area of Sign**.



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

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

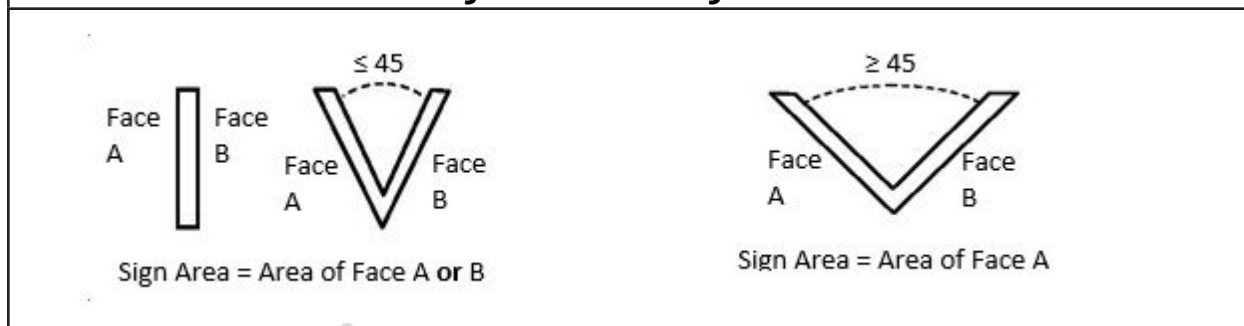
244. *Changeable Copy Sign*. A sign that is static and changes messages by any means, including electronic process or remote control.

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

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

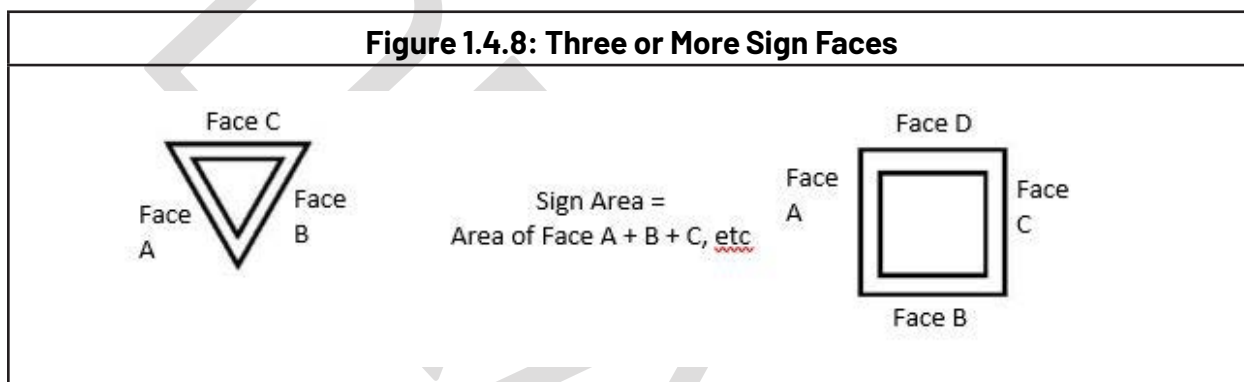
247. *Flashing Sign.* Any illuminated sign on which the artificial light is not maintained stationary or constant in intensity and color at all times when such sign is in use. For the purpose of this Sign Code, a message change no more frequently than twice per day is not considered flashing for electronic message boards.
248. *Freestanding Sign.* A sign erected and maintained on its own self-supporting permanent structure or base, not attached to any building.
249. *Freeway Monument Sign.* A freestanding sign with a monument base (width of base is at least fifty percent [50%] width of the sign) that is erected and maintained on property adjacent to and within the view of motorists who are driving on a freeway or highway recognized by the City of Peoria.
250. *Government Sign.* A sign that is constructed, placed, maintained, or required by law by the federal, state, county, or City government either directly or to enforce a property owner's rights.
251. *Height of Sign.* Freestanding monument sign and freestanding wall sign. Height shall be the distance from the top of the sign structure to the top of curb or crown of roadway where no curb exists, or natural grade, whichever is greater. For freestanding monument signs, the height of any monument base or other structure erected to support or ornament the sign shall be measured as part of the sign height.
252. *Maintenance, Signage.* The replacing or repairing of a part or portion of a sign made unusable by ordinary wear, tear or damage beyond the control of the owner or the reprinting of existing copy without changing the wording, composition or color of said copy.
253. *Monument Sign.* A freestanding sign with a base that is at least fifty (50) percent of the width of the sign.
254. *Multiple Sign Faces.* Calculating the sign area shall be based on the number of sign faces as described below. Architectural embellishments are not considered as sign area, so long as they do not constitute an area that is more than twenty percent (20%) of the total sign area.
- a. *One (1) face.* Area of the single face only.
 - b. *Two (2) faces.* If the interior angle between the two (2) faces is 45 degrees or less, the area will be the area of one (1) face only; if the interior angle between the two (2) sign faces is greater than 45 degrees, the sign area will be the sum of the areas of the two (2) faces, see **Figure 1.4.7: Two Sign Faces** below.

Figure 1.4.7: Two Sign Faces



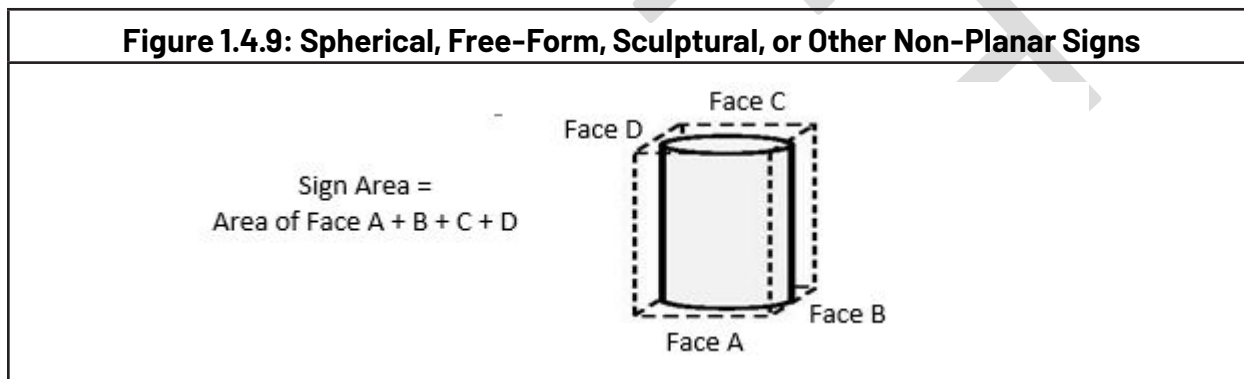
- c. *Three (3) or more faces.* The sign area will be the sum of the areas of each of the faces, see **Figure 1.4.8: Three or More Sign Faces** below.

Figure 1.4.8: Three or More Sign Faces



- d. *Spherical, free-form, sculptural, other non-planar signs.* Signs area will be the sum of the area using only the four (4) vertical sides of the smallest cube that will encompass the sign, see **Figure 1.4.9: Spherical, Free-Form, Sculptural, or Other Non-Planar Signs** below.

Figure 1.4.9: Spherical, Free-Form, Sculptural, or Other Non-Planar Signs



255. *Non-Conforming Sign.* A sign erected which does not conform to all of the requirements of **Section 5.17: Signage**, but which, when first constructed, was legally allowed by the City of Peoria or the political subdivision then having the control and regulation over construction of signs.

256. *Permanent Sign.* Any sign that is intended to be and is constructed to remain unchanged in character and position and affixed to features such as the ground, a wall, or building for one (1) year or more. A temporary sign left in place for one (1) year or more does not become a permanent sign.
257. *Portable Sign.* Any structure without a permanent foundation or otherwise not permanently attached to a fixed location. This does not include Vehicle Signs.
258. *Projecting Sign.* A sign that is attached to and supported by a building or other structure, which projects more than fourteen (14) inches beyond the building. The primary sign faces of a projecting sign are generally perpendicular and are not parallel to the wall from which it projects.
259. *Roof-Mounted Sign.* A sign located on or above the roof of any building, but does not include a false mansard roof, canopy, or other fascia. Signs located on these elements shall not project above the roof or the roofline.
260. *Sign Copy.* The words, letters, symbols, illustrations, or graphic characters used to convey the message of a sign.
261. *Sign Face.* The entire display surface area of a sign upon, against or through which copy is placed.
262. *Sign Walker.* A person who wears, holds, or balances a sign that conveys a commercial message, including a costume sign. A “costume sign” is defined as clothing that is integral to the conveyance of a commercial message. Commercial logos and other commercial identification on shirts, hats, and other aspects of personal appearance are not costume signs.
263. *Signage Placement, Multi-Story Buildings.* The building owner(s) shall be responsible for designating the allowable areas where signs may be placed on the building façade. For multi-story buildings, the allowable areas may be located anywhere on the building façade, so long as the signage does not project above the roof of the building.
264. *Signage Projection.* Building Wall Signage may be extended up to fourteen (14) inches away from the building. For buildings constructed on or near a property line that abuts a public right-of-way or public access easement (e.g where no building setback exists), the projection may encroach into the public right-of-way or public access easement provided such signs are located higher than eight (8) feet above ground level.
265. *Site Disturbance Activity.* Any action which results in a cutting of the natural soil grade, creation of an un-natural soil fill or movement of a significant natural landscape feature. A Site Disturbance Activity may include, but not be limited to the following activities: digging, trenching, filling, drilling, grading or clearing.
266. *Slope Category Determination Study.* A detailed study of the topography and slope of a development site, parcel or property. The study shall include a detailed graphic showing all slope areas on the site utilizing the methodologies established in this Section and shall be composed of both graphical, numerical and textual information.

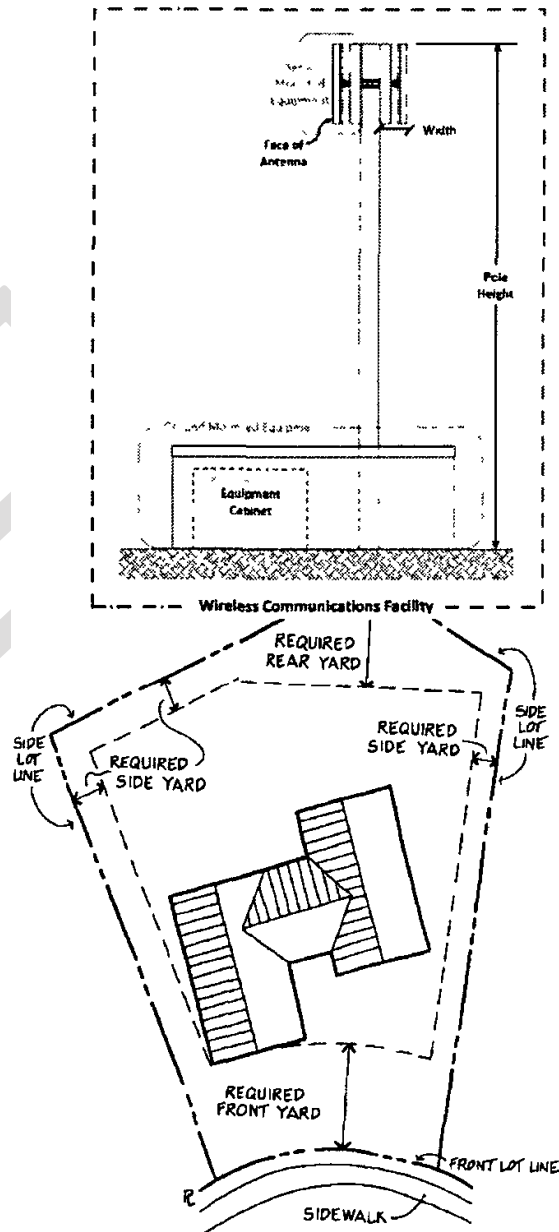
267. *Spill*. To cause or allow earth or other material to fall, flow or run down a slope, thereby creating a change in the natural appearance and topography.
268. *Standards and Guidelines Report*. Consists of a narrative report, existing conditions map and background information describing the characteristics, components and timing of the proposed PCD District by development unit(s). The Standards Report includes a development unit matrix describing density, projected employment, intended FAR's, zoning districts and applicable development standards.
269. *Story*. That portion of a building included between the surface of any floor and the surface of the next floor above, or if there is no floor above, the space between the topmost floor and the roof having a usable floor area at least one half that of the floor immediately below. A basement shall be considered a story when fifty percent (50%) or more of its cubic content is above grade.
270. *Street*. A right-of-way, other than an alley, dedicated or otherwise legally established for public use, usually affording the principal means of access to abutting property.
- a. *Street, arterial*. A street with access control, signals at important intersections, stop signs on the side streets and restricted parking designed primarily to collect and distribute traffic to and from collector streets.
 - b. *Street, collector*. A street, which carries (collects) traffic from local streets and connects with minor or major arterial streets.
 - c. *Street, local*. A street designed to provide vehicular access to abutting properties and to discourage through traffic.
 - d. *Street, public*. Any street, which has been dedicated or is otherwise publicly owned by the City. Any street not a public street shall be deemed a private street.
271. *Street Line*. A right-of-way line of a street, which abuts a lot line.
272. *Structure*. Any constructed or erected material or combination of materials the use of which requires location on the ground or attachment to something located on the ground, including inter-alia buildings, stadiums, radio towers, sheds, storage bins and fences.
273. *Swimming Pool*. Any structure intended for swimming or recreational bathing that contains water over eighteen (18) inches in depth. This includes in-ground, above-ground and on-ground swimming pools, hot tubs, portable and non-portable spas and fixed-in-place wading pools.
274. *Tattoo Studio*. A business that marks the skin with any indelible design, letter, scroll, figure, symbol or any other mark that is placed by the aid of needles or other instruments upon or under the skin with any substance that will leave color under the skin and that cannot be removed, repaired or reconstructed without a surgical procedure. A Tattoo Studio may or may not be operated in conjunction with a Body Piercing Studio.

275. *Tavern, Bar, Lounge.* A business that sells beer or intoxicating liquor for consumption on the premises and having a Liquor License with any of the following classifications: Bar License (Series #06) or Beer and Wine Bar License (Series #07) or the equivalent of such license, and excluding restaurants and recreation and social clubs.
276. *Temporary Sign.* A banner, pennant, poster or advertising display constructed of paper, cloth, canvas, plastic sheet, cardboard, wallboard, plywood or other like materials and that appears to be intended or is determined by the code official to be displayed for a limited period of time.
277. *Temporary Use or Building.* A use or structure permitted under these Standards to exist for a limited period of time.
278. *Tenant, Primary.* Owner or sole occupant of a building or the Tenant occupying the most square footage within a multi-tenant building.
279. *Tenant, Secondary.* Any Tenant within a multi-tenant building that is not the Primary Tenant.
280. *Tobacco Retailer.* A business which allows for the smoking of tobacco on- premise and sells tobacco and/or tobacco accessories. These businesses are also subject to the Smoke Free Arizona Act, A.R.S. § 36-601.01 and R9-2-101 of the Arizona Administrative Code. Hookah, Tobacco, Cigar, and Shisha Lounges or Bars are considered Tobacco Retailers for the purposes of these Standards.
281. *Tower Height.* When referring to a tower or other structure, the distance measured from the finished grade of the parcel to the highest point on the tower or other structure, including the base pad.
282. *Townhouse or Rowhouse.* A single dwelling unit arranged side by side with other such units in a multi-family dwelling completely independent of all other such units in the building by reason of separation therefrom by unpierced party walls.
283. *Travel Trailer Park.* A lot, parcel or tract of land, or a portion of a mobile home park, having as its principal use the rental of space for temporary, short term, transient occupancy by two or more travel trailers, including any accessory buildings, structures and uses customarily incidental thereto.
284. *Undisturbed Natural Desert.* Naturally occurring Sonoran Desert vegetation and topographical features, including washes, are not altered except to allow for roads, utilities, trails and pedestrian pathways providing access to feature areas. Vegetation is not pruned or removed, except to remove a fire hazard, in order to retain a natural habitat for native animal species. Dead trees or cacti also form and integral part of the wildlife habitat.
285. *Unique Feature.* A unique and identifiable feature that varies from the immediate surroundings, such as springs, tanks, saddles, expansive saguaro or cholla forests, boulder outcrop, escarpment, etc.

286. *Unsalvageable Plant*. means a protected native plant that cannot be successfully relocated due to any of the following:
- a. Deteriorated health from disease, infestation, or natural causes; or
 - b. Physical constraints related to plant location, orientation, or general condition which obstruct and/or prevent the application of approved relocation techniques.
287. *Usable Floor Area*. A term used in computing parking requirements, meaning the aggregate area of a building measured to the interior face of exterior walls on the first story, and including the floor area, similarly measured, of each additional story which is connected to the floor area or all accessory buildings, measured similarly, but excluding that part of any floor area which is occupied by heating, ventilating or other permanently installed equipment required for the operation of the building and by unenclosed porches, light shafts, public corridors and public toilets. For uses not enclosed within a building, the area for sales, display or service shall be measured to determine equivalent usable floor area.
288. *Useable Open Space*. An improved area that enables or provides opportunities for residents to congregate or recreate.
289. *Use*. The purpose, for which a building is arranged, designed or intended, or for which land or a building is or may be occupied.
- a. *Principal Use*. The main use to which the premises are devoted and the main purpose for which the premises exist.
 - b. *Accessory Use*. A subordinate use to the principal use on a lot and used for purposes clearly incidental to those of the principal use.
290. *Utility Trailer*. A vehicle with or without motive power, other than a pole trailer and semitrailer, designed for carrying property and for being drawn by a motor vehicle.
291. *Variance*. A modification of the literal provisions of these Standards granted by the Board upon a finding that strict enforcement of these Standards would cause undue hardship owing to circumstances unique to the individual property for which the variance is granted.
292. *Vehicle Sign*. A sign that can be carried, towed, hauled or driven and is primarily designed to be mobile rather than be limited to a fixed location regardless of modifications that limit its mobility. This includes, but is not limited to signs mounted, attached, or painted on trailers, boats, or vehicles, or any sign attached to or displayed on a vehicle.
293. *Vertical Exposed Face*. A remaining unimproved exposed area of earth as a result of grading that is vertical in nature or appears to be vertical in nature (rising more than five (5) feet per every one (1) foot).
294. *Vested Rights*. Rights to use, divide, sell, possess, or acquire real property established pursuant to Arizona statutory and common law that the City or any other governmental entity may not violate without good cause or in the absence of any public necessity, including those rights recognized as vested pursuant to a Protected Development Rights Plan approved by the City.

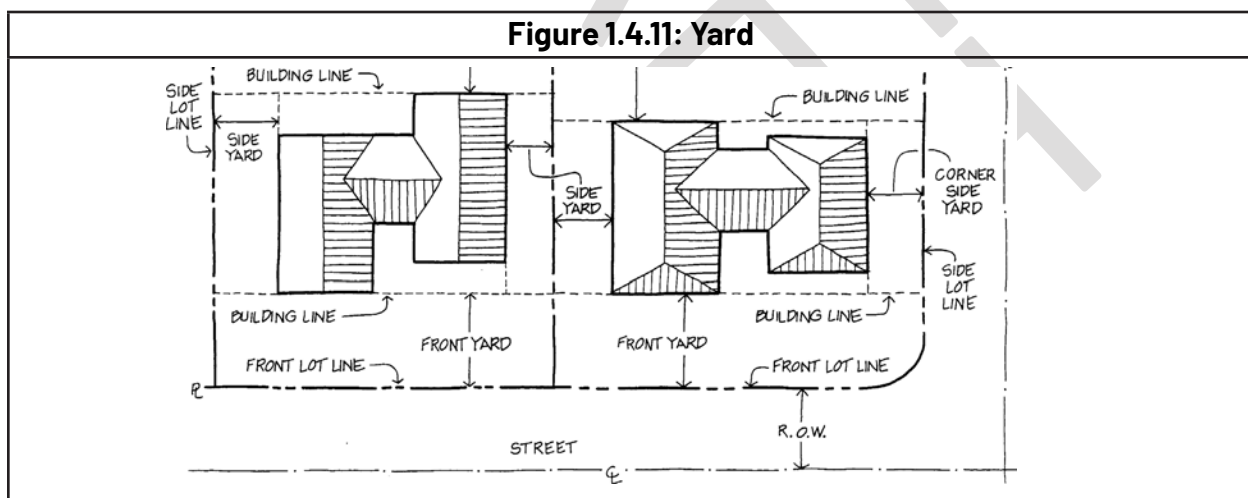
295. *Waiver of Proposition 207*. A voluntary contractual agreement executed and submitted to the City in conjunction with an application for approval of a Land Use Law made by an Initiating Owner or its authorized representative and the City, whereby the Initiating Owner agrees to certain enumerated conditions of approval and to waive its right to bring a 207 Claim under the Act regarding the Land Use Law that is the subject of the application and any other Land Use Law or administrative interpretation and application of a Land Use Law resulting in good faith from the approval of the application. The agreement shall be in a form drafted and approved by the City Attorney that is recorded, runs with the land, and will bind the Initiating Owner and any successors.
296. *Wash (Primary)*. A wide, sandy bottom washes that carry drainage in excess of five hundred (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.
297. *Wall (Combination)*. A wall comprised partially of view fencing and partially of solid wall.
298. *Wall (Privacy)*. A solid wall within a development parcel utilized between individual lots.
299. *Wall (Retaining)*. A wall utilized to support or retain ground that is higher on one side of the wall than the other.
300. *Wall (View Fencing)*. Fencing that is not solid in nature and uses materials such as wrought iron or rebar for the purpose of allowing visual surveillance on public or semi-public spaces.
301. *Wireless Communication Facility (WCF)*. Any structure or piece of equipment that is designed and constructed primarily for the purpose of sending or receiving wireless transmissions or supporting one or more antennas for telephone, radio, wireless data, and similar communication purposes, including self-supporting lattice towers, and monopole or similar towers .
- a. The term includes radio and television transmission towers, microwave towers, common-carrier towers, cellular telephone towers, Alternate Design WCF, and similar facilities.
 - b. The term also includes the structure and any support thereto. See **Figure 1.4.10: Wireless Communications Facility** below.

Figure 1.4.10: Wireless Communications Facility (WCF)



302. *WCF Aerial Mounted Equipment.* All above grade equipment that is associated with the wireless communication facility aside from ground mounted equipment and the pole or support structure anchoring the facility to the ground. This includes all appurtenances to the vertical structure of the wireless facility such as antennae, antenna arrays, microwave dishes, or similar equipment as well as materials mounted to vertical structures for co-location purposes.

303. *WCF Alternate Design Wireless Communication Facility*. The concealment or camouflage of a WCF that is in character with the surrounding area. Examples include, but are not limited to, a flagpole near a building, a spire at a place of worship, a palm tree in an area with mature palm trees, a pine tree in an area with mature pine trees or a saguaro cactus in an area with other mature saguaro cacti.
304. *WCF Ground Mounted Equipment*. All equipment associated with the wireless facility located at or near the base of the vertical structure. This shall include equipment cabinets, generators, and any associated screening walls for said equipment.
305. *Yard*. An open space located between any portion of a building and the nearest lot line, or the nearest adjacent building or group of buildings, as the context indicates, unoccupied and unobstructed from the ground upward, except as otherwise provided for in these Standards. See **Figure 1.4.11:Yard** below.
- Front Yard*. A yard extending across the full width of the lot and having a depth equal to the horizontal distance between the nearest point of the principal building and the front lot line, measured at right angles to the front lot line.
 - Rear Yard*. A yard extending across the full width of a lot, and having a depth equal to the horizontal distance between the nearest point of the principal building and the rear lot line, measured at right angles to the rear lot line.
 - Side Yard*. A yard extending from the front yard to the rear yard between a side lot line and the principal building, and having a width equal to the horizontal distance between the nearest point of the principal building and the side lot line, measured at right angles to the side lot line.



306. *Yard, Non-Required*. Any yard with dimensions exceeding those required herein.
307. *Yard, Required*. A yard having the minimum dimensions required herein.
308. *Zoning Administrator*. The Planning and Community Development Director or their designee.

1.5 Document Organization

This VPCD 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:

- **Chapter 1: Introduction and Executive Summary** – Describes the current state of Vistancia, a brief overview of the history of the project, definitions, and describes the organization of the document.
- **Chapter 2: Location and Regional Context** – Identifies the characteristics of the property and an overview of the regional improvements to serve Vistancia with adequate facilities and services.
- **Chapter 3: Site Analysis** – Identifies the existing natural features and intended development to occur within Vistancia.
- **Chapter 4: Master Plans** – Identifies the natural determinants, land use, circulation, drainage, streetscape, utilities and services, development schedule/phasing, and management and maintenance components of Vistancia.
- **Chapter 5: Regulatory Development Standards** – Identifies the applicable zoning and development parameters to ensure the creation of a high-quality living environment for Vistancia residents.
- **Appendix** – Identifies and provides the background technical documentation that supports the design and development of a successful planned community district for Vistancia.

Chapter 2. Location and Regional Context

2.1 Property Description and Location

Vistancia is a master planned community (the “Community”) of over seven thousand one hundred (7,100) acres, within the northern planning area of the City of Peoria, southwest of Lake Pleasant Regional Park. A graphic representation of the Vistancia vicinity is provided on **Exhibit 2.1: Vicinity Map/Aerial**. The property is generally bounded by the Cloud Road alignment on the north, the Jomax Road alignment on the south, the 113th Avenue alignment on the east, and the 163rd Avenue alignment on the west.

The current Vistancia Planned Community District (VPCD) has undergone many revisions since 2006, the last amendment was approved in 2022. These revisions have included amendments to the VPCD text and articles, and parcel and roadway realignments.

2.2 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 3, 4, 5, 7, 8, 9, 10, 11, 14, 15, 22, 23, 24, 25, 26, 30, and 35. The property is more specifically described in **Appendix A: Vistancia Property Legal Description**.

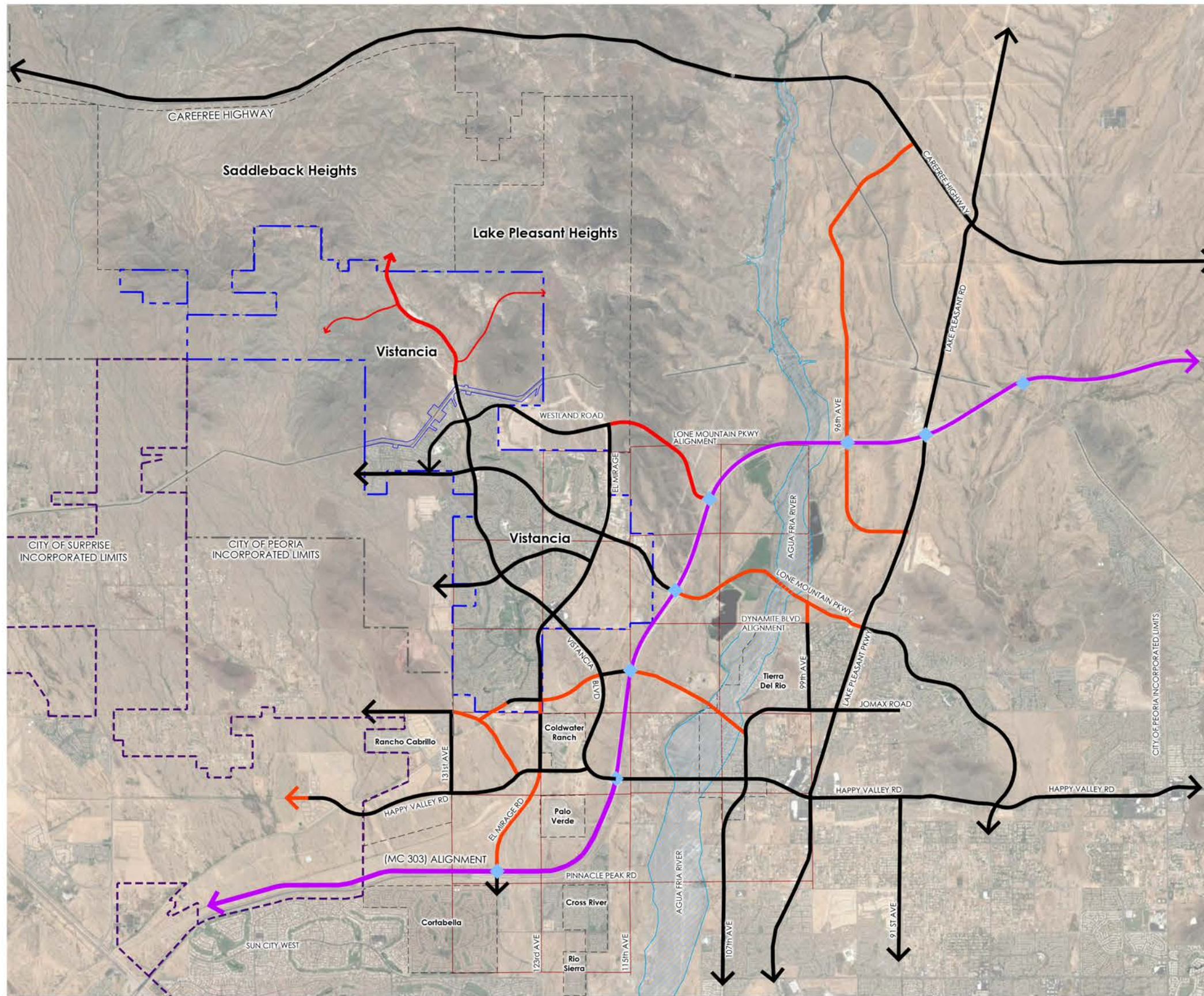
2.3 Property Ownership – Vicinity

The property ownership surrounding and adjacent to Vistancia is depicted in **Exhibit 2.3: Surrounding Property Parcelization and Adjacent Property Ownership**. In general, the adjacent property to the north is managed by the Arizona State Land Department (ASLD) and owned by Castle Hill Partners. The adjacent property located to the east is generally held by the ASLD, Group Three, Lake Pleasant Phoenix ASLI VII LLC., and Noranda Properties. The adjacent property located to the south is currently managed by ASLD, along with several parcels that have been developed such as Cold Water Ranch. The adjacent property located to the west is currently held by ASLD and under development by a number of other private property owners.

2.4 Regional Facilities

2.4.1 Municipal Boundaries

Vistancia is located within the City of Peoria municipal boundaries. Surrounding Vistancia, there are other incorporated areas within the City of Peoria, as well as existing jurisdictional boundaries of Maricopa County and the City of Surprise. **Exhibit 2.3: Surrounding Property Parcelization and Adjacent Property Ownership** depicts the Vistancia property within the context of other proximate planned communities, residential subdivisions, municipalities, and the existing/planned regional roadway network in the Northwest Valley.



VISTANCIA™ Planned Community District Vicinity Map / Aerial

LEGEND

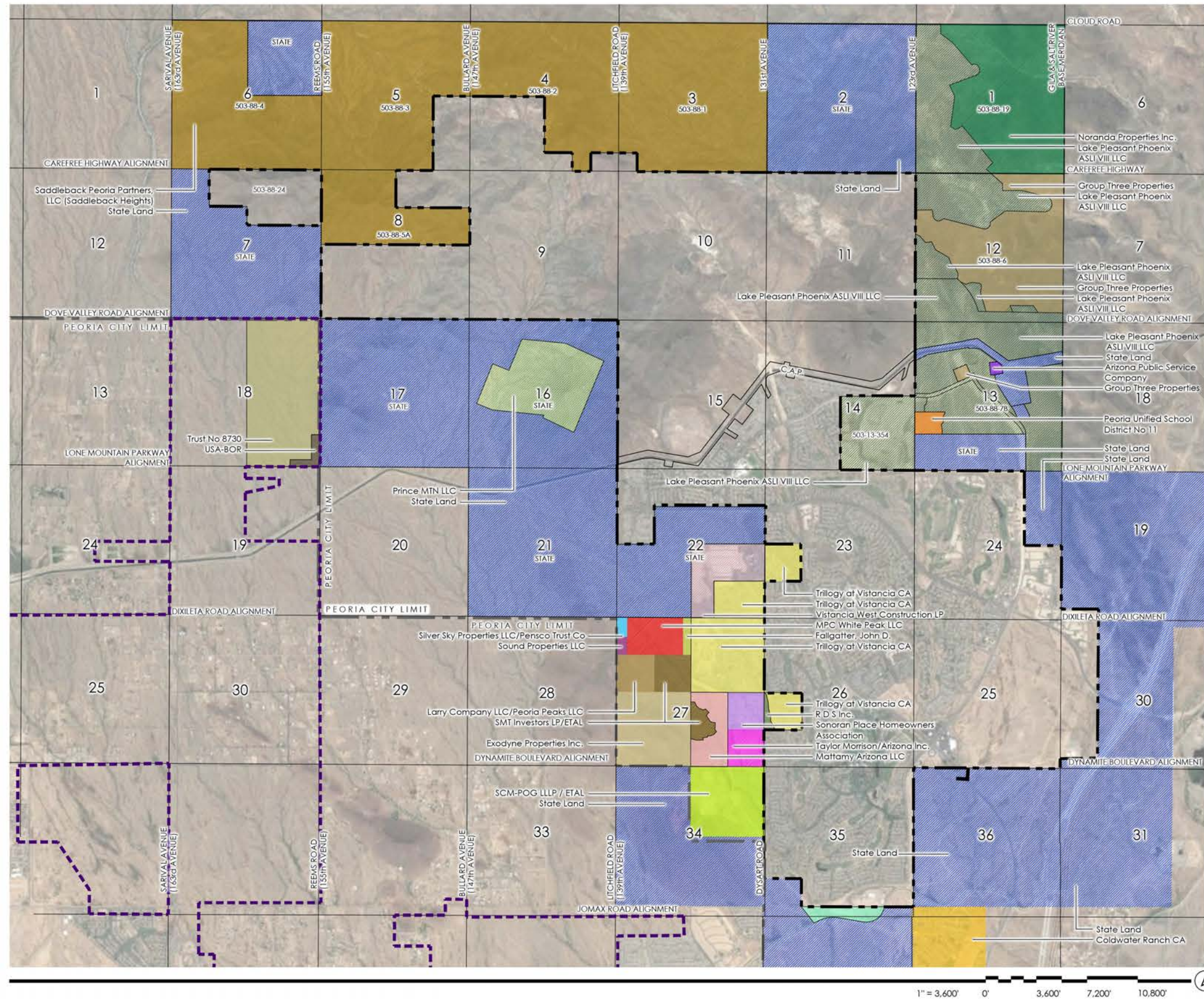
-  Agua Fria River
-  Existing Loop 303
-  Loop 303 Interchange/Access
-  Existing Roads
-  Proposed Roads¹
-  Vistancia Project Boundary
-  Peoria City Limits
-  Surprise City Limits

1. Future roadway alignments, parcel boundaries, and village entries are subject to change based on detailed land planning and engineering constraints.

AB LA

March 2023

Exhibit 2.1: Vicinity Map/Aerial



VISTANCIA™
Planned Community District
Surrounding Property Parcelization
& Adjacent Property Ownership

2.4.2 Existing Land Use Plans

Vistancia is located entirely within the City of Peoria General Plan area. Over the past two decades, the City of Peoria has gone through a number of major General Plan updates. The most recent update to the Peoria General Plan, known as Plan Peoria AZ 2040 (referred to as “General Plan” or “2040 General Plan” in this document), was approved by the residents of Peoria on November 3, 2020 and later certified by the City Council in December 2020. The Plan Peoria AZ 2040’s Vision Statement asserts, *“In 2040, Peoria is a safe, connected, engaged, vibrant, and livable community that emphasizes fiscal responsibility and thoughtful growth to ensure a healthy city for all citizens.”* Additionally, the General Plan includes the following seven (7) livability goals:

- Economic Prosperity
- Smart Growth
- Integrated Transportation
- Healthy Neighborhoods
- Arts, Cultural, and Recreational Enrichment
- Superior Public Services

The VPCD is a glowing example and framework often utilized within the Plan Peoria AZ 2040 as a model of retaining the character and value of what makes Peoria special while accommodating population growth. The VPCD establishes the regulatory requirements for all development within Vistancia ensuring that the goals and policies within the Plan Peoria AZ 2040 are integrated into the master planned community.

More specifically, the VPCD incorporates the principles of Smart Growth described within the Plan Peoria AZ 2040 by providing healthy community design, creating a vibrant center with the Commercial Core, providing housing close to jobs, promoting transit use and walking, conservation of natural resources, and minimizing traffic congestion. **Exhibit 2.4.1: City of Peoria Municipal General Plan**, depicts the designated land uses within and surrounding the VPCD.

This seamless amalgamation is the result of Vistancia being an active participant and shareholder in the City’s processes for creating and adopting the 2040 General Plan. As development continues to occur within Vistancia, there will continue to be an iterative process of the VPCD conforming to the municipal plans, and the evolving Community shaping the City’s planning efforts. Below are some of the ways that Vistancia has and will continue to adhere to the planning objectives listed above.

Planning ahead for growth, special attention has been placed on the exposure and opportunity presented by the Loop 303 corridor and the potential development that may occur within the Commercial Core (Village D) as well as the limitations created by a major overhead power transmission corridor transecting the eastern limits of the property. With these factors in mind, the Commercial Core will include a mix of retail, office, multi-family and other complementary uses to serve the diverse needs of its residents and visitors. The Commercial Core will create a landmark destination, where mixed use development is expected to represent an urban city center.

The vision for the Commercial Core is to develop an integrated mixed-use area within Vistancia. Commercial uses will capture sales tax for the City, while also offering conveniences to residents and limiting vehicle trips out of the community. Employment opportunities will benefit not only the residents of Vistancia, but also draw from other areas of Peoria. Residential uses will appeal to a different buyer from the rest of the Community as a more urban environment is offered. Moving north and west through the community, the land plan generally promotes a gradual transition from higher intensity uses (retail, employment, high density residential) near the Loop 303 corridor, with gradual rolling terrain, to single family residential as uses become buffered from the freeway activity and enter more significant terrain. Every type of residential opportunity is expected to be available between future mixed-use and multifamily units to custom homes that currently exist in Blackstone (Village B) and are planned north of the Central Arizona Project Canal (the CAP).

Connecting all these various uses within the Community is a natural open space system and well-connected trail system. This system takes advantage of the existing drainage channels of the natural landscape to protect and preserve natural resources, allow for wildlife passages, and allow pedestrian access to these invaluable resources. Multi-use, multi-modal connectivity between parcels and Villages has been incorporated throughout to foster a healthy community and reduce automobile traffic.

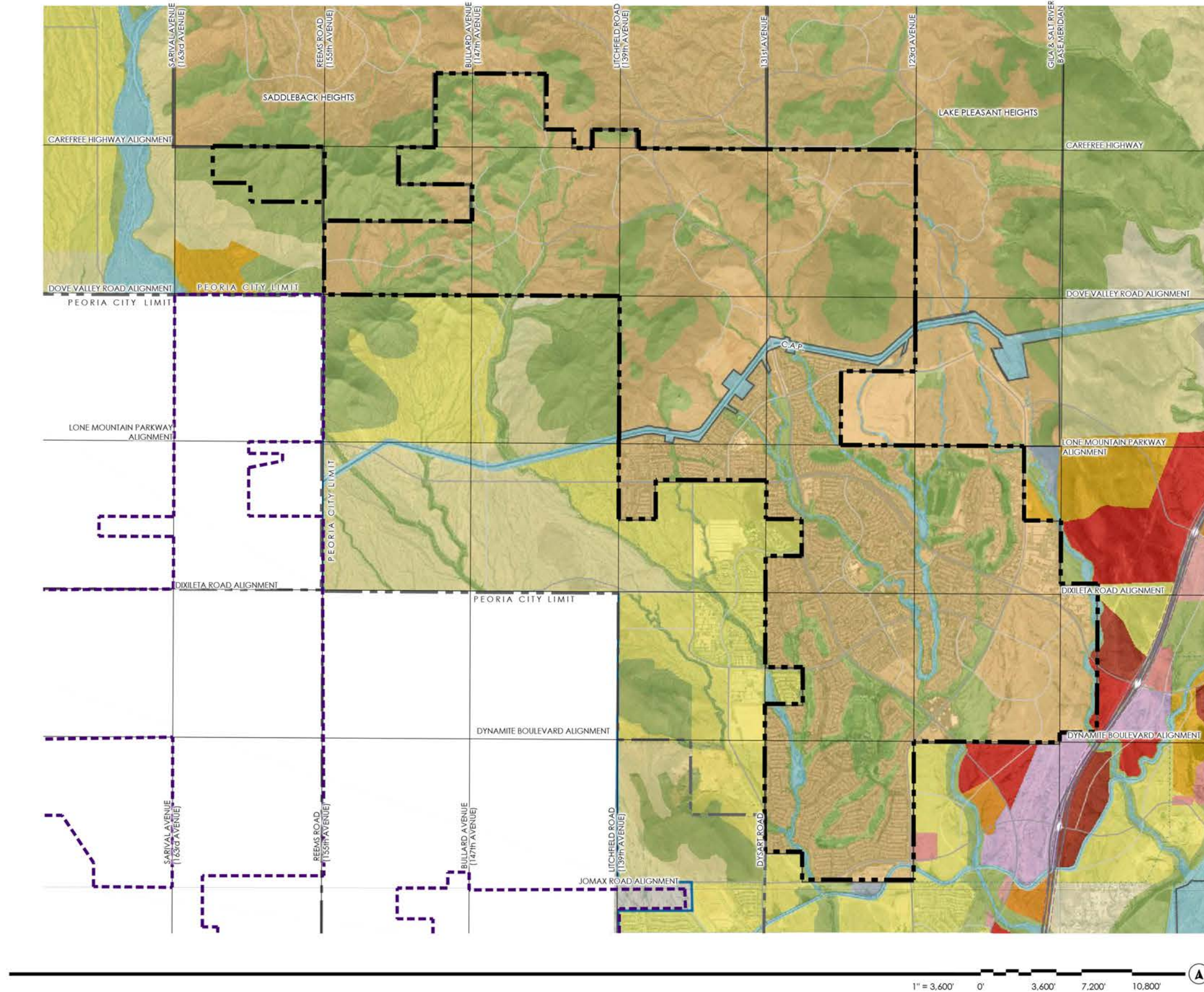
To preserve the natural landforms and vistas north of the CAP, over one thousand (1,000) acres will be donated to the City for public enjoyment. When considering all recreational opportunities of open space, golf, trailheads, and other public facilities, over two thousand (2,000) acres is being planned to benefit the residents of this Community and the City of Peoria.



Planned Community District City of Peoria Municipal General Plan

CITY OF PEORIA LAND USE

- Rural Residential 0 - 1.0 du/ac
- Estate Residential 1.0 - 2.5 du/ac
- Traditional Residential 2.5 - 5.0 du/ac
- Suburban Residential 5.0 - 12.0 du/ac
- Urban Residential 12+ du/ac
- Master Planned Area
- Commercial
- Mixed Use Main Street
- Mixed Use Neighborhood Village Center
- Mixed Use Community District
- Office/Local Commercial
- Employment Business Commerce
- Employment Industrial
- Park/Open Space
- Public Use
- Waterways
- Vistancia Project Boundary
- Peoria City Limits
- Surprise City Limits
- Loop - 303
- Arterial
- Collector



2.4.3 Regional Transportation Planning

The City of Peoria utilizes an integrated transportation approach within the General Plan. In particular, the goals and policies within this Chapter, along with the Circulation Plan helps to guide roadway corridor location and hierarchy. Further, this document recognizes the primary roadway network given existing conditions and future growth projections. The VPCD demonstrates conformance to the City's Circulation Plan as shown on **Exhibit 2.4.3: Existing Development Status**. A review of the transportation related goals and their applicability to Vistancia are provided below:

- A. Contiguous Transit.** Build and expand the public transit system to facilitate contiguous travel throughout the City to connect the community locally and regionally.

The VPCD has developed a functional roadway system determining appropriate street classifications and cross-sections. A traffic impact analysis has been completed in support of this roadway system.

- B. Complete Streets.** Reconfigure existing roadways into Complete Streets, prioritizing improvements on roadways that provide access to services, schools, parks, civic uses, and mixed-use districts.

The VPCD has planned for, and many roadways have been constructed to provide access to services, schools, parks, civic uses and mixed-use districts.

- C. Convenient Access.** Provide active transportation improvements that provide comfortable, safe, and convenient access throughout the City.

The VPCD has developed a functional roadway system determining appropriate street classifications and cross-sections. This roadway system provides comfortable, safe, and convenient access through the Community which connects to the larger City network. A traffic impact analysis has been completed in support of this roadway system.

- D. Regional Coordination.** Facilitate coordination with regional partners to develop active transportation and recreational trail networks throughout natural areas and parks.

The VPCD provides for the safe circulation of both pedestrians and bicyclists within the Community and where connections are made at the regional level. As development continues, the extensions of these trail and path systems will be completed. The flexibility for future public transit has also been considered to enhance the access to the Commercial Core and the Community through local and regional routing.

- E. Transportation Awareness.** Provide education to increase community awareness for all transportation options in the City for drivers, bicyclists, pedestrians, and transit riders.

The VPCD 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 be completed. The flexibility for future public transit will also be considered to enhance the access to the Commercial Core and the Community through local and regional routing.

- F. Quality Designed Transportation.** Ensure that City design standards reflect the best available design guidelines to effectively implement all modes of transportation.

The VPCD, along within the master engineering studies, have been developed in coordination with the City of Peoria ensuring alignment on design standards and best method construction practices to ensure all modes of transportation can be effectively implemented.

- G. Signature Streets.** Provide Signature Streets that identify our City's uniqueness and incorporate placemaking and identity creation.

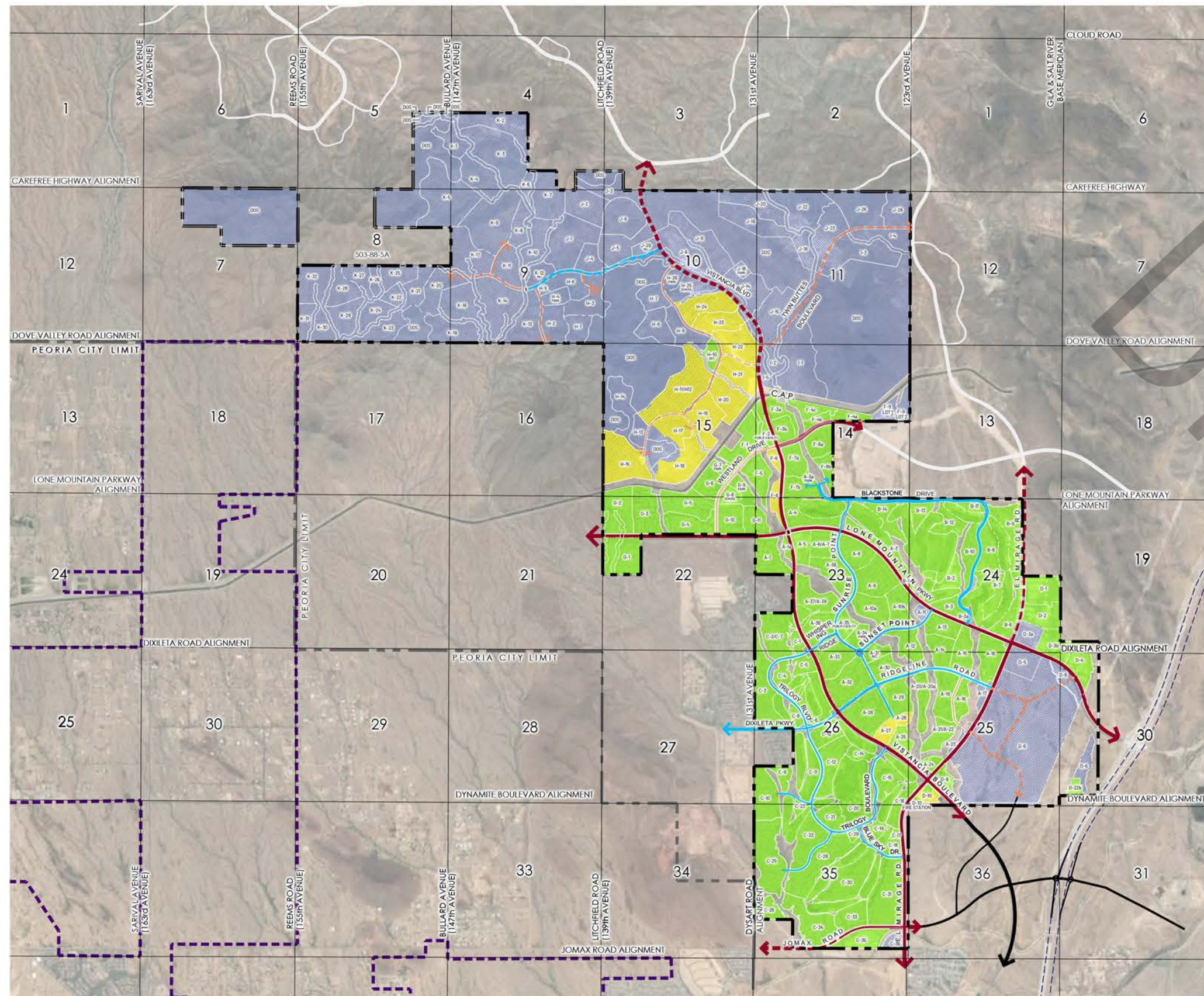
The VPCD establishes a hierarchy of street classifications which follow the goals of the General Plan. A series of streets respond to the environment in which they are planned to offer a variety of unique aesthetic features such as detached sidewalks or meandering sidewalks to a more urban edge condition as proposed within the Commercial Core.

- H. Well Maintained.** Provide transportation infrastructure that is well-maintained and safe, preserving past investments for the future.

The VPCD, along within the master engineering studies, have been developed in coordination with the City of Peoria ensuring alignment on design standards and best method construction practices to ensure that transportation infrastructure can be maintained in a safe and functional manner.

- I. Technology Advancements.** Implement technology advancements for the on-street roadway network, providing effective and safe travel corridors.

The VPCD, along within the master engineering studies, have been developed in coordination with the City of Peoria ensuring alignment on design standards and best method construction practices to ensure that the latest in technological advancements have been considered in the development of safe and effective transportation corridors.



VISTANCIA
Planned Community District
Existing Development Status

ROADS / PARCELS

- Future Major Arterial^{1,3}
- Constructed Major Arterial
- Future Minor Arterial^{1,3}
- Constructed Minor Arterial¹
- Future Minor Collector^{1,3}
- *Constructed Minor Collector
- Completed Parcel²
- Parcel Under Construction
- Parcel in Design³
- Vistancia Project Boundary
- Peoria City Limits
- Jurisdictional Limits

NOTES:

1. The classification of roadways may change from a minor arterial to a major arterial based on periodic traffic impact analysis study updates.
2. Parcel completion based on degree of completion and/or receipt of City of Peoria final letter of acceptance.
3. Future roadway alignments, parcel boundaries, and village entries are subject to change based on detailed land planning and engineering constraints.

2.4.4 Airports and Other Land Use Impacts

The Community is not within a zone of influence from any of the significant general aviation or military airports within the Phoenix Metropolitan area. The former Pleasant Valley Airport (Turf Soaring School, located near the intersection of State Route 74 (Carefree Highway) and Lake Pleasant Road, utilized their unpaved airfield for glider and ultralight service. While operations have ceased, the orientation of the runway, northeast to southwest, may impact the Community with small craft over flights should operations resume in the future. The Community may also occasionally experience high altitude over-flights from Luke Air Force Base. However, the Community 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 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 Community and is situated south of Jomax Road. Additional land use impacts include the Central Arizona Project Canal (CAP) and scattered abandoned mineral mines. The elevated CAP canal not only provides trail opportunities, but also includes selective vehicular/fire access crossing opportunities. The Clementine Mine is located within Village H; its past activities have significantly scarred the surrounding area.

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

2.4.5 School Districts

Approximately ninety (90) percent of Vistancia is located within the jurisdiction of the Peoria Unified School District #11 (PUSD), with the remaining ten (10) percent (west of 147th Avenue) being located within Nadaburg Elementary School District #81. There are two existing K-8 schools (Parcels A-35 and G-8) located within the Community at the present time. Vistancia Development continues to work diligently with the Peoria Unified School District ("PUSD") and other institutional stakeholders to meet the demand of a high school site as generally represented on **Exhibit 4.3: Proposed Land Use Plan** and an additional K-8 school in Village H (Parcel H-25).

2.4.6 Water and Sewer Services Districts

Existing portions of Vistancia are currently served by City of Peoria water and wastewater infrastructure, as the property is located within the incorporated limits of the City of Peoria. Therefore, 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 (the "VCFD").

2.4.7 Solid Waste Collection and Disposal Service

Solid waste collection service is provided by the City of Peoria for its residential and non-residential uses within the community. A City-wide recycling program has also been adopted by the City of Peoria.

2.4.8 Public Safety Service

Fire protection and law enforcement services are provided by the City of Peoria. A fire station (City of Peoria Fire Station #196) was opened in December 2005 through a partnership between Vistancia Development and the City of Peoria to serve Vistancia. It is located at (Parcel D-10). A future fire station site will be dedicated north of the Central Arizona Project Canal (CAP) at a mutually agreeable location which will contribute to the overall emergency response time within Vistancia.

2.4.9 Electric Service

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

2.4.10 Natural Gas Service

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

2.4.11 Telephone/ Cable

Cox Communications and Zona Communications (formerly Accipiter Communications) are the existing telephone and cable providers serving the developed portions of the community. However, deregulation requirements enable any telecommunications provider to service the site.

Chapter 3. Site Analysis

3.1 Existing Land Use

Initially, Vistancia and the surrounding area consisted of vacant Sonoran desert land with previous uses associated with mining and cattle grazing. **Exhibit 2.4.3: Existing Development Status** depicts the pattern of development within and adjacent to Vistancia.

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. This planning has allowed the creation of a well-planned corridor including diverse residential and commercial uses.

The Vistancia 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 inception of the community. In 2000, the City of Peoria City Council added the Vistancia 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. As of today, approximately fifty (50) percent of the community has now been developed.

Contextually, several other residential communities have been developed on the western edge of the Community where the former mining extraction site has been closed and has begun remediation. Other areas around the perimeter of the Community remain vacant or undeveloped. Sun City West, a long-standing active adult residential community, exists approximately three (3) miles south of the Vistancia property. Other adjacent and proximate master planned communities include Lake Pleasant Heights to the east and Saddleback Heights to the north, Tierra del Rio, Rancho Cabrillo, Rancho Mercado and Coldwater Ranch to the South.

3.2 Existing Zoning

The Current Vistancia Planned Community District (VPCD) was previously made up of two separate communities of Lakeland Village (Vistancia South) and White Peak Ranch (Vistancia North) as discussed in more detail below.

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 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. This Community was then provided

with equivalent zoning of PCD in 2001 under Ordinance 01-159 (Case Z 01-10). The entitlement has subsequently been amended many times since the original entitlement, with both Major and Minor Amendments.

Vistancia North was acquired through a 1997 land exchange with the Federal Bureau of Land Management (BLM) and was subsequently annexed into the City of Peoria in the same year. The property was rezoned on October 2, 2001 as the White Peak Ranch Planned Community District (Ordinance 01-161, Case Z 00-12). The White Peak Ranch Planned Community District included a mix of residential densities with an overall gross density of 2.16 dwelling units per acre, retail/commercial services, two (2) golf courses, and an extensive network of natural open space areas throughout the property.

The Vistancia North Planned Community District was amended in 2006 under zoning case number Z 00-12A.3 (Ordinance 06-13).

In 2012, Vistancia North and South were formally consolidated through City Council approval of Z01-10A.11, and simply referred thereafter as the Vistancia Master Planned Community. The current VPCD has since undergone a number of revisions with the last amendment Z01-10.A15 approved in June, 2022.

Exhibit 3.2: Existing Zoning provides the existing zoning pattern within and proximate to Vistancia. As established, the existing zoning within Vistancia is designated as Planned Community District (PCD). The adjacent area to the north is also designated as Planned Community District (Saddleback Heights and to the east, Lake Pleasant Heights). 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 and a number of Planned Area Development (PAD) zoned communities.



VISTANCIA™

Planned Community District
Existing Zoning
Vistancia: Z01-10A.14

CITY OF PEORIA ZONING DISTRICTS

-  SR - 43
-  R1 - 8
-  AG
-  PCD
-  PAD

CITY OF SURPRISE ZONING DISTRICT

-  PAD
-  RR
-  RM-9

MARICOPA COUNTY ZONING DISTRICT

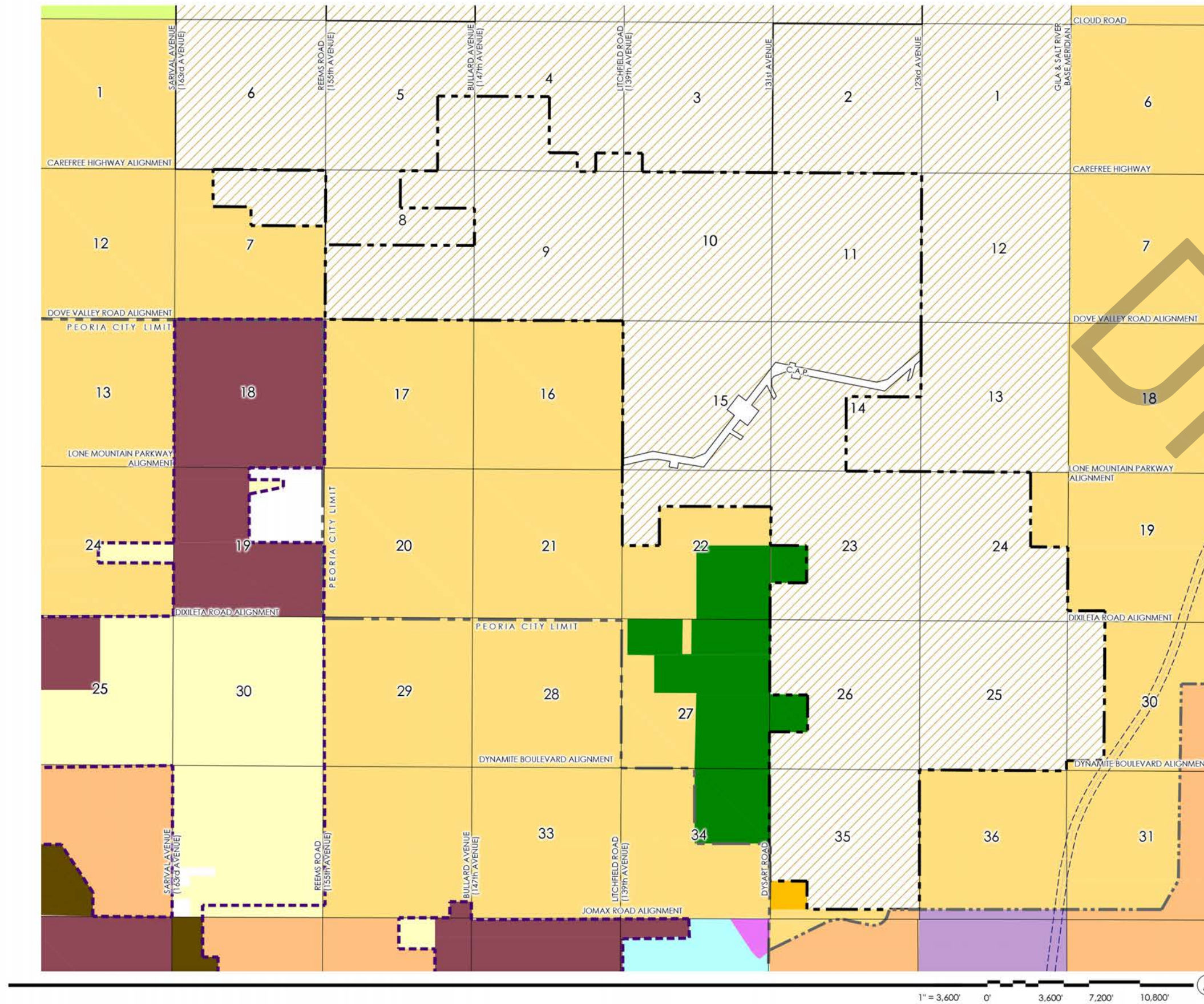
-  RU - 43
-  R-2
-  R-4
-  R1-6

-  Vistancia Project Boundary
-  Peoria City Limits
-  Jurisdictional Limits



March 2023

Exhibit 3.2: Existing Zoning



3.3 Existing Conditions

3.3.1 Topography and Physical Features

Vistancia is located within, and extending south of, the Hieroglyphic Mountain Range, approximately (5) five miles south of Lake Pleasant Regional Park. Existing topographical features for undeveloped areas are depicted by **Exhibit 3.3: Primary Drainage Corridors, Topography, and Landforms**. This exhibit illustrates the significant elevation changes that exist on the property between its high and low points.

The physical condition of the remaining parcels can be characterized as gentle to steep sloped terrain with significant drainage ways flowing southeast from the White Peak, Twin Buttes, and Prince Peak, ultimately to the Agua Fria River. Numerous small washes and several significant drainage corridors transect Vistancia, which have been principally accommodated through the provision of the open space land use designation.

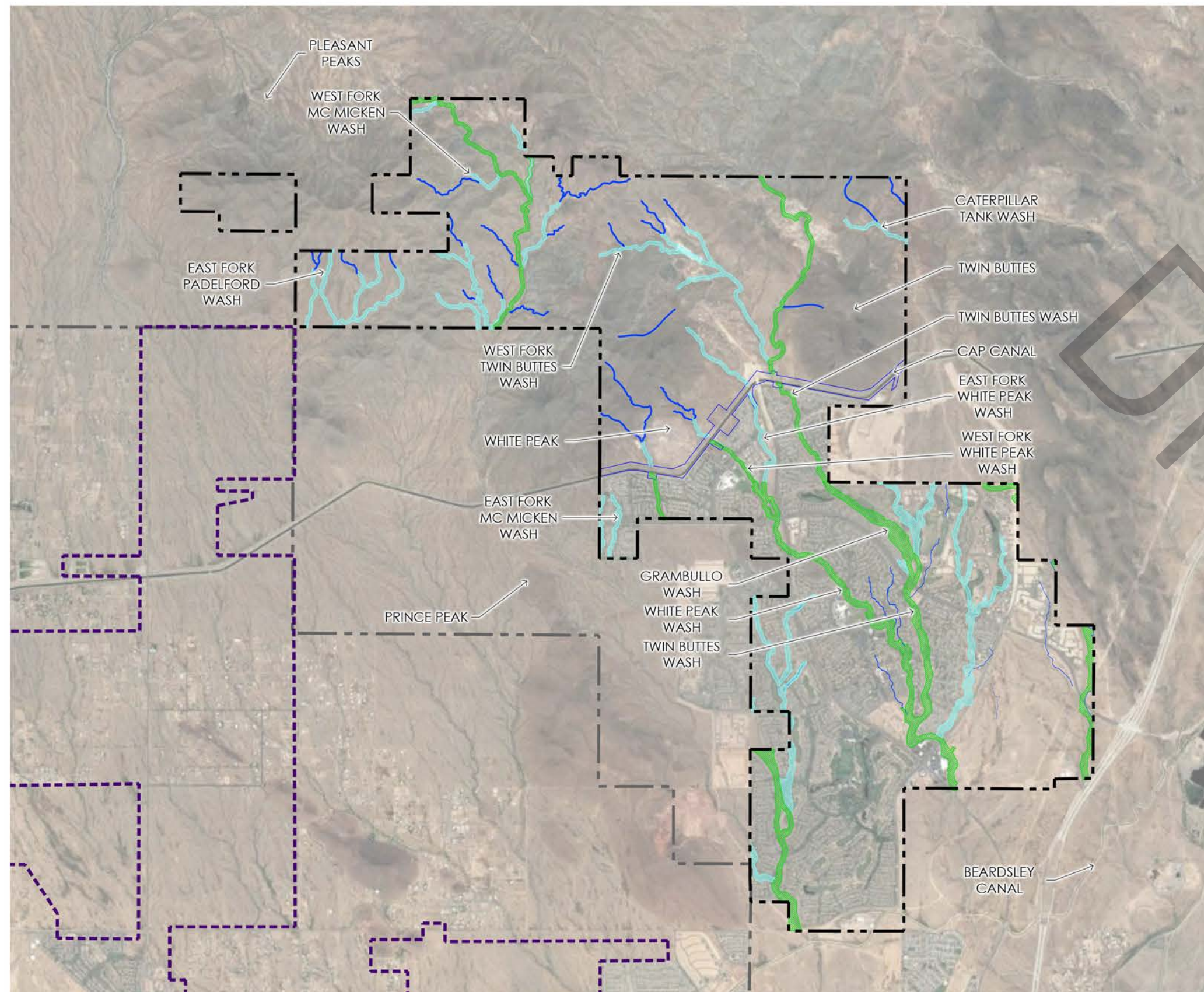
Existing ground elevations within the subject site range between approximately one thousand three hundred fifty (1,350) feet to two thousand three hundred (2,300) feet above sea level. This represents a topographic differential of approximately nine hundred fifty (950) feet. The land south of the CAP canal is predominantly flat while the land north of the CAP contains slopes varying from less than ten (10) percent to over forty-five (45) percent. The majority of the existing topography north of the CAP qualifies as hillside slope conditions (i.e., above ten (10) percent slope). Hillside Development provisions are defined within **Section 5.7: Vistancia Hillside Overlay District** of the VPCD.

Primary Drainage Corridors, Topography & Land Forms

DRAINAGE CORRIDORS

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

-  Vistancia Project Boundary
-  Peoria City Limits
-  Surprise City Limits



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

3.3.2 Drainage

Natural on-site drainage through Vistancia generally flows from north to south as depicted by **Exhibit 3.3: Primary Drainage Corridors, Topography, and Landforms**. The Agua Fria River, and its associated floodplain, is located approximately two (2) miles to the east and serves as a major surface water drainage conduit for the northwest region of the Phoenix Metropolitan Area, including this project. Areas that do not drain southeast to the Agua Fria run to the southwest with storm water collection at McMicken Dam.

The East McMicken Wash and the Padelford Wash flow in a southerly direction within the western portion of the subject property. The United States Army Corps of Engineers has designated several washes as Section 404 Habitat Mitigation & Preservation Corridors within Vistancia.

These corridors are listed below:

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

Additional unnamed washes are also designated as 404 Jurisdictional Preservation Corridors and illustrated on **Exhibit 3.3: Primary Drainage Corridors, Topography, and Landforms**. Significant on-site washes not governed by the Army Corps of Engineers are those delineated by the Federal Emergency Management Agency (FEMA) Flood Maps. **Exhibit 3.3: Primary Drainage Corridors, Topography, and Landforms** illustrates those additional drainage areas. Development setbacks will be provided along these washes per **Section 5.8: Vistancia Desert Lands Conservation Overlay** of the VPCD. In addition to drainage, these washes provide migration corridors for wildlife and increased open space connectivity throughout Vistancia.

Vistancia is traversed by three (3) major delineated Federal Emergency Management Agency (FEMA) floodplain zones. In addition, the Agua Fria River floodplain is located approximately one (1) mile east of the site and two (2) 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 (2) other significant washes occurs within the central portion of Vistancia. 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 one half (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. This wash is a portion of the active MCFCD ADMS for the Wittmann area. Floodplains have been identified for the six (6) major washes within Vistancia. 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 North Master Drainage Report" prepared by Stanley Consultants, Inc. dated March 2007 and Vistancia Master Drainage Report Update for Twin Buttes Wash and Unnamed Wash B Hydrology – prepared by Goodwin and Marshall, Inc. dated April, 2013.

The existing on 100-year flood plains north of the CAP canal, mapped within the Vistancia property, are limited to small areas along the north side of the canal structure, where the structure creates a ponding condition. The canal construction has facilitated partial storm water flows through culvert structures. Portions of the Twin Buttes and White Peak Washes immediately adjacent to the CAP have been identified as Zone AH. Areas designated as Zone AH are subject to inundation by 100-Year shallow flooding (usually areas of ponding) where average depths are between one (1) and three (3) feet. Base flood elevations derived from detailed hydraulic analyses are shown in this zone. A portion of the East McMicken Wash has been identified as being Zone A. Areas designated as Zone A are Special Flood Hazard Areas subject to inundation from 100-Year flood. Because detailed hydraulic analyses have not been performed, base flood elevations or depths are not shown. On-site wash characteristics vary, from deeply incised and constricted wash corridors in the north to generally wide and shallow floodplains to the south.

3.3.3 Soils/ Geology

Vistancia is located within the Lower Agua Fria watershed that drains into the Agua Fria River, approximately one (1) mile southeast of the development. The Agua Fria River conveys flows approximately twenty-four (24) miles to the south, where it outfalls into the Gila River. The existing topography of Vistancia generally slopes towards the south and southeast, between a one (1) and one and one half (1.5) percent grade. However, a small portion of its surface drainage flows to the west.

The surface soil profile of Vistancia 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 A, B and D. Soil Group A is defined as having a high infiltration rate (low runoff potential) when thoroughly wet. These consist mainly of deep, well drained to excessively drained sands or gravelly sands. These soils have a high rate of water transmission. Soil Group B is defined as soils 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.

3.3.4 Groundwater

Vistancia Development has identified and proven a one hundred (100) year ground and surface water supply consisting of four thousand two hundred (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 ten (10) production wells (PW1, PW2, PW3, PW4, PW5, PW6, PW7, PW8, PW9 and PW10) are drilled and operational to date in Vistancia.

3.3.5 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, McMicken, Caterpillar Tank, and Padelford washes, which attract native wildlife for their forage, habitat, and travel paths.

3.3.6 Archaeology

An archaeological study was prepared specifically for the Vistancia South (formerly “Lakeland Village”) & Vistancia North (formerly “Whitepeak Ranch”) 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 archaeological sites within the three thousand one hundred forty-four (3,144) acre survey site. Of the fifteen (15) sites, all of the prehistoric sites and one (1) of the historic sites (nine [9] total sites) required evaluation to determine eligibility to the National Register of Historic Places (NRHP). Six (6) historic sites were not considered to be eligible as the findings consisted of small, single-episode trash dumps.

The nine (9) sites (eight [8] prehistoric sites and one [1] historic site) were evaluated during three (3) phases of fieldwork which were 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.

Archaeological studies were prepared specifically for the Vistancia North property by SWCA Cultural Resources on March 28, 2003 to identify cultural resources on site. The surveys found eighteen (18) potential archaeological sites within the three thousand nine hundred eighty-five (3,985) acres surveyed, two (2) of which are located within Section 7, which is not planned for development. Of the remaining sixteen (16) sites, three (3) required further evaluation to determine eligibility to the NRHP. Additionally, an isolated feature (IF 90 a petroglyph panel) was identified.

The three (3) sites were evaluated as described in follow-up by SWCA Cultural Resources in May of 2007. Testing of the sites failed to identify any significant prehistoric cultural deposit or features, with no further archaeological work being recommended. In addition to the NRHP eligibility testing of the three (3) sites, three (3) Native American tribes were consulted on IF 90. The Salt River Pima-Maricopa Indian Community requested repatriation of the petroglyph boulder, which will occur as future development makes the artifact more accessible.

¹ Aztlan 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.*

3.3.7 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 range from service via adjacent roadways, indirect service via proximate roadways, and no service via adjacent or proximate roads. A large portion of the Vistancia community south of the CAP canal is also served by public and private utilities. A six hundred thirty (630) foot power transmission corridor transects Vistancia in the far eastern portion of the project.

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Chapter 4. Master Plans

4.1 Project Overview

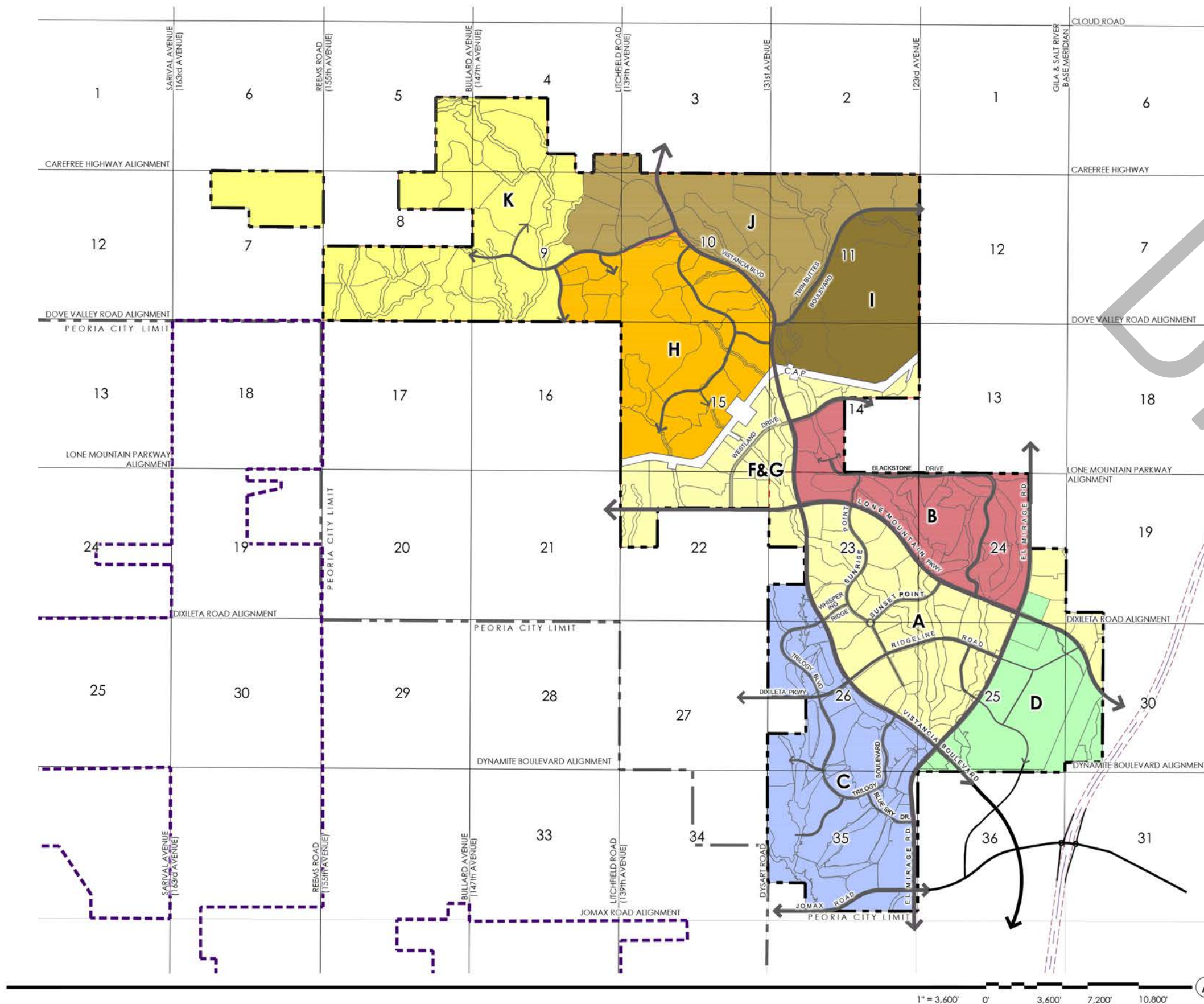
Vistancia is a master planned community comprising over seven thousand one hundred (7,100) acres of land within the northern region of Peoria. The Vistancia Planned Community District (VPCD) is designed to offer a broad range of housing types, retail and commercial services, as well as a substantial park and open space network. The residents of Vistancia will have access to four (4) neighborhood parks, two (2) community parks (one [1] is a Preserve/Trailhead located within Village H and the other will occur within the Commercial Core), and two (2) fire stations (D-10 and a future station north of the CAP), which are also illustrated on the Land Use Master Plan. The proposed plan recognizes White Peak, Twin Buttes, Garambullo, Caterpillar Tank, Padelford, and the East McMicken Washes as significant natural open space features and continues to strive to preserve these areas in their natural state. 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 has been, and will continue to be, developed with a high level of environmentally sensitive, community building practices. This includes the integration of Best Management Practices (BMPs) to protect ground water, mitigate and manage storm water runoff and employ Low Impact Development (LID) methods where appropriate to provide for long term sustainability within the community. The result has exhibited a series of natural open space areas, parks, trails and other programming weaving through Vistancia, creating residential enclaves and curvilinear street patterns, reflecting the existing diverse topography, landforms, and vegetation of the Sonoran Desert. Many of the houses have been designed and constructed to abut, or capture the views to natural mountain formations, drainage features, or golf course areas. 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'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 remains recognized as a highly awarded community, and has received the annual award of Best Master Planned Community in one of the nation's fastest growing counties for the last fifteen (15) years. 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 has been separated into eight (8) 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. **Exhibit 4.1: Development Units/Village Plan** graphically illustrates the community and the boundaries of these eight (8) development units. Collectively, these villages are arranged into the following five (5) distinct communities within Vistancia as follows:

- **Village at Vistancia** (Villages A, F, and G) exhibits a mountain village theme and represents the main residential production village located centrally within the project.
- **Blackstone at Vistancia** (Village B) offers 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.
- **Trilogy at Vistancia** (Village C) is an active adult community with outstanding residential amenities and a public golf course designed by Gary Panks.
- **Five North** (Village D) is often referred to as the “Commercial Core”, and is comprised of four hundred sixty five (465) acres. As designed, it is destined to create a vibrant core to serve as the employment and entertainment base for Vistancia residents and visitors within the region.
- **Northpointe at Vistancia** (Villages H, I, J and K) are located north of the CAP canal, where considerable planning efforts have been completed, and some infrastructure improvements have been constructed including the bridge over the CAP canal, the Village H amenity facility and several residential parcels. Village H contains a variety of housing choices and is expected to include an elementary school, public parks, the Village H amenity center, and direct access to an adjacent two hundred (200) acre preservation area, creating a comprehensive mountainside trail system, which will continue to expand and include preserved open space areas within Villages I, J & K. Homes within Villages I & J will be surrounded by and nestled within the Twin Buttes landform, creating significant opportunity for creative design and ample views of the Phoenix valley. Village K contains some of the highest terrain within the community and is planned with a variety of housing products.

Vehicular access to the community is currently available via Vistancia Boulevard and Lone Mountain Road. The developer will be responsible for constructing additional offsite connections from El Mirage to Happy Valley Parkway. As neighboring communities develop in the future, there will ultimately be additional offsite access points from Jomax Road, Dixileta Parkway, and Lone Mountain to the west, Westland Road to the east, Bullard Avenue, and Vistancia Boulevard where it exits the northern portion of the property. These roadways are depicted on **Exhibit 4.4.1: Roadway Master Plan**.



VISTANCIA™
 Planned Community District
 Development Units / Village Plan

- VILLAGES**
- Village A, F & G - Mountain Vista
 - Village B - Blackstone
 - Village C - Trilogy
 - Village D - Commercial Core
 - Village H
 - Village I
 - Village J
 - Village K
- Roads Currently Under Construction
 Vistancia Project Boundary
 Peoria City Limits
 Surprise City Limits

NOTES:

- Villages are based on planned development units of the PCD document. Boundaries are shown schematic for graphic clarity.
- Future roadway alignments, parcel boundaries, and village entries are subject to change based on detailed land planning and engineering constraints.

Exhibit 4.1: Development Units/Village Plan

4.2 Natural Planning Determinants

The analysis of the subject property recognized that it exhibits three (3) distinct natural biotic zones: Upper Sonoran, Lower Sonoran, and Riparian Corridor.

A. These characteristics are summarized below:

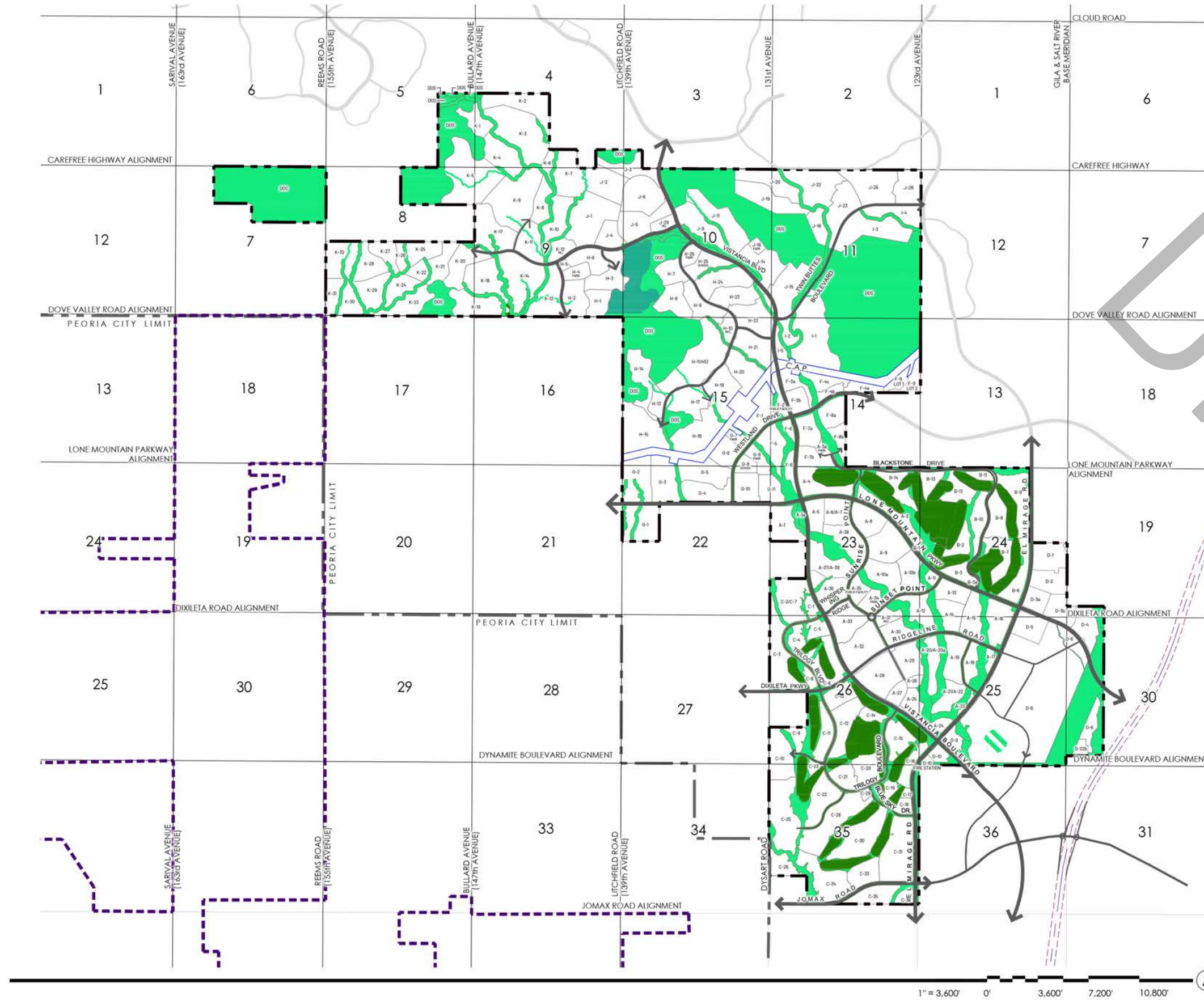
1. **Upper Sonoran.** Generally characterized by steep terrain and mountain peaks; a diversity of trees, shrubs, and cacti including Foothills Palo Verde, Ironwood, Saguaro, Teddy Bear Cholla, Staghorn Cholla, Barrel Cacti, Bursage, and Hedgehog.
2. **Lower Sonoran.** Generally characterized by flat terrain, characterized by sparse vegetation, consisting predominately of Creosote, Jumping Cholla and Bursage; the vegetative cover is dispersed at distances approaching fifty (50) feet. Groundcover is comprised of medium sized cobbles generally two (2) inches in diameter. The unit is also influenced by the limited distribution of mature saguaro cactus.
3. **Riparian Corridor.** Habitat defined as vegetated corridors along the Garambullo, Twin Buttes, White Peak, Caterpillar Tank, McMicken, and Padelford 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., ten [10' feet by ten [10] feet) 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, **Exhibit 4.2: Anticipated Wildlife Corridors Plan** 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.

B. The northern reaches of Vistancia contain significant landforms. These natural features translate to a wide range of topographic slopes with dramatic vertical relief generally sited around Twin Buttes and Pleasant Peaks. The southern portions of the property are characterized by gently sloped topography with vertical relief generally only occurring within the drainage corridors. Wash depths here generally range from two (2) to five (5) feet. With sensitive planning, development near riparian drainage ways and upper slopes will benefit the residents of Vistancia by providing the following opportunities:

1. Preserve the natural conditions of the drainage ways;
2. Promote opportunities for multi-user mobility through a community trails system; and
3. Include opportunities for interaction with wildlife habitats by the preservation of the riparian corridors.
4. Preserve upper elevation and steep sloped areas as well as peaks and ridgelines.

- C. The presence of the CAP Canal, bisecting the community, represents a defined edge, potentially limiting the connectivity of adjacent neighborhoods. However, the presence of trails and selected location for bridge crossings and streetscape treatments will minimize community-wide bifurcation of this area. The MWD Beardsley Canal at the southern edge of the property represents another “edge”, providing potential constraints to access and land use relationships, although a much lesser obstacle given its peripheral location.

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VISTANCIA™
 Planned Community District
 Anticipated Wildlife
 Corridors Plan

- FACILITIES & USE**
- Open Space / Park
 - Golf Open Space
 - Major Wash & Habitat Corridors (404 Jurisdictional Waters)
 - Commercial Core Park/Open Space³
 - Vistancia Project Boundary
 - Peoria City Limits
 - Jurisdictional Limits

NOTES:

1. Open space location and acreage is subject to further refinement.

2. Future roadway alignments, parcel boundaries, and village entries are subject to change based on detailed land planning and engineering constraints.

3. The Commercial Core Park/Open Space is anticipated to be developed over numerous, separate, site plans and generally located between Character Areas 2 and 3 in a linear form, parallel with El Mirage Road. Approximately +/- 15 acres of area "Special Use Park" shall be developed and maintained by the City of Peoria at the southwest portion of the Commercial Core Park/Open Space area, see **Section 4.3.6: Public/Private Parks and Open Space**. The program of the Commercial Core Park/Open Space shall be defined at the time of a site plan submittal for a particular area and shall include a program commensurate with the proposed use. Actual location, size, and configuration of the Commercial Core Park/Open Space shall be established at the time of a site plan submittal. The potential High School site is contingent on PUSD's ability to construct.

Exhibit 4.2: Anticipated Wildlife Corridors Plan

4.3 Land Use Plan

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

- A. Responding to the Vistancia Desert Lands Conservation Overlay (DLCO) (within **Section 5.8: Vistancia Desert Lands Conservation Overlay** of the VPCD) for property north of the CAP canal;
- B. Maximizing land use compatibility with development suitability to maximize property enhancement;
- C. Leveraging existing drainage constraints created by major washes into open space linkages;
- D. Maximizing residential adjacency and connectivity to natural and developed open spaces;
- E. Sensitively sighting arterial street alignments as determined by topography and drainage constraints matched with projected traffic demands;
- F. Providing the appropriate distribution, sizing, and location of park and school facilities;
- G. Appropriately diversifying, distributing, and transitioning residential densities;
- H. Creating employment nodes and opportunities that balance residential and employment land uses; and
- I. 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, which are reflected in **Exhibit 4.3 Proposed Land Use Plan** and shown in **Table 4.3.A: Land Use Categories**.

Table 4.3.A: Land Use Categories	
Land Use Designation	Land Use Description
V-RE	Vistancia Estate Residential
V-LD	Vistancia Low Density Residential
V-MD	Vistancia Medium Density Residential
V-MH	Vistancia Medium-High Density Residential
V-HD	Vistancia High Density Residential
V-NC	Vistancia Neighborhood Commercial
V-CC	Vistancia Community Commercial
V-MU	Vistancia Mixed-Use
V-MUCC	Vistancia Mixed-Use Commercial Core
V-SU	Vistancia Special Use
V-OS/P	Open Space / Park
V-G	Golf Course
V-P/QP	Public / Quasi-Public
V-W	Water (C.A.P.)

Building upon those land use categories, a range of flexible zoning districts have been established to allow for more compatible uses and unique development standards for each area within the community. **Table 4.3.B: Land Use Master Plan and Zoning Data**, details the proposed land use (flexible zoning categories), parcel gross acreage, and maximum or actual residential unit count where a parcel has been platted, for each development parcel within Vistancia.

The Parcels are categorized into one (1) of eight (8) development units or villages based on product theme or general location within the community. The zoning districts and development standards are discussed in more detail below and within **Chapter 5: Regulatory Development Standards**.

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Table 4.3.B: Land Use Master Plan and Zoning Data								
Parcel Description							Zoning Classification / District	Parcel Status
Parcel Number	Land Use Designation	Approx. Acres (4)	Land Use Density Range		Maximum (Ceiling) Dwelling Units	Actual Dwelling Units	Proposed Zoning (3)	
			Min.	Max.				
Village A								
A-1	V-LD	34.6	2.0	5.0	173	55	VRD-10 (5)	Platted and Built
A-1a	V-P/OS	8.8	-	-	-	-		Dedicated as Open Space
A-5	V-MD	14.2	5.0	8.0	114	36	VRD-6	Platted and Built
A-6 / A-7	V-MD	19.4	5.0	8.0	155	76	VRD-6	Platted and Built
A-8	V-LD	23.4	2.0	5.0	117	81	VRD-6 (5)	Platted and Built
A-9	V-LD	33.6	2.0	5.0	168	97	VRD-6 (5)	Platted and Built
A-10a	V-LD	32.7	2.0	5.0	164	68	VRD-8 (5)	Platted and Built
A-10b	V-LD	29.4	2.0	5.0	147	65	VRD-8 (5)	Platted and Built
A-11	V-NC	3.5	-	-	-	-	V-NC	
A-12	V-LD	33.3	2.0	5.0	167	71	VRD-8 (5)	Platted and Built
A-13	V-MD	18.4	5.0	8.0	147	85	VRD-6 (5)	Platted and Built
A-14	V-MD	22.9	5.0	8.0	183	92	VRD-8 (5)	Platted and Built
A-15	V-MD	26.8	5.0	8.0	214	99	VRD-6	Platted and Built
A-16	V-MD	32.0	5.0	8.0	256	85	VRD-7	Platted and Built
A-17	V-MU	16.1	8.0	15.0+	242		VRA-4, VRD-3, VRA-3, VRA-2, VRMF-5, VRMF-4, VRMF-2 & V-MU	
A-18	V-MD	13.6	5.0	8.0	109	34	VRD-7	Platted and Built
A-19	V-LD	28.6	2.0	5.0	143	56	VRD-8 (5)	Platted and Built
A-20/A-20a	V-LD	30.0	2.0	5.0	150	51	VRD-8 (5)	Platted and Built
A-21/A-22	V-MD	19.1	5.0	8.0	153	80	VRD-6	Platted and Built
A-23	V-P/OS	4.6	-	-	-	-		Dedicated as Open Space
A-24	V-CC	7.9	-	-	-	-	V-NC	Platted Partially Built Commercial
A-25	V-MU*	19.2	8.0	15.0+	197		VRA-4, VRD-3, VRA-3, VRA-2, VRMF-5, VRMF-4, VRMF-2 & V-MU (* will not all be residential)	Platted and Partially Built
A-26	V-MU*	7.5	8.0	15.0+	69		VRA-4, VRD-3, VRA-3, VRA-2, VRMF-5, VRMF-4, VRMF-2 & V-MU (* will not all be residential)	Platted and Partially Built
A-27	V-MU*	9.6	8.0	15.0+	122		VRA-4, VRD-3, VRA-3, VRA-2, VRMF-5, VRMF-4, VRMF-2 & V-MU (* will not all be residential)	Platted and Partially Built
A-28	V-MH	35.4	8.0	15.0	531	340	VRA-3, VRD-3	Platted and Built
A-29	V-MH	26.4	8.0	15.0	396	158	VRA-3, VRD-3	Platted and Built
A-30	V-LD	16.8	2.0	5.0	84	47	VRD-6 (5)	Platted and Built
A-31	V-SU - Rec (Private)	16.3	-	-	-	-	All Zoning Districts	Built Amenity Center
A-32	V-LD	37.2	2.0	5.0	186	136	VRD-7 (5)	Platted and Built
A-33	V-LD	29.2	2.0	5.0	146	122	VRD-6 (5)	Platted and Built
A-34	V-P/OS (Public)	8.3	-	-	-	-		Built Public Park
A-35	V-P/QP	16.3	-	-	-	-		Built Elementary School
A-36	V-LD	27.6	2.0	5.0	138	88	VRD-7 (5)	Platted and Built
A-37/A-39	V-LD	44.9	2.0	5.0	225	108	VRD-6 (5)	Platted and Built
A-38	V-LD	29.8	2.0	5.0	149	60	VRD-6	Platted and Built
Village A Total	Totals	777.5			5,043	2,190		

Table 4.3.B: Land Use Master Plan and Zoning Data Continued								
Parcel Description							Zoning Classification / District	Parcel Status
Parcel Number	Land Use Designation	Approx. Acres (4)	Land Use Density Range		Maximum (Ceiling) Dwelling Units	Actual Dwelling Units	Proposed Zoning (3)	
			Min.	Max.				
Village B								
A-3	V-LD	54.1	2.0	5.0	271	52	VRD-10	Platted and Built
A-3a	V-P/OS (Private)	4.5	-	-	-	-		Built Private Park
A-4	V-LD	43.1	2.0	5.0	216	33	VRD-18	Platted and Built
B-1	V-SU - Maint	1.4	-	-	-	-	All Zoning Districts	Built Maintenance Facility
B-2	V-LD	35.8	2.0	5.0	179	19	VRD-10	Platted and Built
B-3	V-MD	15.9	5.0	8.0	127	64	VRA-3	Platted and Built
B-3a	V-CC	0.8	-	-	-	-	V-NC, V-CC	Built Info. Center
B-6	V-LD	44.3	2.0	5.0	221	52	VRD-10	Platted and Built
B-7	V-LD	51.2	2.0	5.0	256	21	VRD-18	Platted and Built
B-8	V-LD	31.0	2.0	5.0	155	22	VRD-10	Platted and Built
B-9	V-LD	47.2	2.0	5.0	236	65	VRD-7	Platted and Built
B-10	V-LD	24.4	2.0	5.0	122	34	VRD-10	Platted and Built
B-11	V-MD	11.5	5.0	8.0	92	28	VRA-3	Platted and Built
B-12	V-SU - Club (Private)	18.3	-	-	-	-	All Zoning Districts	Built Clubhouse / Amenity
B-13	V-LD	24.5	2.0	5.0	169	38	VRD-7	Platted and Built
B-14	V-LD	87.1	2.0	5.0	435	58	VRD-7	Platted and Built
F-7a	V-LD	18.8	2.0	5.0	94	52	WPD-10	Platted and Built
F-7b	V-LD	17.6	2.0	5.0	88	50	WPD-10	Platted and Built
F-8a	V-LD	23.6	2.0	5.0	118	45	WPD-10	Platted and Built
F-8b	V-LD	22.0	2.0	5.0	110	22	WPD-10	Platted and Built
Village B Total	Totals	577.1			2,889	655		

Table 4.3.B: Land Use Master Plan and Zoning Data Continued								
Parcel Description							Zoning Classification / District	Parcel Status
Parcel Number	Land Use Designation	Approx. Acres (4)	Land Use Density Range		Maximum (Ceiling) Dwelling Units	Actual Dwelling Units	Proposed Zoning (3)	
			Min.	Max.				
Village C								
C-1	V-LD	7.4	2.0	5.0	37	19	VRD-5 / VRD-6	Platted and Built
C-2/C-7	V-LD	39.5	2.0	5.0	198	132	VRD-6	Platted and Built
C-3	V-LD	48.4	2.0	5.0	242	128	VRD-6	Platted and Built
C-4	V-LD	16.7	2.0	5.0	84	39	VRD-6	Platted and Built
C-5	V-LD	30.9	2.0	5.0	155	85	VRD-6	Platted and Built
C-6	V-LD	20.2	2.0	5.0	101	45	VRD-6	Platted and Built
C-8	V-LD	11.0	2.0	5.0	55	22	VRD-6	Platted and Built
C-9	V-LD	18.1	2.0	5.0	91	41	VRD-8	Platted and Built
C-10	V-LD	46.1	2.0	5.0	231	138	VRD-6	Platted and Built
C-11	V-LD	32.5	2.0	5.0	162	62	VRD-6	Platted and Built
C-12	V-LD	105.6	2.0	5.0	528	100	VRD-6	Platted and Built
C-13	V-LD	29.6	2.0	5.0	148	91	VRD-6	Platted and Built
C-14	V-SU - Club	16.7	-	-	-	-	V-CC	Built Amenity Center
C-15	V-LD	41.3	2.0	5.0	207	81	VRD-6	Platted and Built
C-16	V-LD	25.0	2.0	5.0	125	49	VRD-6	Platted and Built
C-17	V-SU - Maint	2.4	-	-	-	-	All Zoning Districts	Built Maintenance Facility
C-18	V-LD	13.3	2.0	5.0	67	26	VRD-6	Platted and Built
C-19	V-LD	10.2	2.0	5.0	51	20	VRD-6	Platted and Built
C-20	V-SU - Rec (Private)	29.4	-	-	-	-	All Zoning Districts	Built Amenity Center
C-21	V-LD	19.2	2.0	5.0	96	52	VRD-6	Platted and Built
C-22	V-LD	38.5	2.0	5.0	192	119	VRD-6	Platted and Built
C-23	V-LD	14.1	2.0	5.0	71	13	VRD-8	Platted and Built
C-25	V-LD	55.7	2.0	5.0	279	154	VRD-6	Platted and Built
C-26	V-LD	18.4	2.0	5.0	92	53	VRD-6	Platted and Built
C-28	V-LD	80.2	2.0	5.0	401	222	VRD-6	Platted and Built
C-29	V-P/OS - Park (Private)	3.6	-	-	-	-		Built Private Park
C-30	V-LD	67.9	2.0	5.0	340	176	VRD-6	Platted and Built
C-31	V-LD	58.1	2.0	5.0	291	209	VRD-6	Platted and Built
C-33	V-LD	21.8	2.0	5.0	109	75	VRD-6	Platted and Built
C-34	V-LD	43.3	2.0	5.0	217	135	VRD-6	Platted and Built
C-35	V-P/QP - WTP	23.3	-	-	-	-	V-P/QP	Built WTP
C-36	V-CC	8.5	-	-	-	-	V-NC, V-CC	
Village C Total	Totals	996.9			4,565	2,286		

Table 4.3.B: Land Use Master Plan and Zoning Data Continued								
Parcel Description							Zoning Classification / District	Parcel Status
Parcel Number	Land Use Designation	Approx. Acres (4)	Land Use Density Range		Maximum (Ceiling) Dwelling Units	Actual Dwelling Units	Proposed Zoning (3)	
			Min.	Max.				
Village D								
Village D - Residential								
D-1	V-LD	25.5	2.0	5.0	128	74	VRD-7	Platted and Built
D-2	V-LD	23.6	2.0	5.0	118	79	VRD-6	Platted and Built
D-3b	V-LD	18.6	2.0	5.0	93	84	VRD-5	Platted and Built
D-4	V-LD	40.7	2.0	5.0	204	87	VRD-5	Platted and Built
Village D - Commercial / Mixed-Use								
D-3a	V-MU	13.4	7.0	15.0+	200		VRA-4, VRD-3, VRA-3, VRA-2, VRMF-5, VRMF-4, VRMF-2 & V-MU	
D-5	V-MUCC	20.4	-	-	-		VRA-4, VRD-3, VRA-3, VRA-2, VRMF-5, VRMF-4, VRMF-1 & V-MUCC	
D-6	V-MUCC	339.4	7.0	15.0+	5,091		VRA-4, VRD-3, VRA-3, VRA-2, VRMF-5, VRMF-4, VRMF-1 & V-MUCC	
D-9	V-CC	9.9	-	-	-		V-CC	Built Commercial
D-10	V-CC	9.5	-	-	-		V-NC, V-CC	Partially Built Commercial
D-10 Fire Station	V-P/QP	2.2	-	-	-		V-P/QP	Built Fire Station #196
D-22b	V-P/QP	5.7	-	-	-		V-P/QP	Built Utility Campus
Village D Total	Totals	508.8			5,833	324		
Village F								
F-1	V-LD	33.4	2.0	5.0	167	105	VRD-6 & VRD-7	Platted and Built
F-2	V-P/QP	8.5	-	-	-	-	V-P/QP	Built Water Campus
F-3a	V-MD	12.0	5.0	8.0	96	49	VRD-5	Platted and Built
F-3b	V-MH	13.8	8.0	15.0	207	34	VRD-5	Platted and Built
F-4a	V-MD	14.9	5.0	8.0	119	56	VRD-5	Platted and Built
F-4b	V-MH	6.3	8.0	15.0	95	22	VRD-5	Platted and Built
F-4c	V-MH	8.9	8.0	15.0	134	31	VRD-5	Platted and Built
F-5	V-LD	33.0	2.0	5.0	165	74	VRD-7	Platted and Built
F-6	V-MD	15.6	5.0	8.0+	72	51	VRD-4	Platted and Partially Built
F-9 Lot 1	V-P/QP	8.0	-	-	-	-	V-P/QP	Built Water Campus
F-9 Lot 2	V-LD	13.0	2.0	5.0	104		VRMF-5, VRMF-4, VRD-5 or less-dense zoning districts, VRA-4, VRA-3 & VRA-2 (3)	
Village F Total	Totals	167.4			1,054	422		
Village G								
G-1	V-LD	37.5	2.0	5.0	188	130	VRD-5	Platted and Built
G-2	V-LD	35.1	2.0	5.0	176	101	VRD-6	Platted and Built
G-3	V-LD	36.9	2.0	5.0	185	141	VRD-4	Platted and Built
G-4	V-LD	25.6	2.0	5.0	128	72	VRD-6	Platted and Built
G-5	V-LD	30.9	2.0	5.0	155	76	WPD-6	Platted and Built
G-6	V-LD	18.2	2.0	5.0	91	53	WPD-6	Platted and Built
G-7	V-P/OS (Private)	6.9	-	-	-	0		Built Amenity Center
G-8	V-P/QP	16.1	-	-	-	0		Built Public K-8 School
G-9	V-P/OS(Public)	4.2	-	-	-	0		Built Public Park
G-10	V-LD	20.3	2.0	5.0	102	84	WPD-6	Platted and Built
G-11	V-LD	17.0	2.0	5.0	85	51	WPD-6	Platted and Built
Village G Total	Totals	248.7			1,107	708		

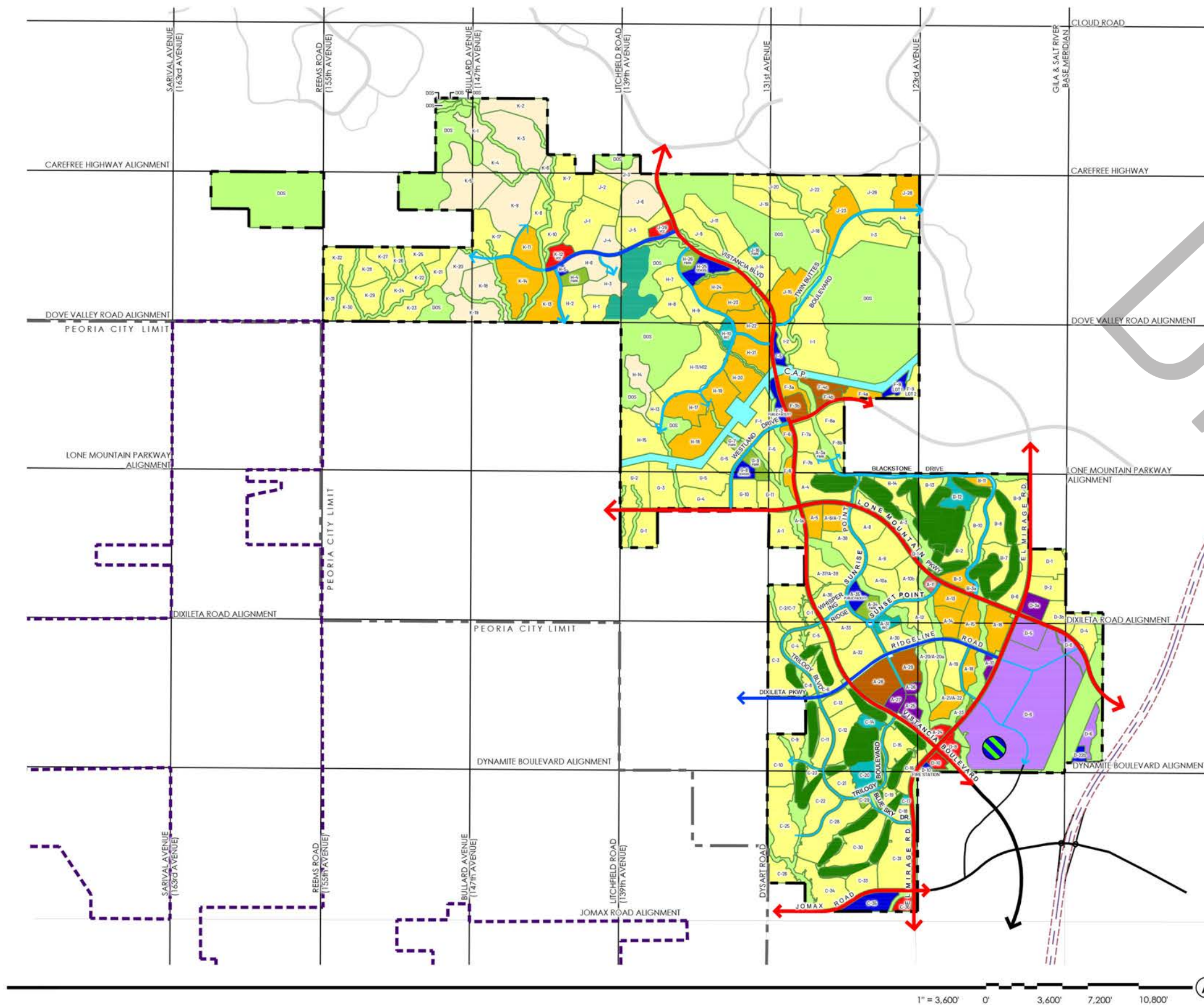
Table 4.3.B: Land Use Master Plan and Zoning Data Continued								
Parcel Description							Zoning Classification / District	Parcel Status
Parcel Number	Land Use Designation	Approx. Acres (4)	Land Use Density Range		Maximum (Ceiling) Dwelling Units	Actual Dwelling Units	Proposed Zoning (3)	
			Min.	Max.				
Village H								
H-1	V-LD	17.0	2.0	5	85		VRMF-5, VRMF-4, VRD-5 or less-dense zoning districts, VRA-4, VRA-3 & VRA-2 (3)	
H-2	V-LD	23.7	2.0	5	118		VRMF-5, VRMF-4, VRD-5 or less-dense zoning districts, VRA-4, VRA-3 & VRA-2 (3)	
H-3	V-RE	29.9	0.5	2	60		VRD-18 or less-dense zoning districts, VRA-4, VRA-3 & VRA-2 (3)	
H-4	V-P/OS (Public)	10.5	-	-	-		All Zoning Districts	
H-5	V-P/QP	2.4	-	-	-		All Zoning Districts	
H-6	V-RE	20.6	0.5	2.0	41		VRD-18 or less-dense zoning districts, VRA-4, VRA-3 & VRA-2 (3)	
H-7	V-LD	16.9	2.0	5.0	150		VRMF-5, VRMF-4, VRD-5 or less-dense zoning districts, VRA-4, VRA-3 & VRA-2 (3)	
H-8	V-LD	25.0	2.0	5.0	125		VRMF-5, VRMF-4, VRD-5 or less-dense zoning districts, VRA-4, VRA-3 & VRA-2 (3)	
H-9	V-LD	22.9	2.0	5.0	223		VRMF-5, VRMF-4, VRD-5 or less-dense zoning districts, VRA-4, VRA-3 & VRA-2 (3)	
H-10	V-SU (Private)	9.8	-	-	-		All Zoning Districts	Built Amenity Center
H-11/12	V-LD	65.3	5.0	8.0	522	112	VRD-5	Platted and Partially Built
H-13	V-LD	10.9	2.0	5.0	55		VRMF-5, VRMF-4, VRD-5 or less-dense zoning districts, VRA-4, VRA-3 & VRA-2 (3)	
H-14	V-RE	26.5	0.5	2.0	53		VRD-18 or less-dense zoning districts, VRA-4, VRA-3 & VRA-2 (3)	
H-15	V-LD	48.6	2.0	5.0	243	111	VRD-6	Platted and Partially Built
H-17	V-LD	28.3	2.0	5.0	141	66	VRD-5	Platted and Partially Built
H-18	V-LD	42.6	2.0	5.0	213	96	VRD-5	Platted and Partially Built
H-19	V-MD	32.0	5.0	8.0	256	97	VRD-6	Platted and Partially Built
H-20	V-MD	28.9	5.0	8.0	231	83	VRD-6	Platted and Partially Built
H-21	V-MD	25.5	5.0	8.0	204	60	VRD-8	Platted and Partially Built
H-22	V-MD	34.0	5.0	8.0	272	85	VRD-5	Platted and Partially Built
H-23	V-MD	25.2	5.0	8.0	202	112	VRD-5	Platted and Partially Built
H-24	V-MD	31.6	2.0	5.0	158	84	VRD-5	Platted and Partially Built
H-25	V-P/QP	18.0	-	-	-		All Zoning Districts	
H-26	V-P/OS (Public)	10.5	-	-	-		All Zoning Districts	
Village H Total	Totals	606.4			3,351	906		
Village I								
I-1	V-LD	67.4	2.0	5.0	337		VRMF-5, VRMF-4, VRD-5 or less-dense zoning districts, VRA-4, VRA-3 & VRA-2 (3)	
I-2	V-LD	8.1	2.0	5.0	41		VRMF-5, VRMF-4, VRD-5 or less-dense zoning districts, VRA-4, VRA-3 & VRA-2 (3)	
I-3	V-LD	45.0	2.0	5.0	225		VRMF-5, VRMF-4, VRD-5 or less-dense zoning districts, VRA-4, VRA-3 & VRA-2 (3)	
I-4	V-LD	21.6	2.0	5.0	108		VRMF-5, VRMF-4, VRD-5 or less-dense zoning districts, VRA-4, VRA-3 & VRA-2 (3)	
I-5	V-P/QP	6.5	-	-	-		All Zoning Districts	Built Lift Station
Village I Total	Totals	148.6			711	0		

Table 4.3.B: Land Use Master Plan and Zoning Data Continued								
Parcel Description							Zoning Classification / District	Parcel Status
Parcel Number	Land Use Designation	Approx. Acres (4)	Land Use Density Range		Maximum (Ceiling) Dwelling Units	Actual Dwelling Units	Proposed Zoning (3)	
			Min.	Max.				
Village J								
J-1	V-LD	52.3	2.0	5.0	262		VRMF-5, VRMF-4, VRD-5 or less-dense zoning districts, VRA-4, VRA-3 & VRA-2 (3)	
J-2	V-LD	31.9	2.0	5.0	160		VRMF-5, VRMF-4, VRD-5 or less-dense zoning districts, VRA-4, VRA-3 & VRA-2 (3)	
J-3	V-RE	21.1	0.5	2.0	42		VRD-18 or less-dense zoning districts, VRA-4, VRA-3 & VRA-2 (3)	
J-4	V-RE	16.5	0.5	2.0	33		VRD-18 or less-dense zoning districts, VRA-4, VRA-3 & VRA-2 (3)	
J-5	V-LD	31.6	2.0	5.0	158		VRMF-5, VRMF-4, VRD-5 or less-dense zoning districts, VRA-4, VRA-3 & VRA-2 (3)	
J-6	V-RE	37.5	0.5	2.0	75		VRD-18 or less-dense zoning districts, VRA-4, VRA-3 & VRA-2 (3)	
J-7								Removed
J-8								Removed
J-9	V-LD	29.9	2.0	5.0	150		VRMF-5, VRMF-4, VRD-5 or less-dense zoning districts, VRA-4, VRA-3 & VRA-2 (3)	
J-10								Removed
J-11	V-LD	38.3	2.0	5.0	192		VRMF-5, VRMF-4, VRD-5 or less-dense zoning districts, VRA-4, VRA-3 & VRA-2 (3)	
J-12								Removed
J-13								Removed
J-14	V-LD	29.3	2.0	5.0	147		VRMF-5, VRMF-4, VRD-5 or less-dense zoning districts, VRA-4, VRA-3 & VRA-2 (3)	
J-15	V-MD	36.9	5.0	8.0	295		VRMF-5, VRMF-4 and VRA-3, or less-dense zoning districts	
J-16	V-SU (Private)	4.7						
J-17								Removed
J-18	V-LD	14.0	2.0	5.0	70		VRMF-5, VRMF-4, VRD-5 or less-dense zoning districts, VRA-4, VRA-3 & VRA-2 (3)	
J-19	V-LD	35.0	2.0	5.0	175		VRMF-5, VRMF-4, VRD-5 or less-dense zoning districts, VRA-4, VRA-3 & VRA-2 (3)	
J-20	V-LD	29.3	2.0	5.0	147		VRMF-5, VRMF-4, VRD-5 or less-dense zoning districts, VRA-4, VRA-3 & VRA-2 (3)	
J-21								Removed
J-22	V-LD	43.0	2.0	5.0	215		VRMF-5, VRMF-4, VRD-5 or less-dense zoning districts, VRA-4, VRA-3 & VRA-2 (3)	
J-23	V-MD	31.8	5.0	8.0	254		VRMF-5, VRMF-4 and VRA-3, or less-dense zoning districts	
J-24								Removed
J-25								Removed
J-26	V-LD	44.6	2.0	5.0	223		VRMF-5, VRMF-4, VRD-5 or less-dense zoning districts, VRA-4, VRA-3 & VRA-2 (3)	
J-27								Removed
J-28	V-MD	24.9	5.0	8.0	199		VRMF-5, VRMF-4 and VRA-3, or less-dense zoning districts	
J-29	V-CC	7.8	-	-	-		V-NC, V-CC	
Village J Total	Totals	560.4			2,795	0		

Table 4.3.B: Land Use Master Plan and Zoning Data Continued								
Parcel Description							Zoning Classification / District	Parcel Status
Parcel Number	Land Use Designation	Approx. Acres (4)	Land Use Density Range		Maximum (Ceiling) Dwelling Units	Actual Dwelling Units	Proposed Zoning (3)	
			Min.	Max.				
Village K								
K-1	V-RE	16.2	0.5	2.0	32		VRD-18 or less-dense zoning districts, VRA-4, VRA-3 & VRA-2 (3)	
K-2	V-RE	37.8	0.5	2.0	76		VRD-18 or less-dense zoning districts, VRA-4, VRA-3 & VRA-2 (3)	
K-3	V-RE	60.1	0.5	2.0	120		VRD-18 or less-dense zoning districts, VRA-4, VRA-3 & VRA-2 (3)	
K-4	V-RE	27.7	0.5	2.0	55		VRD-18 or less-dense zoning districts, VRA-4, VRA-3 & VRA-2 (3)	
K-5	V-RE	72.0	0.5	2.0	144		VRD-18 or less-dense zoning districts, VRA-4, VRA-3 & VRA-2 (3)	
K-6	V-RE	6.2	0.5	2.0	12		VRD-18 or less-dense zoning districts, VRA-4, VRA-3 & VRA-2 (3)	
K-7	V-LD	35.1	2.0	5.0	176		VRMF-5, VRMF-4, VRD-5 or less-dense zoning districts, VRA-4, VRA-3 & VRA-2 (3)	
K-8	V-LD	16.9	2.0	5.0	85		VRMF-5, VRMF-4, VRD-5 or less-dense zoning districts, VRA-4, VRA-3 & VRA-2 (3)	
K-9	V-RE	63.7	0.5	2.0	127		VRD-18 or less-dense zoning districts, VRA-4, VRA-3 & VRA-2 (3)	
K-10	V-LD	23.2	2.0	5.0	116		VRMF-5, VRMF-4, VRD-5 or less-dense zoning districts, VRA-4, VRA-3 & VRA-2 (3)	
K-11	V-MD	24.8	5.0	8.0	198		VRMF-5, VRMF-4 and VRA-3, or less-dense zoning districts	
K-12	V-CC	11.9	-	-	-		V-NC, V-CC	
K-13	V-MD	31.8	5.0	8.0	254		VRMF-5, VRMF-4 and VRA-3, or less-dense zoning districts	
K-14	V-MD	46.7	5.0	8.0	374		VRMF-5, VRMF-4 and VRA-3, or less-dense zoning districts	
K-15								Removed
K-16								Removed
K-17	V-LD	37.5	2.0	5.0	188		VRMF-5, VRMF-4, VRD-5 or less-dense zoning districts, VRA-4, VRA-3 & VRA-2 (3)	
K-18	V-RE	33.7	0.5	2.0	67		VRD-18 or less-dense zoning districts, VRA-4, VRA-3 & VRA-2 (3)	
K-19	V-RE	30.4	0.5	2.0	61		VRD-18 or less-dense zoning districts, VRA-4, VRA-3 & VRA-2 (3)	
K-20	V-RE	28.4	2.0	5.0	142		VRD-18 or less-dense zoning districts, VRA-4, VRA-3 & VRA-2 (3)	
K-21	V-LD	19.5	2.0	5.0	98		VRMF-5, VRMF-4, VRD-5 or less-dense zoning districts, VRA-4, VRA-3 & VRA-2 (3)	
K-22	V-LD	8.9	2.0	5.0	45		VRMF-5, VRMF-4, VRD-5 or less-dense zoning districts, VRA-4, VRA-3 & VRA-2 (3)	
K-23	V-LD	24.4	2.0	5.0	122		VRMF-5, VRMF-4, VRD-5 or less-dense zoning districts, VRA-4, VRA-3 & VRA-2 (3)	
K-24	V-LD	16.8	2.0	5.0	84		VRMF-5, VRMF-4, VRD-5 or less-dense zoning districts, VRA-4, VRA-3 & VRA-2 (3)	
K-25	V-LD	18.7	2.0	5.0	94		VRMF-5, VRMF-4, VRD-5 or less-dense zoning districts, VRA-4, VRA-3 & VRA-2 (3)	
K-26	V-LD	6.6	2.0	5.0	33		VRMF-5, VRMF-4, VRD-5 or less-dense zoning districts, VRA-4, VRA-3 & VRA-2 (3)	
K-27	V-LD	15.8	2.0	5.0	79		VRMF-5, VRMF-4, VRD-5 or less-dense zoning districts, VRA-4, VRA-3 & VRA-2 (3)	
K-28	V-LD	21.8	2.0	5.0	109		VRMF-5, VRMF-4, VRD-5 or less-dense zoning districts, VRA-4, VRA-3 & VRA-2 (3)	
K-29	V-LD	22.6	2.0	5.0	113		VRMF-5, VRMF-4, VRD-5 or less-dense zoning districts, VRA-4, VRA-3 & VRA-2 (3)	
K-30	V-LD	15.0	2.0	5.0	75		VRMF-5, VRMF-4, VRD-5 or less-dense zoning districts, VRA-4, VRA-3 & VRA-2 (3)	
K-31	V-LD	14.4	2.0	5.0	72		VRMF-5, VRMF-4, VRD-5 or less-dense zoning districts, VRA-4, VRA-3 & VRA-2 (3)	
K-32	V-LD	29.7	2.0	5.0	149		VRMF-5, VRMF-4, VRD-5 or less-dense zoning districts, VRA-4, VRA-3 & VRA-2 (3)	
Village K Total	Totals	818.3			3,299	0		
Vistancia Totals								
Total		5410.1			30,647	7,491		
						Total Dwelling Units may not exceed 12,000		

NOTES

- (1) The maximum number of units per parcel and village may be adjusted as the project progresses. The total number of units shall not exceed twelve thousand (12,000). To allow for density flexibility between parcels and villages, parcels and villages may be constructed below maximum. Parcel unit counts shall not exceed allowable unit counts prescribed within their applicable zoning designation.
- (2) 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.
- (3) To encourage cluster development and minimize land disturbance, attached products will be allowed north of the CAP in V-LD and V-RE Land Use Designations. Where Vistancia LLC no longer owns an adjacent parcel that has been platted as single family residential, a minimum buffer of one hundred fifty (150) feet (roadway, landscape, open space, etc.) shall be provided as a transition between the proposed attached structures and adjacent detached lot boundaries.
- (4) Estimated acreages are subject to change during final platting. Due to a multitude of factors such as but not limited to right of way, utility easements, wash overlap with parcels and roads etc. acreages will not equal the total Vistancia acreage when combined with the total open space acreage.
- (5) In the event of a conflict between Table 4.3.B: Land Use Master Plan and Zoning Data and any approved Final Plat, it should be noted that the Final Plat shall supersede Table 4.3.B: Land Use Master Plan and Zoning Data for parcel zoning identification. Development standards shown within Section 5.4 Development Standards for the corresponding zoning shall supersede the development standards shown on any approved final plat. Should a Final Plat show a zoning district other than a Vistancia or White Peak Ranch district, the approved Preliminary Plat for the parcel shall determine the zoning and Section 5.4 Development Standards shall determine the development standards. In situations where a zoning district other than a Vistancia or White Peak Ranch district appears on a Final Plat, the City may require a Final Plat Amendment for new development within that parcel.
- (6) Life Planned Communities shall not count towards the total dwelling units permitted for Vistancia.



Planned Community District Proposed Land Use Plan

LAND USES	
	V-RE Estate Residential Up to 2.0 du/ac (VRD-18 or less-dense districts, VRA-4, VRA-3, VRA-2)
	V-LD Low Density Residential Up to 5.0 du/ac (VRMF-5, VRMF-4, VRD-5 or less-dense districts, VRA-4, VRA-3, VRA-2)
	V-MD Medium Density Residential 5.0-8.0 du/ac (VRMF-5, VRMF-4, VRA-3 or less-dense districts)
	V-MH Medium High Density Residential 8.0 - 15.0 du/ac (VRD-5, VRD-4, VRA-4, VRD-3, VRA-3, VRMF-5, VRMF-4, VRMF-3)
	V-HD High Density Residential 15.0+ du/ac (VRA-4, VRD-3, VRA-3, VRA-2, VRMF-5, VRMF-4, VRMF-3)
	V-NC Neighborhood Commercial (V-NC)
	V-CC Community Commercial - Up to 25.0 du/ac (V-NC, V-CC)
	V-MU Mixed Use - Up to 28.0 du/ac (VRA-4, VRD-3, VRA-3, VRA-2, VRMF-5, VRMF-4, VRMF-2, V-MU)
	V-MUCC Mixed Use Commercial Core - Up to 80.0 du/ac (VRA-4, VRD-3, VRA-3, VRA-2, VRMF-5, VRMF-4, VRMF-1, V-MUCC)
	V-SU Special Use (ALL ZONING DISTRICTS)
	V-OS/P Open Space/Park (ALL ZONING DISTRICTS)
	V-G Golf Course (ALL ZONING DISTRICTS)
	V-P/QP Public/Quasi-Public (ALL ZONING DISTRICTS)
	V-W Water (C.A.P.) (ALL ZONING DISTRICTS)
	Commercial Core Park/Open Space ³
	Major Arterial
	Minor Arterial
	Minor Collector
	Vistancia Project Boundary
	Peoria City Limits
	Surprise City Limits

NOTES:
 Future roadway alignments, parcel boundaries, and village entries are subject to change based on detailed land planning and engineering constraints.

See **Section 5.4.3 Commercial Core** for more on the Commercial Core Character Area.

1. The Commercial Core Park/Open Space is anticipated to be developed over numerous, separate, site plans and generally located between Character Areas 2 and 3 in a linear form, parallel with El Mirage Road. Approximately +/- 15 acres of area "Special Use Park" shall be developed and maintained by the City of Peoria at the southwest portion of the Commercial Core Park/Open Space area. The program of the Commercial Core Park/Open Space shall be defined at the time of a site plan submittal for a particular area and shall include a program commensurate with the proposed use. Actual location, size, and configuration of the Commercial Core Park/Open Space shall be established at the time of a site plan submittal. The potential High School site is contingent on PUSD's ability to construct. See **Section 4.3.6: Public/Private Parks and Open Space** for the definition of "Special Use Park".

4.3.1 Residential

Residential product types are varied in character and size to meet the diverse needs of the projected community population, ranging from estate to townhome, alley and other non-traditional product types as shown in **Table 4.3.B Land Use Master Plan and Zoning Data**.

An abundance of lower density residential subdivisions have been situated with easy access to neighborhood parks and trails. As parcels transition from these lower density areas to future parcels containing steeper sloped areas, better suited housing product has been carefully selected to respond to the existing uneven terrain by reducing the impact of infrastructure extensions and promote land use sensitivity to natural drainage ways and open space areas.

Medium to higher residential densities have been proposed within and adjacent to the Loop 303 corridor adjacent to the Commercial Core, 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.

Overall, each development unit or village demonstrates a general residential theme or economic segment with specific product types and availability levels to prospective residents. This is reflected in **Table 4.3.B: Land Use Master Plan and Zoning Data** which provides a density range and maximum dwelling unit count for each developed parcel and those yet to be platted and subdivided.

More specifically within **Table 4.3.B**, residential parcels which have already been developed (or “platted and built”) include the actual dwelling units within the parcel and labelled as such under the parcel status column. The status for future parcels that are either undeveloped or partially built are also indicated as such within the same column. Annual updates to **Table 4.3.B** will occur as the community continues to build out; however, the total number of residential dwelling units within Vistancia will not exceed twelve thousand (12,000).

4.3.1.1 Single Family Housing

Net densities for single-family detached residential parcels range from less than one (1) to eight (8) units per acre. These single family detached residential uses are defined by the VRD-40, VRD-35, VRD-30, VRD-24, VRD-18, VRD-12, VRD-10, VRD-8, VRD-7, VRD-6, VRD-5, VRD-4, and VRD-3 zoning districts.

Net densities for single-family attached product range from five (5) units to fifteen (15) units per acre and are accommodated under the VRA-4, VRA-3, and VRA-2 zoning districts.

4.3.1.2 Multi-Family Housing

Multi-family residential housing of various forms can be provided under Medium-High (V-MH), High Density (V-HD), Mixed-Use (V-MU) and Mixed-Use Commercial Core (V-MUCC) land use designations. The accompanying zoning districts for multi-family housing include the VRA-4,

VRD-3, VRA-3, and VRA-2, VRMF-5, VRMF-4, VRMF-3, VRMF-2, and VRMF-1 districts. Each of the residential districts has been specifically tailored to respond to the vision and development intent of the VPCD, See **Table 5.3.B Permitted Base Zoning Districts**. The development standards for these districts are discussed in more detail within **Section 5: Regulatory Development Standards** includes specific design criteria for these zoning districts which promote community interaction, diversity of housing product, architectural embellishment, as well as high quality, connected open space planning.

4.3.2 Non-Residential and Mixed-Use

The Vistancia 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. These are generally broken down into two commercial center types:

- **Neighborhood commercial centers** will focus on providing residents with day-to-day goods and services including, but not limited to, grocery, drug, dry cleaning, and banking establishments.
- **Community commercial centers** will be planned to serve residents throughout Vistancia with goods and services beyond day-to-day needs including services such as home improvement, entertainment, office, and bulk goods.

Neighborhood and Community Commercial sites have been dispersed throughout the community and 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. 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. This 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 destinations with the aim to attract regional employment and retail uses. Critical to the economic success of mixed-use development is the ability to integrate commercial building square-footage with various residential product types 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 for all those planned mixed-use areas that are not within the Commercial Core. Residential and Non-Residential development standards within mixed-use development parcels are discussed within **Section 5: Regulatory Development Standards**.

The proximity of Vistancia to the Loop 303 freeway (less than one quarter mile to the east) and its multiple interchanges provide exceptional vehicular access to the region. Its location also provides for a high degree of visibility from the highway. This allows for development of unique mixed-use projects within the Commercial Core. With these favorable site specific conditions, the Commercial Core is planned to provide a combination of commercial, employment and housing opportunities for the area. As such, a separate land use designation has been overlaid on the entire Commercial Core property, Vistancia Mixed-Use Commercial Core (V-MUCC). Permitted principal uses within the area include major retail, office, employment, medical, entertainment, hospitality, and a range of residential product types. The entire Commercial Core area has been branded FIVE NORTH at VISTANCIA and will be anchored by a main-street concept mixed-use area to include a mixture of commercial, employment and residential uses. The FIVE NORTH at VISTANCIA area will be connected to the existing Discovery Trail through a linear park system which will extend from the south to the northern mixed-use area of the Commercial Core.

4.3.3 Density & Intensity

Vistancia has been planned to develop a maximum of twelve thousand (12,000) dwelling units and anticipates an approximately four (4) million square feet of non-residential gross floor area, all supported by the master engineering studies. To allow for flexibility of proposed development within Vistancia, maximum dwelling unit thresholds have been established for each village. This allows for a range of product types and densities to be developed within each village, as is evidenced by the existing residential development within Vistancia.

Residential density may be allocated to a parcel within a village so long as the density and product types is consistent with the proposed land use designation and subsequent zoning district. The overall threshold of maximum dwelling units within a village, which includes all existing and proposed development, may not be exceeded. The aggregate of all villages may not exceed the overall project dwelling unit threshold of twelve thousand (12,000) units.

As noted above, to assist in management of the overall dwelling unit count of the community, **Table 4.3.B: Land Use Master Plan and Zoning Data** will be updated annually by Vistancia Development as parcels are platted and constructed. As future parcels develop, proposed subdivision plats must demonstrate a general conformity with underlying zoning district standards from parcel to parcel. Requirements regarding zoning districts is provided within **Section 5: Regulatory Development Standards**.

An overall sum of approximately four (4) million square feet of non-residential gross floor area has been estimated within the overall Vistancia community. It is intended that the “non-residential” gross floor area (or intensity) may vary on a parcel to parcel basis to allow flexibility with village development and site plan preparation. Therefore, “non-residential gross floor area” may occur within any area designated with a land use which permits non-residential uses as shown on the **Exhibit 4.3: Proposed Land Use Plan**.

The flexibility of allocations of residential density and non-residential intensity permits the designer of the residential plats and non-residential site plans 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 included onto the adjacent site. This methodology allows for a smart land use practice which is beneficial for maximizing open space preservation as well as residential and commercial uses.

Exhibit 3.3: Primary Drainage Corridors, Topography, and Landforms reflects the location of the McMicken East Wash, White Peak Wash, Garambullo Wash, Caterpillar Tank Wash, Padelford 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.

4.3.4 Golf Course

Vistancia currently includes a total of thirty-six (36) holes of golf contained on two courses, Trilogy and Blackstone. The Trilogy course is located in the southwestern portion of Vistancia (Village C), while the Blackstone golf course is located in the northeastern portion of the currently developed community (Village B). The two (2) courses collectively comprise approximately three hundred eighty-seven (387) acres and have been designed and constructed to respond to a moderate skill level as predominantly standard fairway courses. Golf course open space systems have been designed and contoured to accommodate off-site flows and to accept storm water runoff from adjacent neighborhoods and commercial properties. Storm water runoff within basins and washes has been isolated from out falling in water reservoirs utilized to irrigate the golf courses.

Vistancia has been and will continue to be developed implementing environmentally sensitive community building practices. This is further recognized with the removal of potentially two (2) future golf courses within the land area north of the CAP canal, acknowledging that development of these facilities would have negatively impact the water use within the City. The removal of the golf courses as part of amendment Z01-10A.16 directly supports the City of Peoria's Tier 2 water savings plan ensuring water use is considered in all current and future development plans.

4.3.5 Schools

Based on the anticipated number of residential dwelling units located within Vistancia at completion, subtracting Village C (age restricted) and Village D (demographic profile), approximately two thousand five hundred (2,500) K-8 students are expected to be generated. In addition, the buildout of Vistancia is expected to generate approximately one thousand three hundred (1,300) high school students.

A total of four (4) school sites have been planned within the Vistancia community (three (3) K-8 and one (1) high school) to accommodate the projected student demand. Because only a minimal portion of the community is located within the Nadaburg district, these sites are reserved for use by the Peoria Unified School District (PUSD).

4.3.5.1 Site Selection

The four (4) sites have been reviewed and acknowledged by PUSD staff and City of staff through multiple meetings and discussions in the past. 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 Parks and Recreation Department. Elementary schools have also been linked to the community trail system to foster pedestrian circulation between neighborhoods and activity areas. The potential high school site has been located adjacent to planned employment uses to reduce the impacts of traffic, light, and noise affiliated with the operation of the facility.

4.3.5.2 Elementary Schools

There are currently two (2) existing Elementary Schools, one located on Parcel A-35, another located on Parcel G-8, and a third planned for Parcel H-25. The two (2) existing Elementary Schools within Vistancia are each designed to accommodate a total of one thousand two hundred (1,200) students. The addition of a third elementary school planned on a site north of the CAP, will adequately serve the community.

In the event the PUSD decides not to exercise its right to build an elementary school on the future sites, the City will have the first right to purchase the property, to be used as additional public park acreage, as described in the Development Agreement. Upon expiration of City's right, the parcel(s) will revert to the underlying zoning, which is identified in **Table 4.3.B: Land Use Master Plan and Zoning Data** and the developer shall have the right or option to move forward with the development of the parcel(s). If any of the parcels are acquired for additional public park acreage, in no case will playfield lighting be accommodated.

4.3.5.3 High School

Vistancia Development continues to work diligently with the Peoria Unified School District ("PUSD") and other institutional stakeholders to meet the demand of a high school site.

4.3.6 Parks and Open Space

Originally, the recreational amenities within Vistancia contemplated two community parks, along with a variety of neighborhood and village facilities. Subsequent to that approval, parks and recreational amenity guidelines have continued to evolve over the past two decades. Additionally, the City of Peoria built Phase 1 of its third community park, Paloma Community Park to the east of the Vistancia community. As such, the range and quality of recreational facilities and park opportunities offered within Vistancia has continued to adapt to meet the resident expectations for this award-winning community.

Vistancia includes a mix of public and private parks, recreational facilities, and open space to serve the specific recreational needs of its diverse residents. They are generally defined into two categories:

- **Public Recreational Parks and Facilities** are sized, designed, and/or constructed utilizing the City adopted standards the requirements.
- **Private parks and community facilities** have been strategically located and implemented throughout the community to serve the internal recreational needs of Vistancia residents and their guests. Although they may not necessarily adhere to the City's minimum acreage standards, they regularly surpass the typical level of quality of amenities.

Collectively, the acreage and quality of amenities within the private parks and public parks assist in satisfying the City's acreage per 1,000 residents requirement and shall be credited as such. The designation of both public and private park facilities is summarized in **Table 4.3.6: Public/Private Park and Open Space Acreage** and graphically illustrated in **Exhibit 4.3.6: Parks/Open Space and Trails Master Plan**.

Future Open Space and Park Development

Vistancia has significant open space planned and constructed throughout the master planned community and **does not** require Individual development parcels to provide additional Usable Open Space beyond the master planned amenities as shown on **Exhibit 4.3.6: Parks/Open Space and Trails Master Plan** and **Table 4.3.6: Public / Private Park and Open Space Acreage**.

Special Use and Community Park

Given the size, diversity of topography and unique character of each Village in the community, a future Special Use and Linear Community Park are to be developed within Village H (North Point) and Village D (Five North) respectively.

Northpoint (Village H) Special Use Park. The City of Peoria Park Classification Guidelines state: *"A special use park is dedicated to specific or limited purpose recreational activities. Facilities that accommodate activities such as golf, nature centers, equestrian facilities, amphitheaters, or sports complexes may be considered as a special use park as well as historic sites or markers, small plaza areas or overlooks. The special use of the park may also be integrated into a community or regional park, but when the activity is the primary attraction to the park, then it may be considered for the special use designation. The purpose of a special use park is to emphasize a unique attribute of the City or serve as a destination for a specific use."*

This park will feature a combination of preserved open space, and programmed amenities such as a trailhead that will provide entire Northpoint community convenient and extensive access to hiking and biking trails, making it a regional destination for outdoor activities.

Five North (Village D) Community Park. This park within the Commercial Core area is planned to service the residents, employees and patrons of the numerous developments planned to be constructed. Due to the range of potential users and the fact that the Commercial Core will draw a variety of individuals regionally, the community park will provide a range of activities appropriate to the public for which they serve. Smaller urban parks are also anticipated to be located within the Commercial Core, but are not identified because specific site planning is premature at this time.

As envisioned, the Commercial Core park/open space is linear in nature, running approximately parallel with El Mirage Road. Approximately +/- fifteen (15) acres of area shall be developed and maintained by the City of Peoria at the southwest portion of the Commercial Core park/open space area. The program of the Commercial Core park/open space shall be defined at the time of a site plan submittal for that particular area and shall include a program commensurate with the proposed use.

Refer to **Exhibit 4.3.6: Parks/Open Space and Trails Master Plan** for approximate location and configuration of the Special Use Park and Commercial Core Community Park.

Table 4.3.6: Public/Private Park and Open Space Acreage

Open Space Facilities		
Description	Public Acreage	Private Acreage
Community Open Space	902.0 AC	
Designated Open Space (DOS)	1,048.0 AC	
Golf Open Space		387.9 AC
Special Use Park (Preserve / Trailhead)	61.3 AC	
Commercial Core Park / Open Space	15.0 AC	
Open Space Facilities Subtotal	2,026.3 AC	387.9 AC
Open Space Facilities Total	2,414.2 AC	
Park/Recreation Facilities		
Neighborhood Park		
Description	Public Acreage	Private Acreage
A-34	8.3 AC	
G-9	4.2 AC	
H-4	10.5 AC	
H-26	10.5 AC	
Neighborhood Park Subtotal	33.5 AC	
Private Park / Recreation Center		
Description	Public Acreage	Private Acreage
A-3a		4.5 AC
A-31		16.3 AC
B-12		18.3 AC
C-20		29.4 AC
C-29		3.6 AC
G-7		6.9 AC
H-10		9.8 AC
J-16		4.7 AC
Private Park / Recreation Center Subtotal		93.5 AC
Public/Quasi Public (School)		
Description	Public Acreage	Private Acreage
A-35	16.3 AC	
C-35	23.3 AC	
D-10 Lot 2 Fire Station	2.2 AC	
D-22b	5.7 AC	
F-2	8.5 AC	
F-9 Lot 1	8.0 AC	
G-8	16.1 AC	
H-5	2.4 AC	
H-25	18.0 AC	
I-5	6.5 AC	
Public/Quasi Public (School) Subtotal	107.0 AC	
Park/Recreation Facilities Subtotal	140.5 AC	93.5 AC
Park/Recreation Facilities Total	234.0 AC	
Open Space Facilities & Park/Recreation Facilities Subtotal	2,166.8 AC	481.4 AC
Grand Total (1)	2,648.2 AC	

(1) Due to a multitude of factors such as but not limited to right of way, utility easements, wash overlap with parcels and roads etc. acreages will not equal the total Vistancia acreage when combined with the total parcel or village acreages.



Planned Community District Parks / Open Space and Trails Master Plan

OPEN SPACE TYPES

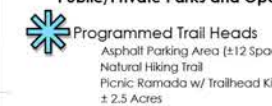
Community Open Space	902.0
Designated Open Space (DOS)	1,048.0
Golf Open Space	387.9
Special Use Park (Preserve / Trailhead) ¹	61.3 ¹
Commercial Core Park / Open Space ⁵	15.0 ⁵
Neighborhood Park	33.5
Private Park / Recreation Center	93.5
Public/Quasi Public (School)	107.0

Total Acres³ **2,648.2 Ac.**

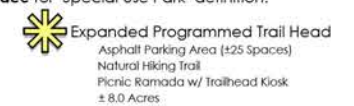
FACILITIES & USES

.....	10' Wide Concrete Sidewalk
.....	8' Wide Concrete Sidewalk
.....	6' Wide Concrete Sidewalk, Public
.....	6' Wide Decomposed Granite Trail
.....	5' Sidewalk (Private)
.....	5' Sidewalk (Public)
.....	Bike Lanes (Public)
.....	Bike Lanes (Private)
.....	Public Multi-Use Trail ²
.....	Regional Public Equestrian Trail ²
.....	Grade Separated Pedestrian Crossing
.....	Private Trail ⁴
.....	Vistancia Project Boundary
.....	Peoria City Limits
.....	Surprise City Limits
.....	Roads

1. Preserve / Trailhead acreage is included in the Designated Open Space category; therefore, it is not counted twice for the overall total acreage.
2. Trail corridor dedicated at Final Plat. Improvements to be completed by others and is not the responsibility of Master Developer or Homebuilders.
3. Open space location and acreage is subject to further refinement but will not vary by more than 10%.
4. Additional private trails may be located in villages north of the C.A.P.
5. The Commercial Core Park/Open Space is anticipated to be developed over numerous, separate, site plans and generally located between Character Areas 2 and 3 in a linear form, parallel with El Mirage Road. Approximately +/- 15 acres of area "Special Use Park" shall be developed and maintained by the City of Peoria at the southwest portion of the Commercial Core Park/Open Space area. The program of the Commercial Core Park/Open Space shall be defined at the time of a site plan submittal for a particular area and shall include a program commensurate with the proposed use. Actual location, size, and configuration of the Commercial Core Park/Open Space shall be established at the time of a site plan submittal. The potential High School site is contingent on PUSD's ability to construct. See **Section 4.3.6: Public/Private Parks and Open Space** for "Special Use Park" definition.



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

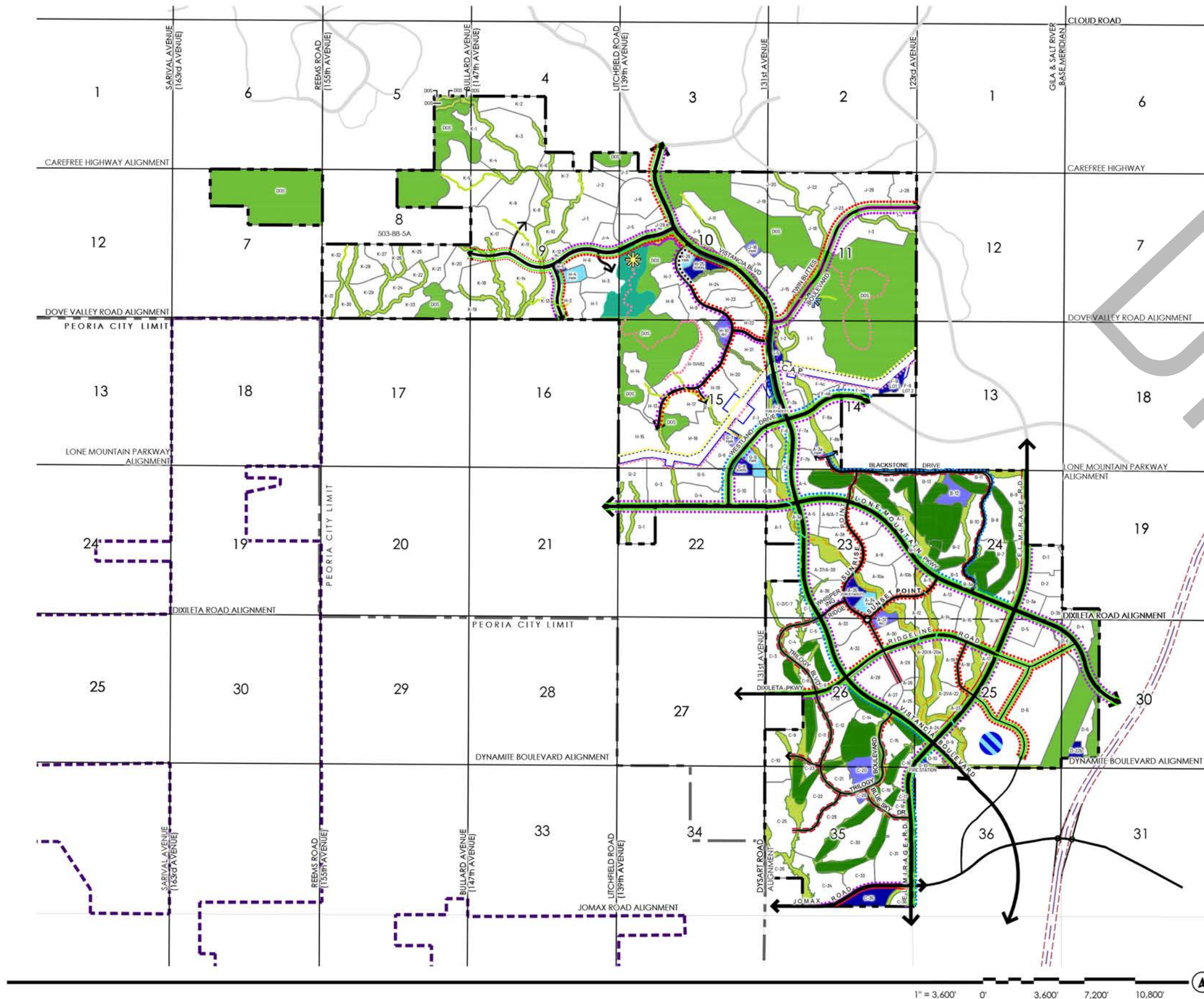


Expanded Programmed Trail Head
Asphalt Parking Area (±25 Spaces)
Natural Hiking Trail
Picnic Ramada w/ Trailhead Kiosk
± 8.0 Acres



August 2023

Exhibit 4.3.6: Parks/Open Space and
Trails Master Plan



4.3.6.1 Trails and Community Recreation

The presence of large amounts of preserved natural open space within drainage/riparian corridors (approximately one thousand plus [1,000+] acres) and the acreage devoted to golf (approximately three hundred eighty [380] acres), provide numerous opportunities for walking, jogging, hiking, bicycling, and wildlife viewing. **Exhibit 4.3.6: Parks/Open Space and Trails Master Plan** illustrates the ninety-five plus (95+) mile network of public and private, existing, and proposed, community multi-use trails and bike lanes within Vistancia (this figure is conceptual in nature, trails may be updated or modified during the platting/construction document phase of development). These trails enhance recreational opportunities and promote alternative means of mobility, other than the automobile, throughout the community. 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.

Vistancia's three and one half (3.5) mile Discovery Trail is the central spine within the southern portion of the community. It is an amenity shared by the entire VPCD featuring a collection of unique interactive walkways linking neighborhoods to schools, parks, and recreation areas. The paved and bollard-lighted trail offers scenic walks through themed parks and gardens as well as wildlife-watching areas. Residents can bike, rollerblade, run, or walk along paths enjoying nature and the serenity of the great outdoors. The Discovery Trail will extend over the CAP connecting residents to the northern portion of Vistancia and ultimately the community park/trail head planned within the preserved open space. This allows residents to adventure through native terrain and experience more technical hiking and biking trails that will be constructed and maintained by the City of Peoria.

In addition to the preservation of the riparian corridors as natural area open space, over one hundred (100) acres are designated for public neighborhood and community park space (includes a sixty plus [60+] acre preserve and trail head within Village H). This area is intended to accommodate the recreational needs of the projected resident population of over twenty-seven thousand (27,000) and has been located to leverage joint use activities with adjacent schools or mixed-use development. **Table 4.3.6.1: Vistancia 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 4.3.6.1: Vistancia and Area-Wide Park Acreage Standards

Facility Type	Required Acres/1,000 Population (1)	Vistancia	
		Projected Acres Need (2)	Acres Provided
Neighborhood Park	1.75	48.3	36.3 (3)
Community Park	1.5	41.4	76.3
Regional Park	3	82.9	0 (4)
Open Space	10	276.3	2,156.3

(1) City of Peoria Parks, Recreation and Open Space Master Plan (July 2002). The 2014 Community Services Master Plan reflects the same acre/resident ratios.

(2) Based on the build out population of approximately 27,626.

(3) Urban park/recreation areas will be provided within the Commercial Core. 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. Vistancia is located within the service area of Lake Pleasant Regional Park and Paloma Community Park

(4) Vistancia is located within the service area of Lake Pleasant Regional Park and Paloma Community Park

Vistancia has been planned to promote extensive amounts of connected public natural open space and improved recreational facilities for the benefit of both Vistancia and City residents. Vistancia has been specifically planned within the larger context of land use, transportation, and public facilities reflected within its northern Peoria context (i.e., Saddleback Heights and Lake Pleasant Heights) planned communities. The designated natural open space within Vistancia significantly exceeds Peoria standards. The community trail network has been and will continue to be located within the wash preservation corridors pursuant to the guidelines within the Vistancia 404 permit filed with the United States 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 **Exhibit 4.3: Proposed Land Use 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 Vistancia Community Codes Covenants and Restrictions will govern the maintenance and provide limitations of disturbance within the riparian corridors.

The trails planned within Vistancia are conceptually shown on **Exhibit 4.3.6: Parks/Open Space and Trails Master Plan**. As stated above, additional trails, other than those shown on the exhibit referenced herein, will be or have been constructed within development parcels, open space, drainage corridors or other areas of Vistancia. Any trail that is constructed as part of a public right-of-way or any trail segment or as designated by Vistancia Development, at their sole and absolute discretion, shall be a "Public Trail". Vistancia Development shall designate, at their sole and absolute discretion, any trails that shall be a "Private Trail", which are those trails that serve private amenities within the community, are located within or designated as private development parcels, or are intended for use by only the residents of Vistancia. Trail types, widths and surfaces

may vary and, dependent on their intended use, shall be defined by Vistancia Development at the time of preliminary plat or site plan submittal. Any trails that are planned to connect to a future segment of trail or to a preserved open space shall be identified at the time of preliminary plat or site plan submittal. In all cases, final locations of Private Trails and Public Trails shall be determined at the time of final improvement plans and may be modified during construction due to engineering constraints or other construction related constraints.

4.3.6.2 Conservation Land Donation

To assist the City of Peoria in implementing the Desert Lands Conservation Overlay, Vistancia Development has proposed a method of natural open space dedication (as shown in the Amended and Restated Development Agreement for Vistancia) to the City of Peoria, which would transfer title of a minimum of nine hundred (900) acres within Vistancia. As shown in the Agreement, this donation will take place as infrastructure is available to provide public access to the adjacent open space, or within one hundred eighty (180) days of written request by the City. (Please refer to the “Development Agreement for Vistancia” for specific procedures regarding donation of land) It is anticipated that additional natural open space will be added to the initial nine hundred (900) acre transfer in the future, with the City’s approval of plats and/or site plans for individual development parcels. According to the Agreement, this could account for up to an additional two hundred seventy-five (275) acres of open space. **Exhibit 4.3.6: Parks/Open Space and Trails Master Plan**, graphically depicts the intent of Vistancia Development in providing a visually and functionally useful open space network accessible to all existing and future residents of Peoria.

The initial transfer is expected to focus on the most prominent ridgelines and washes within the planned community and would be configured and legally described per the Parks/Open Space and Trails Master Plan as provided in this document. Additional open space dedications taking place in the future will be determined on a plat-by-plat basis through the subdivision plat process. Specifically, the establishment of tracts could be declared for the City with the recordation of each subdivision plat. This process would allow for the expansion of open space areas beyond the initial transferred lands, with a determination of the expanded boundary made during the preliminary plat process.

Natural Open Space (NOS) within each development shall be in accordance with and not in addition to, the open space provisions of **Section 5.7: Vistancia Hillside Overlay District**, when conservation features are present, and as depicted within this document. Development parcels are only required to provide up to the maximum NOS as shown on the table within **Section 5.7: Vistancia Hillside Overlay District**. Development parcels that do not contain conservation features are not required to provide NOS per the Vistancia Desert Lands Conservation Overlay but are still subject to the provisions of the **Section 5.7: Vistancia Hillside Overlay District**.

The Vistancia Hillside Overlay District (or Hillside Overlay District) shall apply to all parcels north of the Central Arizona Project (CAP) Canal except for the following:

- Clementine Mine area (See **Exhibit 5.7 Clementine Mine Desert Lands Conservation Overlay/Hillside Development and Overlay Exemption Area**); and
- Parcels with less than five (5) gross acres in size and more than fifty percent (50%) of the gross area of the parcel having a slope of ten percent (10%) or greater.

For those parcels not having fifty percent (50%) or greater of the gross parcel area within a Hillside overlay district or for those parcels in excess of five (5) gross acres in size, the requirements of the Vistancia Hillside Overlay District shall be applied only to that portion of the lot containing slopes of ten percent (10%) or greater.

Where multiple slope categories (as defined within Section 5.7: Vistancia Hillside Overlay District) exist within a parcel, requirements for the category that is found to be of the greatest percentage shall apply to the applicable hillside area(s). Commercial, Office, Industrial and Resort Developments north of the CAP shall comply with all applicable provisions of the Vistancia Hillside Development Overlay District. There may be instances where custom lots are within a development parcel that has met some or all of the provisions of this Hillside Development Overlay. In those instances, custom lots shall not be subject to those provisions that have already been met at the development parcel level. All other provisions that have not been met shall apply.

4.3.7 Wastewater Reclamation

Vistancia Development 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. In addition, Vistancia Development 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 WRF (easterly 2/3) and for drainage management (westerly 1/3).

The WRF site has been designed to conservatively (MAG 208 Regional Update, 2002) treat up to six (6) million gallons of wastewater per day (mgd) at full build out. It is anticipated that approximately 2.9 mgd will be generated by the Vistancia community at full build-out.

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 develops. Wastewater from the Jomax WRF is treated to A+ quality for use in irrigation of golf courses, other turf managed facilities, and community lakes.

A sustainable supply of reclaimed water can be used to recharge local groundwater, or better yet, to provide water for irrigating parks, golf courses, roadside landscaping, and other non-potable uses. As Vistancia's population grows, the opportunity to beneficially reuse reclaimed water will also increase. Vistancia may utilize the City's reclaimed water for landscape irrigation where practical. Reclaimed water is currently in use for Vistancia's golf courses.

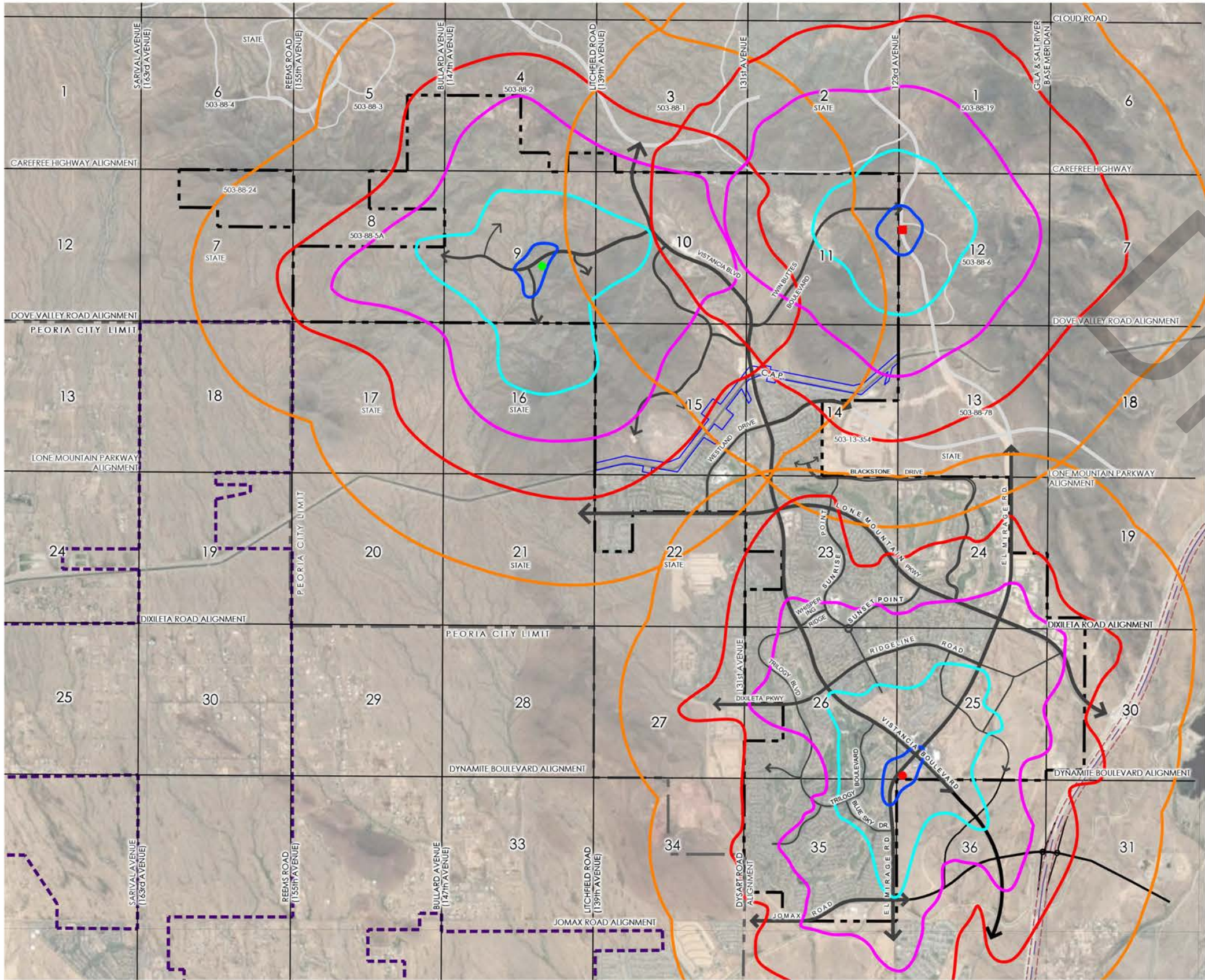
4.3.8 Fire/Emergency Response

City of Peoria Fire Station #196 opened in January 2006, and serves the existing development with an approximate four-minute response time. This fire station is located at 28251 North El Mirage Road, which is situated south and east of the intersection of El Mirage Road and Vistancia Boulevard.

To accommodate the need for fire safety north of the CAP canal, a second two-acre site will be provided at a location that is mutually agreeable between the City and Vistancia Development. The location will be determined to balance response time and the unique site constraints for the area north of the CAP such as access and topography. As illustrated on **Exhibit 4.3.8: Emergency Response Plan**, these facilities will provide four-minute response time proximity to nearly all parcels within Vistancia.

The infrastructure improvements serving this second station will not be constructed for some time. Fire Station #196 will serve this development until such time that its population base surpasses thresholds that support construction of an additional fire facility within the community; at which time, a facility will be constructed by the City on the site dedicated by Vistancia.

Public safety is administrated by the City of Peoria Police Department whose nearest precinct office is located within the Pinnacle Peak Public Safety Facility, located on Lake Pleasant Parkway at Pinnacle Peak Road, approximately four miles from the Vistancia community. Although not staffed full time, the Police Department maintains additional space within the onsite Fire Station #196.



Planned Community District Emergency Response Plan

- RESPONSE TIME
- 1 Minute Response
 - 2 Minute Response
 - 3 Minute Response
 - 4 Minute Response
 - 5 Minute Response
 - Emergency Response Facility
 - Future Emergency Response Facility¹
 - Emergency Response Facility (Outside Project Boundary)
 - Vistancia Project Boundary
 - Peoria City Limits
 - Surprise City Limits
 - Roads

1. To accommodate the need for fire safety north of the CAP canal, a second two-acre site will be provided at a location that is mutually agreeable between the City and Vistancia Development. The location will be determined to balance response time and the unique site constraints for the area north of the CAP such as access and topography.

4.4 Circulation

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

4.4.1 Vehicular

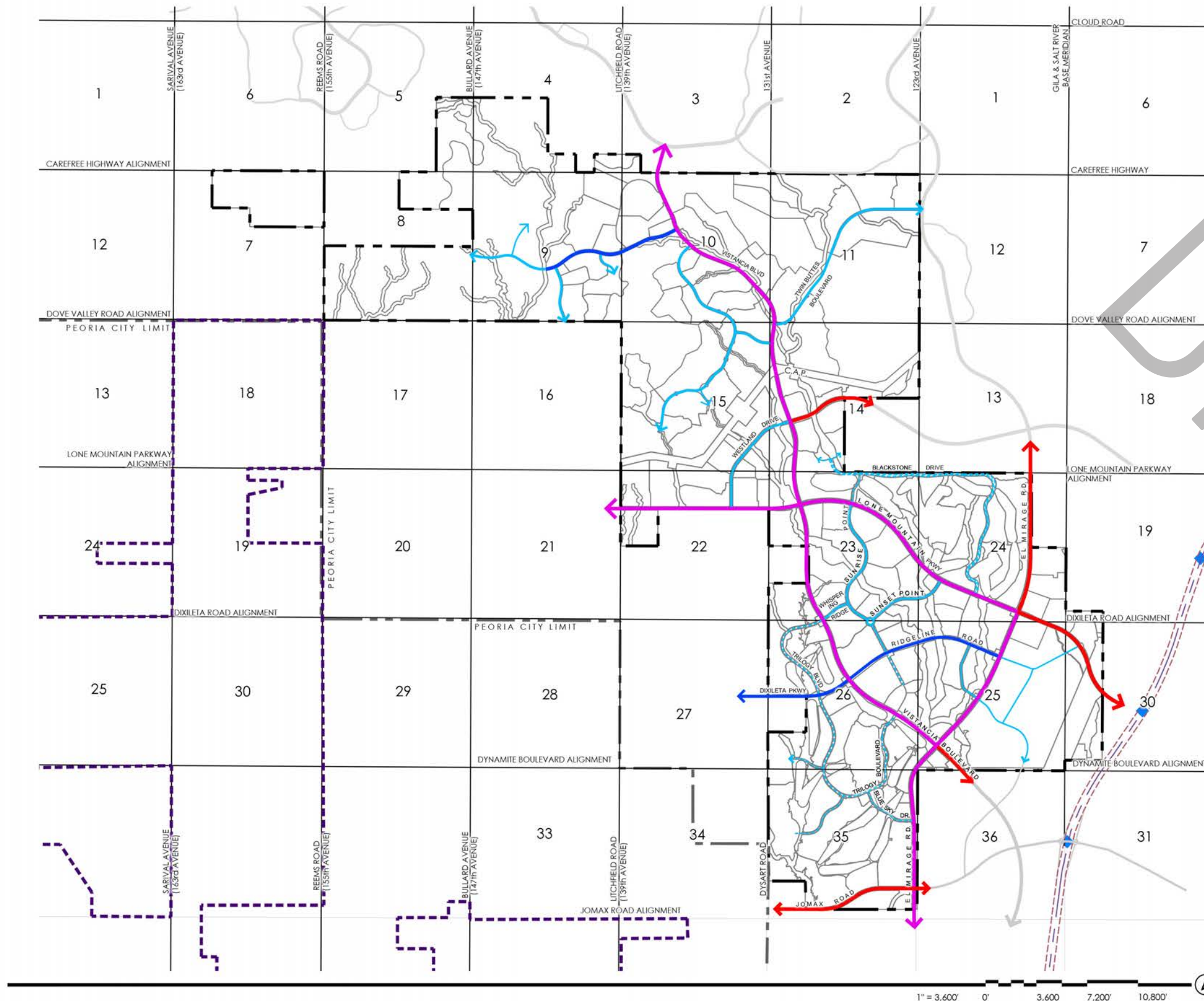
The Vistancia Traffic Impact Analysis provides analysis of land use and the projected traffic generated through both residential dwelling units and non-residential building space. The recommendations of the Traffic Impact Analysis, as reflected in a functional roadway classification, are illustrated on **Exhibit 4.4.1: 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 three in the east/west direction (Westland Road, Lone Mountain Road, and Jomax Road). The proposed section for major arterial streets within the community includes four (4) or six (6) through lanes, a raised median, bicycle lanes, and detached public sidewalks all within a one hundred thirty (130) foot right of way. The minor arterial streets which provide service to the community are Ridgeline Road (Dixileta Parkway west of Vistancia Boulevard) and Canyon Ranch Road. The proposed street cross section for minor arterial streets includes four (4) through lanes, a raised median, bicycle lanes, and detached public sidewalks located within a one hundred ten (110) foot right of way.

Future roadways shown are conceptual at this time. Exact locations will strive to integrate the desired roadway cross section with the existing field conditions (i.e., slopes, washes, etc.) in an effort to minimize disturbance where possible. Due to some of the environmentally sensitive slope areas north of the CAP Canal, alternative roadway widths and design specifications may be proposed by Vistancia Development in specific locations. The City of Peoria will examine these potential requests on a case-by-case basis and may grant variances where reasonable.

In addition to the provision of onsite roadways, Vistancia Development 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 Development Agreement stipulations, three (3) 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. The timing of the constructed offsite roadways is dependent on the pace at which the Vistancia community develops.

Of the required offsite roadway lanes, there are currently four (4) lanes constructed at Vistancia Boulevard, four (4) lanes at the Lone Mountain connection to the 303 and two (2) lanes constructed on El Mirage Road.



VISTANCIA™
Planned Community District
Roadway Master Plan

FUNCTIONAL CLASSIFICATION

- 6 Lane - Major Arterial (Public)
- 4 Lane - Major Arterial (Public)
- 4 Lane - Minor Arterial (Public)
- 2 Lane - Minor Collector (Public)
- 2 Lane - Minor Collector (Private)
- Off Site/Adjacent Property Roadways
- ◆ Loop 303 Interchange/Access
- Vistancia Project Boundary
- Peoria City Limits
- Surprise City Limits

NOTES:

1. The classification of roadways may change from a minor arterial to a major arterial based on annual Traffic Impact Analysis Updates.
2. Future roadway alignments, parcel boundaries, and village entries are subject to change based on detailed land planning and engineering constraints.

4.4.2 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 exists, 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 the mixed-use development and more urban areas such as the Commercial Core, it is intended that Vistancia will utilize shared parking concepts to reduce pavement areas and minimize the requirement for costly parking structures. **Section 5.16: Parking** provides an overview of the proposed shared parking development standards and example calculations to coincide with the projected use in the community.

4.4.3 Bicycle

Alternative modes of circulation within Vistancia have been accommodated through the provision of bicycle lanes. Bicycle lanes are accommodated on-street as part of the paved area of the major arterial and minor arterial streets as shown on **Exhibit 4.4.1: Roadway Master Plan**. The lane has been designated as a six (6) foot width to accommodate commuter bicycle demand. Additionally, an eight (8) 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 (8) 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 4.4.3: Public/Private Trail Mileage Standards**. As shown, the identified public trail system provides a total of fifty-one (51) miles of multi-use trails and over thirty-five (35) miles of bicycle lanes. In addition, nearly ten (10) miles of multi-use trails are provided in gated areas of the community. Collectively, the community provides more than one hundred (100) percent of the trails required by its projected population.

Table 4.4.3: Public/Private Trail Mileage Standards

Trail Type	Miles of Trails				
	/1,000 Population (1)	Project Needed (2)	Provided Public (3)	Provided Private	Total Provided
Multi-Use Trails	0.5	13.8	51.17	9.64	60.81
Bike Lanes	0.83	22.9	35.5	0.9	36.4
Total	1.33	36.7	86.67	10.54	97.21

(1) City of Peoria Parks, Recreation and Open Space Master Plan (July 2002). The 2014 Community Services Master Plan reflects the same acre/resident ratios.

(2) Based on the projected buildout population of 27,626.

(3) Based on takeoffs from Exhibit 4.3.6: Parks/Open Space and Trails Master Plan.

4.4.4 Pedestrian

Exhibit 4.3.6: Parks/Open Space and Trails Master Plan also identifies existing and planned pedestrian circulation within Vistancia. 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 [8] foot wide sidewalk) and exclusively pedestrian circulation on the opposite side of the street (within a five [5] or six [6] foot wide path). The sidewalk alignment should maintain a minimum separation of five (5) feet from the back of the street curb. The specific alignment of the multi-use trails and sidewalks will vary significantly to address the constraints related to topographic or drainage facilities/natural obstructions.

4.5 Drainage

The “Master Drainage, Phase I, Phase II, and Proposed Phase III Drainage Report for Vistancia” (Wood, Patel & Associates, Inc., September 22, 2006), the “Vistancia North Master Drainage Report” prepared by Stanley Consultants, Inc. dated March 2007, and Vistancia Master Drainage Report Update for Twin Buttes Wash and Unnamed Wash B Hydrology – prepared by Goodwin and Marshall, Inc. dated April, 2013 are provided under different cover and define the existing and proposed post development drainage conditions for Vistancia.

4.5.1 Drainage Concept

Vistancia 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:

- A. Drainage outlets that convey storm water 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.
- B. Off-site flows will enter and depart in substantially the same manner as pre-development conditions.
- C. A waiver from the normal 100-year, 2-hour retention volume will be utilized throughout the residential parcels. The 100-year – 2-hour storm volume will be used as the detention standard for commercial development. Off-site flows will, however, not exceed pre-development flow rates at the project outfall.

- D. 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 within the property due to road and utility crossings.
- E. Basins and road/wash crossings will be designed as joint use facilities where possible. Basins will be deeper than the normal three (3) foot standard and will be used as open space and recreational amenities. Special safety considerations will be evaluated where basin depths exceed three (3) feet. It is recommended that the side slopes not exceed the ratio of four horizontal to one vertical foot on manmade slopes. Many channels will incorporate trail systems.
- F. Detention basins will be designed as a flow through system to sustain downstream habitat area and maintain existing sediment discharge characteristics. Exceptions to this policy will occur in basins serving commercial, educational/recreational, multi-use, and golf course land uses, where first flush flows will be retained and filtered in constructed biological communities to remove potential contaminants prior to their release to the channel systems.
- G. Street drainage and detention along east-west arterial streets will incorporate re-vegetated linear basins and dikes, out falling into the existing wash system. A major underground storm drain is not anticipated. The project will create a constructed habitat supplied by water generated from upstream subdivision and off site high/overflow conditions.
- H. Channel hydraulic analysis will account for the maintenance of existing wildlife communities in channels, as opposed to providing for considerable trimming and clearing.
- I. 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.

4.5.2 Drainage Plan

- A. A master drainage concept for each parcel is included in the master drainage plan. Phase or parcel specific Preliminary/Final Drainage Reports will include site specific applications of the drainage concepts.
- B. 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.
- C. 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 thirty-six (36) hours.

- D. Channel cross-sections and culvert crossings are sized for the 100-year peak runoff.
- E. 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.
- F. 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 not take place on the whole site).
- G. Golf courses will be designed to intentionally drain into dead storage outfalls, with native plants used as biofilters. New native habitat areas adjacent to golf courses will be used as off-site flow areas and native wildlife enhancement areas.
- H. 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.
- I. 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 one foot 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.
- J. 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.
- K. 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.
- L. 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.
- M. NPDES standards will be adhered to for construction activities.

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 VPCD. In addition, the referenced Drainage Plans will establish drainage parameters for continued site planning of the Vistancia 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 the 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 of Vistancia. The first phase of the CLOMR has been implemented during the initial phases of development. The second phase will be implemented dependent on commercial development within Vistancia. An additional CLOMR was prepared for the East McMicken Watershed in Village C of Vistancia and approved by FEMA/Peoria in 2004.

4.6 Architecture

The existing architecture of Vistancia 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 environment. The utilization of deep reviles, indirect lighting and thick insulating forms effectively mitigates these climatic factors.

The future design and development of the Commercial Core will consider the same characteristics that have successfully guided the other villages. While the character of the Commercial Core 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. An extensive set of architectural guidelines for the future regional commercial uses and mixed-use development at the Commercial Core has been created. Therefore, the anticipated pattern of development and architectural character for the Commercial Core is represented via the *Vistancia Commercial Core Design Guidelines*. Further, specific materials regarding character areas and supplemental design guidelines have been established and included within **Section 5.4 Development Standards**.

4.7 Streetscape

4.7.1 Streetscape Concepts and Landscape Palette

The Vistancia 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 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 as the architectural and marketing goals of the community is critical. Furthermore, as Vistancia leads the way with creative, new site plans and a reborn sense of commercial urbanism within the Commercial Core, coordination between Vistancia Development and the City of Peoria will be important to generate the proper street scenes and scale.

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 context. Desert plant materials primarily consisting of Palo Verde, Giant Bursage, Jumping Cholla, Chuparosa, Staghorn Cholla and Desert Creosote characterize the existing vegetative character of the area. Plant materials palettes may differ from village to village, therefore, selection of specific plant species and the application thereof shall be regulated through design guidelines within each village.

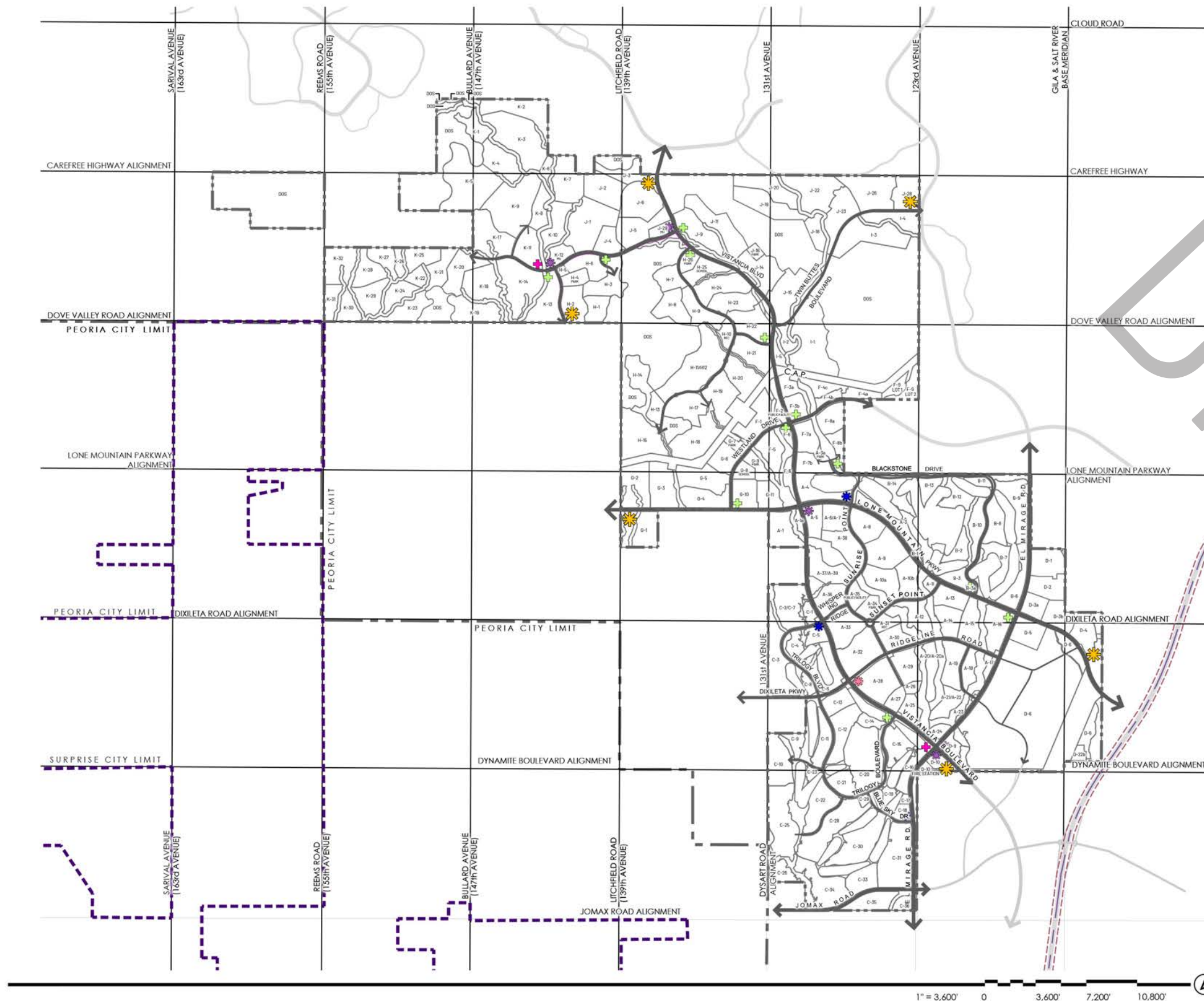
4.7.2 Entry Monument Signs

The intended locations for entry monuments have been strategically placed within the Vistancia Community and are shown on **Exhibit 4.7.2: 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 has been located along Vistancia Boulevard, southeast of El Mirage Road. One (1) secondary monument has been located at the southwest corner of Lone Mountain Road and El Mirage Road, another is placed along Vistancia Boulevard north of the CAP. Additional tiers of entry features are located throughout Vistancia such as Trilogy, or the Commercial Core. There are also several secondary entry signs planned, as well as neighborhood entries.

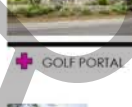
Additional directional signs have been designed and placed within the community. There have been, and will continue to be, temporary marketing directional signs utilized to provide assistance in locating specific subdivisions, as well as permanent community directional signs that have been provided to direct residents to community features and amenities such as 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 trails, such as lookout point, desert garden area, etc.



Planned Community District Monument Options

LEGEND

- 
 - Major monument to indicate entrance into community with Vistancia signage
 - Significant landscape feature (i.e., water feature)
 - Common veneer consistent with parcel & site walls throughout
 - Native planting indicative of the community
 - Vertical elements
- 
 - Low wall (3'-4' tall) with finish to match Vistancia community themes or parcel architecture
 - Sign walls (5'-6' tall) with finish materials to match community theme or parcel architecture
 - Planting hierarchy for proper signage background & content
 - Vertical & visual breaks in walls (i.e., stone pilaster)
- 
 - Terraced walls (3'-4' tall) with surfaces to match village theme
 - Planting to frame view of golf course
 - Signage to match Vistancia theme sign plans
- 
 - Rambling stone-faced walls (2'-5' tall)
 - Materials consistent with main entry & neighborhoods
 - Landscape berming and enhanced planting consistent with adjacent roadways
 - Optional signage by developer but consistent with community monumentation signage
- 
 - Monument to indicate portal into village
 - Enhanced planting consistent with adjacent roadways
 - Walls (single or terraced) to 20' in height with finish to match village theme & architecture
- 
 - Gated entry to village with pedestrian and vehicular access
 - ±6' tall gates with ±8' tall columns, proportional
 - Surfaces and materials to reflect the theme of the village & architectural finishes
- 
 - 8' tall monument wall to 20' length
 - Stone veneer, or other approved material, to match Vistancia community theme
 - Vistancia concrete 'wing' cap (optional north of CAP)
 - Signage to match Vistancia sign specifications
 - Typical at every parcel entry
-  Vistancia Project Boundary
-  Peoria City Limits
-  Surprise City Limits
-  Loop - 303
-  Arterial

NOTES:
 1. Locations and designs of monuments & signs are conceptual and subject to change at final design.
 2. Future roadway alignments, parcel boundaries, and village entries are subject to change based on detailed land planning and engineering constraints.

4.8 Utilities and Services

4.8.1 Water

The City of Peoria is the potable water service provider for Vistancia. Vistancia Development has secured and developed groundwater resources within the limits of the property in an amount adequate to service a substantial portion of the project. The City has allocated CAP water to complete the water needs for the community. The Water and Wastewater Master Plans outline the necessary steps to complete service to the community.

4.8.2 Wastewater

The City of Peoria currently provides wastewater collection and treatment service for the Vistancia community. A 2.25 million gallon per day (mgd) wastewater reclamation plant (expandable to 6.0 mgd) is located in the southern portion of Vistancia. This facility (the Jomax Wastewater Reclamation Plant) will not only serve Vistancia but also other planned communities and miscellaneous properties to the north, east, and west as an integral part of a regional system. Vistancia Development worked with the City of Peoria and the Arizona State Land Department to create an additional collection route through Section 36. The Wastewater Master Plan provides further detail on the necessary phasing of improvements and primary collection routes.

Wastewater from the Jomax Wastewater Reclamation Plant is treated to A+ quality for use in the irrigation of golf courses, other turf managed facilities, and community lakes. Groundwater recharge will be accomplished during the winter months when reclaimed water supply is anticipated to exceed demand.

4.8.3 Electric

Vistancia 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. 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. The 12 kV distribution line has been utilized to provide electric service to the initial phase of Vistancia development. The 230 kV transmission line has been utilized to provide power to the Calderwood Substation, which was constructed on Parcel D-22b in 2004.

4.8.4 Telephone

Vistancia is located within Wyverd (formerly Zona Communications) service area. However, deregulation requirements enable any telecommunications provider to service the site, including Cox Communications. Telecommunications services will be provided by a licensed service provider.

4.8.5 Cable Television

In addition to telephone service, Wyverd and Cox Communications also provide cable and high-speed internet services to Vistancia. However, deregulation requirements enable any telecommunications provider to service the site.

4.8.6 Natural Gas

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

4.9 Development Schedule

The Vistancia community has been developing for nearly two (2) decades, and it is expected to take at least a decade or longer for the community to reach full build out. Improvement will continue expanding from the south to the north, with commercial development lagging residential. More detailed phasing requirements are outlined through the zoning of the utility master plans of the community, which are updated annually.

The continued development of Vistancia 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. Subsequent master plan updates for utilities and transportation may provide a more accurate depiction of the project phasing based on required infrastructure.

4.10 Management and Maintenance

4.10.1 Community Association (VMC) Responsibility

A master community association, Vistancia Maintenance Corporation (VMC), has been created to manage all common open space facilities with the VPCD and govern the affairs of the community through a formal governance structure established in bylaws. The common facilities include the Discovery Trail, entry monuments, and community-wide amenities. In addition to common tracts owned by VMC, this association also assumes 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 will be required to remit dues to one of the eight village associations which in turn will pay the expenses of VMC for the operation and maintenance of community facilities. All common private facilities constructed by Vistancia Development 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 VMC Board of Directors responsibility to manage and maintain the facilities under the purview of the bylaws.

4.10.2 Village Association Responsibility

Village Associations have been formed for each of the residential villages (Village A, F & G, Village B, Village C and Villages H, I, J, and K) 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 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.

A non-residential association has been established through Vistancia Commercial Core Property Owners' Association for the Commercial Core, which will be comprised of the owners of the Commercial Core, for maintenance responsibilities within the Commercial Core.

4.10.3 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 VPCD in an orderly and comprehensive manner. Each village may operate under its own set of design guidelines in an effort to differentiate the villages with a unique identity. In addition, specific guidelines may be prepared to distinguish the desired character of production and custom housing products. Guiding principles and objectives embodied in the guidelines include:

- A. Recognize the Sonoran Desert setting through the use of contextual plants and building materials.
 - 1. Maintain a consistent Sonoran Desert plant palette throughout the multiple phases of development.
 - 2. Encourage the use of local (Southwest) building materials and desert hues.
- B. Strive to achieve a distinctive sense of place in Vistancia, while promoting diversity in design and development.
 - 1. 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.
 - 2. Develop standards for the site planning and architectural treatment of the community; emphasize the treatment of the intersection of El Mirage and Lone Mountain Roads as a significant commercial center as well as the alignment of Vistancia Boulevard north of the CAP as the gateway to northern Vistancia villages.
 - 3. Encourage form, material, and color diversity in building design.
- C. Recognize climatic conditions in the Sonoran Desert through attention to solar orientation and other appropriate climatic responses within the built and vegetative environment.
 - 1. Promote the consideration of solar angles with the placement of structures and plant materials to reduce the impacts of summer solar heat gain.
 - 2. Encourage the use of energy efficient design and building materials.
- D. Maximize opportunities for public exposure and connectivity to common community spaces and visual access to view corridors and physical features.
 - 1. Promote subdivision design that maximizes public exposure to natural open space.
 - 2. Encourage subdivision and commercial center design that provides view corridors, which terminate on open space or topographic features.
- E. Promote opportunities for mobility throughout the community for residents of all ages.
 - 1. Provide a community trails system that considers the movement of community residents between neighborhoods, community commercial uses and the community open spaces.
 - 2. Provide opportunities for school age children to commute as pedestrians or bicyclists between schools, parks, and neighborhoods.
 - 3. Encourage residents' use of the trails network through comprehensive trails directional markers and maps.
- F. Promote opportunities for community and neighbor social interaction.
 - 1. Locate common open spaces within neighborhoods in a central location to promote accessibility to residents.

2. 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.
3. 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. Additionally, all residential and non-residential land uses will be subject to the City of Peoria Design Review Program and comply with all standards set forth in **Section 5.4 Development Standards**. The Vistancia 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. The City of Peoria will require an approval letter from such an entity prior to the issuance of any building permit within Vistancia.

Because the DRC process is entirely independent of the City of Peoria development review process, **DRC approval in no way indicates conformance with City regulations nor indicates a building permit will be issued.** 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.

Chapter 5. Regulatory Development Standards

5.1 Purpose and Intent

This Section contains the land use and regulatory development provisions necessary to implement the vision for the Vistancia Planned Community District (VPCD) and to comply with provisions of the **Section 5.2: Planned Community District**, **Section 5.2.1: General Provisions**, and **Section 5.2.2: Application Requirements**. To that end, these provisions constitute the primary tools for use by the City of Peoria, Vistancia Development, and subordinate developers to ensure that Vistancia 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 VPCD. 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 shall conform to the adopted Ordinances, Codes, Policies and Regulations of the City of Peoria.

5.2 Planned Community District

The Planned Community District ("PCD") is intended to accommodate large-scaled, yet unified, comprehensively planned developments which conform with and enhance the policies and programs contained within the Peoria General Plan. This district is intended to provide an alternative zoning district and development process to accommodate substantial developments for residential, commercial, professional, industrial or other employment activities, including combinations of uses appropriately requiring flexibility under controlled conditions, not otherwise attainable under conventional zoning districts so that the following goals may be achieved:

- A. To enhance the City's development and to promote the public health, safety, and general welfare.
- B. To provide within such areas a combination of land uses, which may include a variety of residential types, commercial, industrial, public and semi-public areas, arranged and designed in accordance with sound site planning principles and development techniques; and in such a manner as to be properly related to each other, the immediate surrounding area, the planned thoroughfare system, and other public facilities such as water and sewer systems, parks, schools and utilities.
- C. To encourage a more creative approach in the utilization of land in order to accomplish an efficient, aesthetic, and desirable development which may be characterized by special features of the geography, topography, size or shape of a particular property.
- D. To establish planning and development control parameters tailored to the opportunities and constraints of the property while allowing sufficient flexibility to permit final detailed planning and the precise distribution of the approved density and intensity of the project at the time of site plan or subdivision application submittal.

- E. To provide reasonable assurances to the City and land developer that the proposed development may be planned and carried out in one or more phases over an extended period of time, in accordance with an approved PCD "Development Plan" and "Standards and Guidelines Report".
- F. To assure that the PCD District is developed in accordance with a PCD "Development Plan" and "Standards and Guidelines Report". The PCD "Development Plan" and "Standards and Guidelines Report" shall be designed to fulfill the goals established by the General Plan, provide development standards promoting an appropriate balance of land uses, and promote the planning of public facilities designed to serve the projected population.

5.2.1 General Provisions.

- A. *Conformance with the General Plan.* The proposed PCD District shall be in general conformance with the Peoria General Plan. The Zoning Administrator shall not approve or recommend approval of any PCD District unless the Zoning Administrator has received a Waiver of Proposition 207 from the Owner or Owners of the property that is the subject of the PCD District or has determined that the absence of such a Waiver of Proposition 207 is consistent with the City's General Plan and zoning goals and regulations.
- B. *Location of PCD District.* PCD Districts may be established on large parcels of land which, because of their ownership, size, topography, or exceptional or unusual locational characteristics, are suitable for planned development in a manner consistent with the purposes of this Section.
- C. *Minimum PCD District Area.*
 - 1. The minimum area required for a planned community district is six hundred (600) contiguous acres held under single ownership at the time of application submittal or under multiple ownership within a partnership as expressed through written correspondence and signatures provided with the PCD application.
 - 2. Areas within rights-of-way may be included in the computation of the minimum six hundred (600) acres.
- D. *Property Development Standards.* All land uses in a PCD District shall be established within planned "development units". The PCD District is intended to be combined with the general property development standards of various zoning districts in the Peoria Zoning Ordinance or as modified in the approved PCD "Development Plan" and "Standards and Guidelines Report".
 - 1. The proposed PCD District shall comply with overlay districts of general applicability including, but not limited to, the Hillside Development Overlay and Floodplain Districts, except where modifications are expressly authorized through an approved "Standards and Guidelines Report" and "Development Plan";
 - 2. The proposed PCD District shall comply with the Subdivision Regulations and other adopted policies, codes, and ordinances of general applicability;
 - 3. The proposed PCD District may include modified property development standards (contained within the Zoning Ordinance) to address defined opportunities and constraints related to the property, including, but not limited to, building placement and height, minimum lot size and parking area landscaping. \

- E. *Permitted Uses.* Any use may be permitted in any specific "development unit" within a proposed PCD District provided such use shall be specifically listed as a permitted use and shall be located and conducted in accordance with the approved "Development Plan" and "Standards and Guidelines Report" and other applicable regulations.
- F. *Conditional Uses.* Any use may be established as a conditional use in any specific development unit within a proposed PCD District provided such use shall be specifically listed as a conditional use subject to the provisions of **Section 21-321: Conditional Use Permits** of Code and shall be located and conducted in accordance with the approved "Development Plan" and "Standards and Guidelines Report" and other applicable regulations.

5.2.2 Application Requirements.

In addition to complying with the provisions of **Section 21-317: Rezoning** of Code, each application for a PCD District shall be accompanied by a "Standards and Guidelines Report," "Development Plan" and "Development Schedule". The "Standards and Guidelines Report" and "Development Plan" shall, as approved by the City Council, become a part of the applicable zoning regulations within the respective PCD District. Subsequent changes to the "Development Plan" shall be made in accordance with **Section 5.2.7: Amendment to an Approved PCD District** within these Standards.

- A. *Standards and Guidelines Report.* The "Standards and Guidelines Report" shall describe the purpose, nature and characteristics of the proposed PCD District including, but not limited to, the proposed development unit use or uses to be conducted in the district in a manner sufficient to enable preparation and consideration of regulations governing permitted and conditional uses, site use and other development regulations which may be appropriate to govern development, use, and maintenance of the sites included within the PCD District. The "Standards and Guidelines Report" shall include the following:
 - 1. Contact listing of key project team representatives including the contact, owner, and developer;
 - 2. Vicinity Map,
 - 3. Legal description of the district boundary
 - 4. A statement by the applicant demonstrating the necessity of the application for the PCD District, including information demonstrating compliance with the findings contained within **Section 5.2.7: Amendment to an Approved PCD District** within this document;
 - 5. Existing conditions map drawn to a suitable scale showing the use and general condition of the land within the proposed PCD District boundary and adjacent lands for one mile. The map will provide the total gross acreage, overall density proposed and a delineation of major physical constraints or opportunities, major environmental features, topography, existing roads, trails, utilities, generalized location of any hundred (100) year floodway and mapped stormwater drainage conditions;

6. The delineation of development units including a parcel matrix inclusive of each proposed development unit indicating as appropriate: the approximate unit size in acres, proposed allocation of land uses, the proposed zoning district(s) (either an existing zoning district or a modified proposed district as further defined within the Standards and Guidelines Report), the projected number of employees, the maximum number of potential dwelling units, and intended floor area ratios (FAR) for the project;
 7. The parcel matrix shall also indicate the projected number of residential units or non-residential square footage for each development unit to guide the preparation of supporting infrastructure studies outlined herein; and,
 8. Such additional information as the Zoning Administrator may prescribe as necessary, to facilitate review and action on the application by the Planning and Zoning Commission and the City Council.
- B. *Development Plan*. The "Development Plan" must include a land use and circulation system concept that is consistent with the goals and policies of the General Plan, compatible with the environment, and capable of being served by existing and planned public facilities and utilities. The "Development Plan" submitted with the application for the PCD District shall include the following, unless waived by the Zoning Administrator:
1. Submittal of a Development Plan Map divided into approximate development sub-areas or development units. The proposed Development Plan Map(s) shall be drawn to a suitable scale and include at least the following:
 - a. The boundary of the proposed PCD District;
 - b. The existing and proposed topographic character of the land;
 - c. The approximate location of each proposed land use development unit;
 - d. The general location of all proposed major and minor arterial streets, including their proposed connections to major streets identified on the Circulation Map in the Peoria General Plan;
 - e. Major drainage elements;
 - f. All proposed public schools, parks, and open space areas;
 - g. Any trails and/or bikeways, including their proposed connections to conceptual trail locations identified in the Peoria Trails Master Plan and other relevant documents; and,
 - h. Conceptual location of any significant historical, cultural, and archaeological features of the site, including proposed methods to incorporate and preserve such features into the proposed project.
 2. Master Drainage and Hydrology Report, prepared by an Arizona registered engineer.
 3. Master Water and Sewer System Report, prepared by an Arizona registered engineer.
 4. Traffic Impact Analysis Engineering Report, prepared by an Arizona registered engineer.

5. A Cost Impact Analysis of the proposed public facilities and infrastructure, prepared by a competent person or firm with experience in the preparation of such studies. The study shall provide the specific detailed accounting of the financing structure for the development of required facilities for parks, law enforcement, fire protection, public services, municipal government, and other necessary governmental services.
 6. Such additional information as the Zoning Administrator may prescribe as necessary, to facilitate review and action on the application by the Planning and Zoning Commission and the City Council.
- C. *Development Schedule.* The following schedule submitted with the application for a PCD District shall include the following:
1. A schedule, indicating to the best of the applicant's knowledge, the approximate timeframe in which construction or development is expected to begin, the duration of time required for completion of the development; and,
 2. Proposed phasing if the project will not be developed as one (1) unit, including a plan for the interim use and management of the undeveloped phase or phases.

5.2.3 Application Procedures.

- A. The applicant is encouraged to meet with the Zoning Administrator prior to making an application for a PCD District to discuss the development concept, the review and approval process, and the submittal requirements.
- B. The applicant shall obtain the necessary application forms from the Planning and Community Development Department. Application forms when properly completed and accompanied by the required fee and required material shall be submitted to the Planning and Community Development Department.
- C. If the application request requires an amendment of the City's adopted General Plan and/or an adopted Specific Plan, the applicant shall submit an application to amend the General Plan or adopted Specific Plan prior to or simultaneously with the application for a PCD District.
- D. The Planning and Community Development Department shall distribute the PCD application and supporting materials pursuant to **Section 5.2.2: Application Requirements** in these Standards, and other relevant documentation to each responsible department for review and comment.
- E. Written responses shall be obtained by the applicant from public or quasi-public agencies identified by the Zoning Administrator as being stakeholders in the outcome of the development proposal within the timeframe defined above. The Zoning Administrator shall compile all of the comments and recommendations and submit a written report to the applicant.
- F. The revised PCD "Development Plan" and "Standards and Guidelines Report" shall be resubmitted to the Planning and Community Development Department for further evaluation by the Zoning Administrator and the reviewing agencies.
- G. A development agreement between the applicant and the City may be prepared and reviewed concurrently to afford resolution to issues and concerns identified through agency review.

5.2.4 Adoption of a Planned Community District.

- A. The Planned Community District shall be adopted in accordance with procedures set forth in **Section 21-317: Rezoning** of Code. The Commission and Council shall consider the PCD "Development Plan" and "Standards and Guidelines Report" as part of the rezoning application and all provisions and protocols therein set forth in **Section 21-317: Rezoning** of Code shall apply to said "Development Plan" and "Standards and Guidelines Report".
- B. At the time a PCD District is approved by the City Council, the associated "Development Plan" and "Standards and Guidelines Report" shall become an integral part of the Peoria zoning regulations for the PCD District established by the City on the property. All future development within the adopted PCD District shall thereafter be in conformity with the "Development Plan" and "Standards and Guidelines Report".

5.2.5 Findings.

Before approval or adoption of an application for a PCD District, the Planning and Zoning Commission and the City Council shall find:

- A. That the development proposed is in conformance with the General Plan.
- B. That the streets and thoroughfares proposed are in conformance with the General Plan Circulation Map and will be adequate to serve the proposed uses.
- C. The Planning and Zoning Commission and City Council shall further find:
 - 1. In the case of proposed residential development, that the development will promote compatible buildings and uses and that it will be compatible with the character of the surrounding area;
 - 2. That the conceptual site locations proposed for public facilities such as schools, fire protection, law enforcement, water, wastewater, streets, public services, and parks, are adequate to serve the anticipated population within the PCD District;
 - 3. In the case of proposed commercial, industrial, institutional, recreational, and other non-residential uses or mixed-uses, that such development will be appropriate in area, location and overall planning for the purpose intended; and,
 - 4. That the development is fiscally sound, as demonstrated in the Cost Impact Analysis, and is consistent with adopted policies, infrastructure plans and applicable Capital Improvement Programs (CIP).

5.2.6 Future Development.

Upon adoption of the PCD District, the applicant may then proceed with the development of the property in accordance with the "Standards and Guidelines Report" and "Development Plan" by filing subdivision plats for any portion of the PCD District in accordance with **Chapter 24 Subdivisions; Stormwater Pollution Management** of the Peoria City Code, which constitutes the City's Subdivision Regulations; or a site plan, pursuant to **Chapter 21 Zoning Ordinance** of Peoria City Code. Legal descriptions for each affected development unit must be provided with subdivision plats or site plan applications.

The Planning and Zoning Commission will not take any subsequent approval action on a project within thirty (30) days of the City Council's adoption of the PCD District.

5.2.7 Amendments to an Approved PCD District.

- A. Amendments to the PCD District "Development Plan" or "Standards and Guidelines Report" may be requested by the applicant or its successors. Amendments to the approved PCD District shall be delineated as major or minor amendments. Amendments to the approved PCD "Development Plan" and "Standards and Guidelines Report" may be limited to one or more "development units" and any proposed change will not affect development units not included in the proposed amendment.
- B. Upon receipt of an amendment application to the Planning and Community Development Department, the Zoning Administrator shall determine if the proposed amendment constitutes a major or minor amendment.
- C. *Major Amendments.* If the Zoning Administrator determines the amendment to be a major, the amendment request shall be processed in the manner set forth in **Sections 5.2.3: Application Procedures** and **Section 5.2.4: Adoption of a Planned Community District** in these Standards. An amendment will be deemed Major if it involves any one of the following:
 - 1. A change in the overall PCD District Boundary;
 - 2. An increase in the total number of approved dwelling units or gross leasable area (GLA) for the overall PCD District;
 - 3. A significant change to the approximate boundary of one or more "development unit(s)" from that approved in the PCD District, as determined by the Zoning Administrator. A change to an individual development unit generally shall be deemed to be significant if it represents a ten percent (10%) increase to the approximate gross area of the development unit as approved in the PCD District;
 - 4. An increase of ten percent (10%) or more of the approved number of maximum dwelling units or gross leasable area (GLA) for an individual development unit;
 - 5. Any change in land use or density that is likely to negatively impact or burden public facilities and utilities infrastructure as determined by the City Engineer;
 - 6. Any change in land use or density that is likely to negatively impact or burden circulation adjacent to the PCD District or to the overall major street system as determined by the City Engineer; or,
 - 7. Any other proposed change to the "Development Plan" and/or "Standards and Guidelines Report" which substantively alters one or more components of the PCD District as determined by the Zoning Administrator.
- D. *Minor Amendments.* Amendments not meeting one or more of the criteria listed in Subsection (D) shall be considered minor. If the Zoning Administrator determines the amendment to be minor, the Zoning Administrator may administratively act on the amendment and attach stipulations or conditions of approval thereto, to protect the public health, safety, and welfare.

1. If the amendment proposes a change to the Development Plan Map, notice of the proposed minor amendment shall be mailed to each owner of property as last disclosed by County Assessor records, situated wholly or partly within three hundred (300) feet of the affected development unit(s) to which the amendment relates. For purposes of giving mailed notice, the Zoning Administrator shall require the applicant to furnish the names and addresses and stamped/addressed envelopes of all affected property owners as determined above. If the amendment proposes any other change to the "Development Plan" or "Standards and Guidelines Report", including but not limited to, text changes or changes to the development standards of the "Standards and Guidelines Report", notice of the minor amendment shall be published within a newspaper of general circulation.
2. If written protest to any minor amendment is received from any notified property owner within ten (10) days of the notification mailing date in the case of mailed notice, or within ten (10) days of the final date of advertising in the case of published notification, and such protest cannot be resolved, then the Minor Amendment shall be reclassified as a Major Amendment. No additional application shall be required; however, all provisions governing Major Amendments shall then apply.
3. If written protest is not received as described above, the Zoning Administrator shall render a decision on the minor amendment request. The Planning and Community Development Department decision shall be final unless appealed under **Section 5.2.8: Administrative Decision Appeals** of these Standards. The Zoning Administrator shall send copies of the decision to the applicant, interested parties of record and members of the Planning and Zoning Commission.

5.2.8 Administrative Decision Appeals.

- A. An action or decision by the Planning and Community Development Department on minor amendments may be appealed by the applicant within ten (10) calendar days from the date of the Zoning Administrator's decision.
 1. Appeals shall be in writing on a form provided by the Planning and Community Development Department and shall include only the specific items being appealed.
 2. The Planning and Community Development Department will submit a report and any background material regarding the appeal to the Planning and Zoning Commission for its next scheduled meeting. Any persons associated with the action being appealed shall be informed by the Planning and Community Development Department of the date, time, and location of the appeal hearing.
 3. The Planning and Zoning Commission's decision on the appeal will be sent out (in writing) to the applicant. The decision of the Planning and Zoning Commission will be final unless the applicant initiates an appeal to the City Council.

- B. *Appeal to Council.* An action or decision by the Planning and Zoning Commission on minor amendments may be appealed by the applicant within ten (10) calendar days after the date of the Commission decision.
1. Appeals shall be in writing on a form provided by the Planning and Community Development Department and shall include the specific items being appealed and the nature upon which the decision was in error.
 2. The Planning and Community Development Department shall transmit to the City Council a transcript, with exhibits, of the Planning and Zoning Commission's hearing. The City Council shall review the transcript and exhibits and may, at their discretion, hear further oral or written comments.
 3. The City Council may affirm the decision of the Planning and Zoning Commission; or remand the matter for further proceedings before the Planning and Zoning Commission; or reverse or modify the Planning and Zoning Commission's decision.

5.2.9 Administration and Enforcement.

- A. While ownership of a project may subsequently be transferred (in whole or in part), PCD District zoning will continue to be implemented and maintained on the total acreage of the PCD District zoned project. It is the responsibility of the owner to notify all prospective purchasers of the existence of the PCD District and the PCD "Development Plan" and "Standards and Guidelines Report". It is also the responsibility of the owner to initiate a dialogue with the Zoning Administrator to ensure the program of development can be administered to comply with all of the processing time frames and hearing schedules required.
- B. In the event that the applicant has failed to comply with the conditions adopted by the City Council in conjunction with the approved PCD District and the PCD "Development Plan" and "Standards and Guidelines Report", the City may proceed in accordance with **Section 21-317: Rezoning** of Code.

5.3 Base Zoning Districts

The Vistancia Planned Community District (VPCD) has established specific zoning districts drafted for the community, which supplement and supersede the base zoning described in the Peoria Zoning Ordinance and under **PCD District (Section 21-606.D)**. These districts are defined on **Table 5.3.A: Base Zoning Districts**.

Table 5.3.A: Base Zoning Districts	
Zoning District Designation	Zoning District Description
VRD-40	Vistancia Residential Detached Housing 40,000 SF or Greater
VRD-35	Vistancia Residential Detached Housing 35,000 SF or Greater
VRD-30	Vistancia Residential Detached Housing 30,000 SF or Greater
VRD-24	Vistancia Residential Detached Housing 24,000 SF or Greater
VRD-18	Vistancia Residential Detached Housing 18,000 SF or Greater
VRD-12	Vistancia Residential Detached Housing 12,000 SF or Greater
VRD-10	Vistancia Residential Detached Housing 10,000 SF or Greater
VRD-8	Vistancia Residential Detached Housing 8,000 SF or Greater
VRD-7	Vistancia Residential Detached Housing 7,000 SF or Greater
VRD-6	Vistancia Residential Detached Housing 6,000 SF or Greater
VRD-5	Vistancia Residential Detached Housing 5,000 SF or Greater
VRD-4	Vistancia Residential Detached Housing 3,400 SF or Greater
VRA-4	Vistancia Residential Attached Housing 3,000 SF or Greater
VRD-3	Vistancia Residential Detached Housing 2,000 SF or Greater
VRA-3	Vistancia Residential Attached Housing 2,000 SF or Greater
VRA-2	Vistancia Residential Attached Housing 1,000 SF or Greater
VRMF-5	Vistancia Residential Horizontal Multi-Family
VRMF-4	Vistancia Residential Horizontal Multi-Family
VRMF-3	Vistancia Residential Multi-Family
VRMF-2	Vistancia Residential Vertical Multi-Family
VRMF-1	Vistancia Residential Vertical Multi-Family
V-NC	Vistancia Neighborhood Commercial District Provide for 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	Vistancia Community Commercial District Provide for 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	Vistancia Mixed-Use District Accommodate commercial, employment, industrial, as well as mid to high density residential uses.
V-MUCC	Vistancia Mixed-Use Commercial Core District Accommodate higher intensity commercial, employment, and mid to high density residential uses within the Commercial Core of Vistancia.

Exhibit 4.3: Proposed Land Use Plan graphically depicts the proposed land use designations of the community and applicable zoning districts for each of the approximate two hundred and eleven (211) development parcels within the eight (8) development units of Vistancia.

Zoning districts will be specified and formalized with the approval of each preliminary plat as proposed by Vistancia Development or the appropriate property owner, recommended by City staff, and granted by the City of Peoria City Council in an approved final plat.

The mixed-use zoning designations allow for residential uses within the prescribed districts as noted in **Table 5.3.B: Permitted Base Zoning Districts** and discussed in **Section 5.3.2: Non-Residential and Mixed-Use Development Standards**. Guidelines for allowable residential uses and actual development standards of these commercial and mixed-use districts are provided in **Table 5.3.2: Non-Residential Use Development Standards**.

Under each of the land use designations, any of the permitted flexible zoning districts 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 and commercial intensity among development parcels during the implementation of the Land Use Master Plan. To that end, the following land use and zoning relationships are established on **Table 5.3.B: Permitted Base Zoning Districts**:

Table 5.3.B: Permitted Base Zoning Districts

Land Use Designation	Land Use Description	Residential Density /Non-Residential Floor Area Ratio	Permitted Base Zoning Districts
V-RE	Vistancia Estate Residential	Up to 2.0 DU/AC	VRD-18 or less-dense zoning districts, VRA-4*, VRA-3* & VRA-2*
V-LD	Vistancia Low Density Residential	Up to 5.0 DU/AC	VRMF-5, VRMF-4, VRD-5 or less-dense zoning districts, VRA-4*, VRA-3* & VRA-2*
V-MD	Vistancia Medium Density Residential	5.0 - 8.0 DU/AC	VRMF-5, VRMF-4 and VRA-3, or less-dense zoning districts
V-MH	Vistancia Medium-High Density Residential	8.0 - 15.0 DU/AC	VRD-5, VRD-4, VRA-4, VRD-3, VRA-3, VRMF-5, VRMF-4 & VRMF-3
V-HD	Vistancia High Density Residential	15+ DU/AC	VRA-4, VRD-3, VRA-3 & VRA-2, VRMF-5, VRMF-4 & VRMF-3
V-NC	Vistancia Neighborhood Commercial	0.25 Max F.A.R.	V-NC
V-CC	Vistancia Community Commercial	0.80 Max F.A.R.	V-NC, V-CC
V-MU	Vistancia Mixed-Use	Up to 28.0 DU/AC Commercial 1.0 Max F.A.R. Office 2.0 Max F.A.R. Mixed-Use 2.0 Max F.A.R.	VRA-4, VRD-3, VRA-3, VRA-2, VRMF-5, VRMF-4, VRMF-2 & V-MU
V-MUCC	Vistancia Mixed-Use Commercial Core	Up to 75.0 DU/AC Commercial 2.0 Max F.A.R. Office 2.0 Max F.A.R. Mixed-Use 2.0 Max F.A.R.	VRA-4, VRD-3, VRA-3, VRA-2, VRMF-5, VRMF-4, VRMF-1 & V-MUCC
V-SU	Vistancia Special Use	NA	All Zoning Districts
V-OS/P	Open Space / Park	NA	All Zoning Districts
V-G	Golf Course	NA	All Zoning Districts
V-P/QP	Public / Quasi-Public	NA	All Zoning Districts
V-W	Water (C.A.P.)	NA	All Zoning Districts

* To encourage cluster development and minimize land disturbance, attached products are permitted north of the CAP. Where Vistancia Development no longer owns an adjacent parcel that has been platted as single family residential, a minimum buffer of 150' (roadway, landscape, open space, etc.) shall be provided as a transition between the proposed attached structures and adjacent detached lot boundaries.

5.3.1 Residential Permitted Uses

All residential within the Vistancia Planned Community District shall conform to the following permitted uses as shown on **Table 5.3.1: Residential Permitted Uses**.

Table 5.3.1: Residential Permitted Uses	
USE DESCRIPTION	
Churches, synagogues, temples, chapels, or similar places of worship related facilities	P
Colleges or university facilities with no on-site housing, such facilities shall have direct vehicular access to an arterial or collector street. Facilities for the repair or storage of vehicles and equipment shall be prohibited	C
Day Care Group Homes with five (5) or more children, in accordance with provision of Section 21-812.B. of the Peoria Zoning Ordinance, and upon a finding by the Planning and Zoning Commission, that such homes will be operated in a manner that is compatible with and not detrimental to, adjacent properties or the neighborhood in general	C
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	P
Golf courses and maintenance facilities, including golf clubs and temporary golf clubs	P
Golf courses, including clubhouses, provided that: 1. All direct vehicular access shall be from abutting arterial or collector streets. 2. All principal and accessory buildings shall be located not less than fifty (50) feet from any property line adjoining any residential district. 3. Any accessory restaurant or bar shall be an integral part of a principal building, shall have no public entrance except from within the building, and shall make no exterior display or advertising of any commercial activity. 4. Golf greens and tees, swimming pools, tennis courts and similar outdoor recreation facilities shall be located not less than twenty-five (25) feet from any property line.	C
Group Care Facility or Community Residential Setting Facility in accordance with provision of Section 21-812.C of the Peoria Zoning Ordinance	C
Homeowners Association meeting facilities	P
Multi-family attached or detached housing	P
Non-commercial recreational uses provided that all direct vehicular access is from an arterial or collector street	C
Parks, public and private	P
Preschool centers or day care centers in accordance with State Department of Health Care Services regulations provided that: 1. The use shall be in conjunction with a non-residential principal or conditional use within this Section. a. All vehicular access shall be from an existing arterial or collector street. b. No on street parking or drop-off shall be permitted. c. Playgrounds or other outdoor activity area shall be separated from adjacent residential land uses by no less than twenty-five (25) feet. d. All playgrounds or outdoor activity areas shall be properly fenced using the following methods: i. Solid masonry wall no shorter than 4'-6"; or ii. Wrought-iron view fence no shorter than 4'-6" with vertical members no greater than 4" apart; or iii. Other fencing method approved by the Planning and Zoning Commission. e. Hours of operation shall be between 6:00 a.m. and 7:00 p.m., or as otherwise established by the Planning and Zoning Commission f. Hours of outdoor activity shall be limited to between 8:00 a.m. and 6:00 p.m.	C
Private recreation centers	P
Public buildings providing cultural, educational, administrative, fire and police protection services to district residents; provided that all vehicular access shall be restricted to public streets	C

Table 5.3.1: Residential Permitted Uses Continued

USE DESCRIPTION	
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	P
Seasonal rental or time-share units in the VRA-4, VRA-3, VRA-2	P
Single family attached or detached housing	P
Temporary residential start-up uses, including sales/marketing facilities, model home complexes, and related accessory uses	P
Water production and storage facilities	P
Construction Trailer	T
ACCESSORY USE DESCRIPTION	
Casita accessory units if: 1. Units do not exceed 20% of the area of the primary structure; 2. 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.	P
Home occupations, according to the standards within Section 14-3-9 of the Peoria Zoning Ordinance	P
Any accessory use customarily incidental to a permitted principal use	P
Off-street parking serving a permitted principal use, in accordance with Section 21-823	P
Private garage for storage or parking of vehicles	P
Garden house, tool house, ramada, outdoor swimming pool and similar home recreational facilities; provided that such facilities are used solely by occupants of the premises and their guests	P
Storage or parking of recreational vehicles and utility trailers, in accordance with Chapter 14 Motor Vehicles and Traffic of the Peoria City Code (1992)	P
Guest house or servant's quarters; subject to Section 21-423.B. of the Peoria Zoning Ordinance	P
Home occupation, in accordance with Section 21-808, of the Peoria Zoning Ordinance	P
Day care for four (4) or less children	P

P = Permitted

C = Conditional

T = Permitted Temporary Use

NP = Not Permitted

5.3.2 Non-Residential and Mixed-Use Permitted Uses

All commercial and mixed-use within the Vistancia Planned Community District shall conform to the following permitted uses as shown on **Table 5.3.2: Non-Residential and Mixed-Use Permitted Uses**.

Table 5.3.2: Non-Residential and Mixed-Use Zoning Districts Permitted Uses				
USE DESCRIPTION	V-NC	V-CC	V-MU	V-MUCC
Administrative & Financial	V-NC	V-CC	V-MU	V-MUCC
Automatic Teller Machine (ATM)	P	P	P	P
Banks and Financial Institutions	P	P	P	P
Medical, Dental or Health Offices	P	P	P	P
Professional, Administrative or Business Offices	P	P	P	P
Automobile Related	V-NC	V-CC	V-MU	V-MUCC
Auto Auction	-	-	C	C – ONLY in 3, 4
Auto Parts and Accessory Store	P	P	P	P
Auto Sound System Installation, Auto Glass Tinting & Repair, & similar uses#	-	C	P	P – ONLY in 3, 4
Auto Body Repair & Painting Facilities#	-	-	P	P – ONLY in 3, 4
Automobile, Boat, RV, or Motorcycle, Outdoor Sales and Rental	-	-	C	C – ONLY in 3, 4
Automobile Diagnostic and/or Service Establishment #	-	C	P	P
Auto Parking Lot or Parking Structure as Principal Use	-	P	P	P
Automobile Rental Facility, limit to six (6) vehicles #	-	C	P	P – ONLY in 1, 3, 4
Automobile, RV, & Boat Storage Facility – Indoor Only – Max 5 acres in size in CA 3	-	-	P	P – ONLY in 3, 4
Automotive Repair Facilities	-	P	P	P
Boat & RV Repair	-	-	C	C – ONLY in 3, 4
Car Wash	P	P	P	P – ONLY in 3, 4 C – in 1
Emissions Testing Facility	-	-	P	P – ONLY in 3, 4
Gas Service Station	P	P	C	C – ONLY in 1
Tire Sales, Repair and Mounting #	-	P	P	P
Eating & Drinking Establishments	V-NC	V-CC	V-MU	V-MUCC
Catering Establishment	P	P	P	P
Food & Beverage Vendor Cart#	A	A	A	A
Outdoor Dining Areas	P	P	P	P
Restaurant, fast-food (drive-thru)	P	P	P	P – ONLY in 1, 3, 4 Ø
Restaurant, fast-food	P	P	P	P
Restaurants and Cafeterias	P	P	P	P
Tavern, Bar, Lounge or Establishment that sells alcoholic beverages for consumption on premise, excluding restaurants#	C	C	C	C – All Districts

**Table 5.3.2: Non-Residential and Mixed-Use Zoning Districts Permitted Uses
Continued**

Entertainment and Recreation	V-NC	V-CC	V-MU	V-MUCC
Convention Centers and Exhibition Halls	-		C	C – ONLY in 3, 4
Dancing, Theatrical or Music Studio	P	P	P	P
Golf Courses, incl. golf clubs and maintenance	P	P	P	P
Health and Exercise Center	P	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	P
Live Entertainment	C	C	P	P
Recreation and Social Clubs	P	P	P	P
Resorts	-	P	P	P
Seasonal Art Festival	T	T	P	P
Sports Arena	-		C	C
Tennis, Racquet Clubs, Miniature Golf & similar uses	-	C	P	P
Theater, indoor	-	P	P	P
Wedding and Reception Center# (Ord. 02-21)	C	C	P	P
General Industrial & Manufacturing*	V-NC*	V-CC*	V-MU*	V-MUCC*
Call Center or Data Center	P	P	P	P
Essential Public Service or Utility Installation	P	P	P	P
Machine Shops	-	-	P	P – ONLY in 3, 4
Manufacturing, Fabrication & Processing of Goods#	-	-	P	P – ONLY in 3, 4
Mini-storage warehouses, RV, Boat & trailer storage, (Ord.02-21)# limited to 10 acres in size, outdoor storage to be screened from view	-	C	C	C – ONLY in 3, 4
Motion Picture Studio, Television Pictures, Commercial Still Photography	-	C	P	P
Moving truck, trailer & equipment rental	-	-	C	C – ONLY in 3, 4
Moving company storage & transfer facility	-	-	P	P – ONLY in 3, 4
Outdoor storage	-	-	C	C – ONLY in 3, 4
Parcel delivery service	-	C	P	P
Printing and publishing facilities		C	P	P
Remote Mail Service	P	P	P	P
Research laboratories#	-	-	P	P
Wholesaling, warehousing, distributing, repair, rental & servicing of any commodity excluding live animals, explosives & storage of flammable liquids & gases	-	-	P	P – ONLY in 3, 4

**Table 5.3.2: Non-Residential and Mixed-Use Zoning Districts Permitted Uses
Continued**

General Retail	V-NC	V-CC	V-MU	V-MUCC
Antiques, Crafts, and Collectibles Sales	P	P	P	P
Bait and Tackle Shops	P	P	P	P
Book, Stationery & Greeting Card Store	P	P	P	P
Candy and Ice Cream Store	P	P	P	P
Carpet and Floor Covering Store	-	P	P	P
Copy Center	P	P	P	P
Florist	P	P	P	P
Gift, Novelty and Souvenir Shop	P	P	P	P
Hobby, Stamp and Coin Shop	P	P	P	P
Newsstand	P	P	P	P
Pet Shop	P	P	P	P
Plumbing, Heating & Air-conditioning Sales and Service	-	P	P	P
Resale Store/Consignment	P	P	P	P
Retail Decorative Rock Sales	-	C	P	P – ONLY in 3, 4
Retail Sales of Merchandise, Indoor	P	P	P	P
Retail Liquor Store#	C	P	P	P
Surplus Store	-	-	P	P
Donation Center	-	-	C	C – ONLY in , 3, 4
Water and Ice Store	P	P	P	P
Institutional	V-NC	V-CC	V-MU	V-MUCC
Art Gallery	P	P	P	P
College or University#	-	P	P	P
Cultural Institutions	P	P	P	P
Day Care Centers or Pre-school Centers#	P	P	P	P
Group Care Facility or Community Residential Facility#	-	-	P	P
Libraries and Museums	P	P	P	P
Life Planned Community	P	P	P	P – ONLY in 1, 2, 3
Non-profit Social services#	P	P	P	P
Commercial Long-Term Care Facility or Memory Care Facility	-	C	P	P
Public Buildings#	P	P	P	P
Public & Public Utility Buildings, Structures, Uses, Facilities and Equipment#	P	P	P	P
Religious Institutions & similar places of worship#	P	P	P	P
Public/Private Schools, Educational Institutions, Business, Technical or Vocational excluding Colleges Universities #	-	P	P	P
Water Production and Storage	P	P	P	P
Wireless Communication Facilities	P	P	C	C

**Table 5.3.2: Non-Residential and Mixed-Use Zoning Districts Permitted Uses
Continued**

Intense Retail	V-NC	V-CC	V-MU	V-MUCC
Appliance, Furniture, & Household Equipment Sales and Rentals	P	P	P	P
Office Supply & Machine Sales & Service	P	P	P	P
Equipment Sales, Rental and Storage Yard	-	-	P	P
Farmers Markets	P	P	P	P
Hardware Store with outdoor storage	C	C	P	P
Home Improvement Store	-	P	P	P
Monument Sales and Engraving Shop	-	P	P	P
Outdoor Sales and Display Area (Ord. 02-21) #	-	C	P	P
Plant Nursery, Retail **	P	P	P	P
Plant Nursery, Wholesale	-	-	P	P
Upholstery Shop	-	P	P	P
Wholesale Produce Storage or Market	-	-	P	P
Wholesale sales of finished goods	-	-	P	P – ONLY in 3, 4
Lodging	V-NC	V-CC	V-MU	V-MUCC
Bed and Breakfast Inn#	P	P	P	P
Hotel or Boutique Hotel#	-	P	P	P
Living quarter for night guards	-	A	A	A
Medical	V-NC	V-CC	V-MU	V-MUCC
Ambulance Service Facility	-	C	P	P
Emergency Medical Care Facility#	-	C	P	P
Hospitals	-	-	P	P
Medical, Dental, Optician or Health, Clinics and Laboratories	P	P	P	P
Veterinary Hospital#	C	P	P	P
Veterinary Offices and Clinics, excluding animal boarding#	P	P	P	P
Personal Services	V-NC	V-CC	V-MU	V-MUCC
Animal Shelter	-	-	P	P – ONLY in 3, 4
Appliance Repair	-	-	P	P
Auction Houses and Estate Sales	-	-	P	P
Boarding and Training Kennels	-	-	P	P – ONLY in 3, 4
Cabinet and Carpentry Shop	-	P	P	P
Custom Dressmaking, Furrier, Millinery or Tailor Shop#	P	P	P	P
Dry Cleaning and Laundry Establishment	P	P	P	P
Employment Agencies, not including Day Labor Hiring Centers	-	P	P	P
Locksmith	P	P	P	P
Messenger Delivery Service	P	P	P	P
Massage Establishment#	P	P	P	P
Tanning salon, Nail Salon, Barber Shop, Beauty parlor & similar uses	P	P	P	P
Pest Control Service	-	-	P	P
Pet Grooming Shop	P	P	P	P
Photographic Developing and Printing	P	P	P	P

Table 5.3.2: Non-Residential and Mixed-Use Zoning Districts Permitted Uses Continued

Photographic Studio	P	P	P	P
Radio and Television Sales and Service	P	P	P	P
Recording Studio	C	P	P	P
Shoe Sales and Service, Clothing Alteration	P	P	P	P
Sightseeing Tour Companies	P	P	P	P
Ticket and Travel Agency	P	P	P	P
Watch and Clock Repair Shop	P	P	P	P
Residential	V-NC	V-CC	V-MU	V-MUCC
Multi-family Residential	-	P	P	P
Single-Family Residential	-	-	P	P
Transportation	V-NC	V-CC	V-MU	V-MUCC
Park and Ride Facility	C	C	P	P
School Bus Parking and Maintenance	-	-	C	C - ONLY in 3, 4
Temporary Uses	V-NC	V-CC	V-MU	V-MUCC
Construction Trailer	T	T	T	T

Notes:

P = Permitted Use.

C = Permitted Conditional Use. Condition Use Permit required. Refer to **Peoria Zoning Ordinance Section 21-321. - Conditional Use Permits.**

A = Permitted Accessory Use.

T = Available as a temporary use only.

- = Use Note Permitted

= Subject to special limitations per **Section 5.3.2.1 Limitation on Commercial Uses.**

* = No industrial or manufacturing uses will be allowed within Vistancia, except as indicated in **Table 5.3.2 Non-Residential and Mixed-Use Zoning Districts Permitted Uses.**

** = 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. Allowed as an ancillary use only within V-NC.

Ø = Up to three drive-through users may be located in Commercial Core Overlay Area 2. See Exhibit 5.17.9 Commercial Core Overlay Areas.

1, 2, 3 or 4 = Refers to the commercial core character areas. See **Exhibit 5.4.3.1 Commercial Core Character Areas.**

5.3.2.1 Limitations on Commercial Uses

Additional limitations on commercial uses shall be as follows:

A. Automobile Related.

1. Automotive Diagnostic and/or Service Establishments, including those that perform automotive repairs, engine and transmission overhaul, lubrication; tire repair and/or replacement and wheel balancing and alignment; muffler repair or replacement; brake service, repair, or replacement; shall be subject to the following additional requirements:

- a. No outdoor displays or storage shall be permitted, except for merchandise normally sold from the premises that is displayed during normal business hours. No temporary parking of vehicles waiting for repair shall be permitted except in the garage or in parking areas that are fully screened from public view.
 - b. All activities shall be performed entirely within an enclosed building. High-speed washing, body repair, machining of auto parts, painting, vehicle, or trailer rental shall be expressly prohibited.
 - c. Paved areas shall be reduced to the smallest area commensurate with efficient operation and function of the site. All unpaved areas shall be maintained in landscaping. All exterior design shall be compatible with surrounding developments.
2. Autobody Repair and Painting, Tire Sales, Repair and Mounting, and Auto Sound System Installation, Auto Window Tinting, Auto Glass Repair, and similar uses shall have no outdoor displays other than merchandise normally sold from the premises that is displayed during normal business hours. No outdoor storage shall be permitted.
3. Auto Sound System Installation, Auto Window Tinting, Auto Glass Repair, and similar uses shall be conducted within enclosed buildings.
4. Automobile Rental Facility, excluding moving truck, trailer, and equipment rental, shall be subject to all of the following additional requirements:
- a. No more than six (6) vehicles shall be stored on site in association with the office location.
 - b. The facility shall be located within a developed commercial center or building.
 - c. Automobile storage shall be limited to hard surfaced areas.
 - d. The automobile storage area shall not occupy the required parking spaces or access lanes.
- B. Gas Service Stations shall be subject to all of the following additional requirements:
1. Minimum frontage of one hundred-eighty (180) feet on one arterial street is required.
- a. No part of any canopy, fuel dispenser, or fuel storage tank shall be within two hundred (200) feet of any single-family residentially zoned lot, not including common area tracts.
 - b. A minimum of five hundred (500) feet of separation is required between Gas Service Stations located on the same side of the street. Gas Service Stations separated by arterial streets are not subject to this requirement.
 - c. All of the following development standards shall apply:
 - i. All fuel pump mechanism and any accessory equipment dispensing fuel shall be covered by canopies.
 - ii. Under canopy mounted lights shall be flush with the underside of the canopy.

- iii. Fuel tanks larger than a thousand (1,000) gallons must be located underground. Above ground tanks shall be screened from street view, shall not exceed six (6) feet in height, and shall be setback at least twenty-five (25) feet from any public street.

C. Eating & Drinking Establishments.

1. Mobile Food/Merchandise Unit and all accessory equipment ("use") shall be subject to the following additional requirements:

a. Location.

- i. The vendor shall obtain written permission from the property owner or an authorized agent.
 - a.) The use shall not be located within two hundred fifty (250) feet of a single-family residentially zoned lot, not including common area tracts.
 - b.) The use shall not cause the site to fall below the minimum required parking for the site.
 - c.) The use shall be located on a dustproof surface.
 - d.) The use shall not obstruct pedestrian or vehicle circulation, or be located within drive aisles, fire lanes, loading zones, or any location that may cause hazardous conditions, or constitute a threat to the public health, safety, and welfare.
 - e.) The site shall be restored to its previous condition after each use. Permanent alterations to the site are prohibited.

ii. Operation.

- a.) The use shall not be present at the site or center for a period exceeding eight (8) consecutive hours within a twenty-four (24) hour period. This period includes set-up, operation, and takedown.
- b.) Unless a Temporary Use Permit has been issued pursuant to **Section 21-322: Temporary Uses**, the operation shall not occur between the hours of 10:00 pm and 7:00 am, unless the mobile food unit is acting as an auxiliary kitchen for an existing bar, tavern, or restaurant, in which case the use shall be limited to the hours of operation for that primary business.
- c.) Mobile restrooms are prohibited.
- d.) The site shall be properly lit, provided that any temporary lighting be directed downward and shielded in a manner that the illumination source is not visible from any adjacent property.

2. Restaurants with Drive-Through:

- a. All drive-through lanes, menu boards, speaker box, and other related elements shall be located at least fifty (50) feet from any residentially zoned property or use. Speakers at a drive-through shall not be audible from residentially zoned property. Sound shall be mitigated through the use of sound attenuation walls, landscaping, or other measures.

- b. The drive-through lane shall be separated from parking areas and driving lanes by a minimum five (5) foot wide landscaping island or other alternative as approved by the Zoning Administrator.
- c. Drive-through canopies and other appurtenances shall be architecturally compatible with the principal building.
- d. Through the Conditional Use Permit (CUP) process, the conditions considered for imposition by the Planning and Zoning Commission may include, but are not limited to, a restriction on operating hours, additional screening, relocation of the drive-through, modification of the minimum drive-through stacking requirements, noise and visual mitigation, and other measures appropriate to the relevant circumstances.

3. Outdoor Dining and Seating Areas:

- a. No Conditional Use Permit is required when the exterior wall or area of the patio or seating area is located at least two hundred (200) feet from the nearest residentially zoned lot, not including common area tracts.
- b. Such areas shall be located adjacent to the restaurant or establishment to which it is an accessory use.
- c. The use shall not interfere with pedestrian access, fire lanes, driveways, or traffic visibility at driveways or street intersections.
- d. Through the Conditional Use Permit (CUP) process, the conditions considered for imposition by the Planning and Zoning Commission may include, but are not limited to, a restriction on operating hours, additional screening, re-location of the outdoor dining and seating area, noise and visual mitigation and other measures appropriate to the relevant circumstances.

4. Tavern, Bar, or Lounge:

- a. The exterior building wall shall not be located within one thousand (1,000) feet of the property lines of a state designated Local Alcohol Reception Center.
- b. The exterior building walls of the use shall be located at least two hundred (200) feet from a residentially zoned property.
- c. Through the Conditional Use Permit (CUP) process, the conditions considered for imposition by the Planning and Zoning Commission may include, but are not limited to, a restriction on operating hours, additional screening, relocation of any outdoor patio areas, live entertainment standards, noise and visual mitigation, and other measures appropriate to the relevant circumstances.

D. Entertainment & Recreation.

- 1. Outdoor events between the hours of 10:00 p.m. and 7:00 a.m. shall require a temporary use permit.
- 2. An applicant may appeal a denial of a Special Conditional Use permit by the City Council in accordance with A.R.S. § 12-7.6.

E. General Industrial & Manufacturing.

1. Mini-storage warehouses, RV, Boat, and Trailer Storage, indoor and/or screened, shall be subject to the following additional requirements:

- a. For the purposes of this Section, an outdoor RV, Boat, and Trailer Storage use shall be visibly screened from a public street by an architecturally integrated wall or structure consisting of a minimum height of ten (10) feet, or as otherwise approved by the Planning and Zoning Commission. Additional screening from elevated roadways may be required, such as canopies, berming, or other design solutions.
- b. Doors of the storage areas shall not front on any public street.
- c. Only storage shall be permitted. No sale of goods, materials or other tangible or intangible property from the facility or any part thereof shall be permitted. No activities conducted on the premises, whether related to the stored items or otherwise. The sale of insurance by the operator on goods stored therein or the sale by the operator of items used in connection with the storage of goods at the site shall not be prohibited.
- d. No hazardous or flammable materials, as defined in the Peoria City Building Code, shall be stored in such a facility.
- e. All direct vehicular access shall be from an abutting arterial or collector street.
- f. The locations of the driveways, walls, landscaping, and buildings shall be so arranged as to minimize traffic disruptions.
- g. A wall with a minimum height of six (6) feet, or as approved by the Planning and Zoning Commission, shall be constructed along the site boundary devoted to such use where abutting a residential use or residentially-zoned vacant property.
- h. All vehicle storage shall be limited to hard surfaced areas.
- i. Lighting shall be directed toward the site and shall not cause undesirable glare to nearby residential properties.

F. Research Laboratories whose principal function is basic research, design and pilot or experimental product development shall have all activities conducted within a completely enclosed building.

G. Moving Truck, Trailer, and Equipment Rental shall be subject to the following additional requirements:

1. Moving Truck, Trailer, and Equipment Rental shall be allowed as an Accessory Use to Mini-Storage Warehouses-, RV, Boat, and Trailer Storage indoor, and/or screened only, Hardware and Home Improvement Store, and Hardware and Home Improvement Store with outdoor storage and/or garden center.
 - a. No more than six (6) vehicles shall be stored on site in association with the Moving Truck, Trailer, and Equipment Use.

- b. Outdoor storage of vehicles and equipment associated with the Moving Truck, Trailer, and Equipment rental shall be fully screened from public view or located a minimum of two hundred (200) feet from the right of way.
- c. Outdoor storage of vehicles and equipment associated with the Moving Truck, Trailer, and Equipment rental shall not occupy required parking spaces or access lanes.
- d. Moving trucks, trailers, and equipment shall be stored in a designated area of the site. For multi-tenant sites, or sites with multiple uses, the designated area shall be proximate to the associated principal use.
- e. No fueling shall occur on-site in conjunction with this use.
- f. Moving trucks and trailers which require a Commercial Driver's License for their operation shall be prohibited.
- g. A Site Plan application (or Site Plan Amendment application for sites with a previously approved Site Plan) shall be required.

H. General Retail.

- 1. Donation Centers shall be subject to the following conditions:
 - a. Donation drop off shall be limited to business hours only.
 - b. Drop-off location shall be at the rear of the building and shall be fully screened from view.
 - c. No drop-off items shall be stored outside the screened area.

I. Lodging.

- 1. Bed and Breakfast Inns shall be subject to all the following additional requirements:
 - a. Maximum building height shall be thirty (30) feet or two (2) stories, whichever is greater.
 - b. Paved areas shall be reduced to the smallest area commensurate with efficient operation and function of the site. All unpaved areas shall be maintained in lawns or landscaping.
 - c. Short-term lodging for the purposes of a Bed and Breakfast Inn shall be for a period not exceeding fourteen (14) consecutive days.
 - d. Meals shall be restricted to registered guests.
- 2. Hotels and Motels shall be subject to all of the following additional requirements:
 - a. All direct vehicular access shall be from an abutting arterial or collector street.
 - b. Paved areas shall be reduced to the smallest area commensurate with the efficient operation and function of the site.

J. Medical.

1. Emergency Medical Care Facilities shall have all direct vehicular access from an abutting arterial street. The site shall contain a net land area totaling at least four (4) acres for the first one hundred beds or less, plus one additional acre for each additional twenty-five beds.
2. Veterinary Hospitals shall have no outdoor runs, pens, or enclosures. Veterinary Hospitals shall not be located closer than one hundred (100) feet to any street, residential district or existing restaurant, hotel or motel.
3. Veterinary Offices and Clinics (excluding animal boarding) shall be subject to all of the following additional requirements:
 - a. Clinic activities shall be restricted to the medical care and treatment of small animals during regular office hours. The confinement of such animals on the premises shall be limited to essential and occasional overnight care.
 - b. The boarding and breeding of animals shall be prohibited.
 - c. Clinic activities shall be completely contained within enclosed buildings; the building or suite containing the clinic shall be designed and constructed to achieve a Sound Transmission Control Value of 50 or greater. All refuse shall be stored within a completely enclosed building.
 - d. Outdoor runs or exercise pens shall be prohibited.

K. Personal Services.

1. Body Piercing Studios, Tattoo Studios, Retail Liquor Stores, Plasma Center, Non-Chartered Financial Institutions, and Pawnshops shall be subject to all of the following additional requirements:
 - a. All vehicular access shall be from arterial streets.
 - b. The uses shall not be located on a lot with a property line within one thousand (1,000) feet measured in a straight line in any direction of the lot line of a Body Piercing Studio, Non-Chartered Financial Institution, Pawnshop, Retail Liquor Store, Plasma Center and Tattoo Studio, Adult Use, Correctional Facility or State Local Alcohol Reception Center.
 - c. For purposes of calculating the locational requirements of this Subsection, the distance shall include those areas of Maricopa County surrounded by the City of Peoria and some other city on three or more sides. The locational requirements shall also apply to the uses regardless of whether their distance from such other use includes area within Maricopa County or some other incorporated city and regardless of whether the other use is located in Maricopa County or some other incorporated city.

2. Pet Grooming Shop.

- a. The building or suite containing the pet grooming shop shall be designed and constructed to achieve a Sound Transmission Control Value of fifty (50) or greater.

3. Boarding and Training Kennels shall have the following limitations:

- a. Boarding shall be limited to household pets.
- b. The commercial breeding of animals shall be prohibited.
- c. The hours of operation for outdoor areas shall be limited to between the hours of 6:00 a.m. and 7:00 p.m.
- d. All indoor facilities shall be completely enclosed, and buildings shall be designed and constructed to achieve a Sound Transmission Control Value of fifty (50) or greater.
- e. All refuse shall be stored within an airtight container, or within a completely enclosed building.
- f. Facilities shall be constructed, maintained, and operated so that the smell of boarded animals does not create a nuisance off-site.
- g. A Boarding Facility Management Plan shall be provided with the Conditional Use Permit Application indicating the specific operational plans for the facility, including management of noise and odor on the site.

4. Massage Establishment.

- a. Hours of operation shall be limited to 8:00 a.m. to 10:00 p.m.

L. Transportation.

- 1. School bus parking and maintenance facilities shall provide primary access from an arterial or collector street. Parking areas for school buses shall be screened from adjacent streets or property lines by an eight (8) foot high solid wall.

5.4 Development Standards

The Vistancia Planned Community District will recognize the development standards provided within **Table 5.4.1.1.A: Single-Family Residential Development Standards**, **Table 5.4.1.2: Multi-Family Residential Development Standards** and **Table 5.4.2: Non-Residential and Mixed-Use Development Standards**. The residential and commercial and mixed-use district standards are intended to provide minimum development criteria related to average lot area, minimum lot width, building height, minimum setbacks, distance between structures and maximum lot coverage for each residential lot and various commercial and mixed-use uses.

The residential districts listed within **Section 5.3: Base Zoning Districts** are designed to respond to opportunities and constraints discussed within **Section 3: Site Analysis** related to the Vistancia Planned Community District. The wide range of residential districts, ranging from large lots with detached residences in suburban settings to stacked loft, condominium, and apartment 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. These standards shall supersede the standards provided by **Section 21-415: Single-Family Residential** of Code, as authorized by **Section 21-605 (14-36-7E)** of Code.

5.4.1 Residential Development Standards

Table 5.4.1.1.A: Single-Family Residential Development Standards and **Table 5.4.1.2: Multi-Family Residential Development Standards** provides 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, steep sloped areas, 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. Within the multi-family residential zoning districts, the residential standards will serve to permit design flexibility for different types of multi-family communities. As indicated in **Table 4.3.B: Land Use Master Plan and Zoning Data**, the total number of residential units within each of the development units will have a defined dwelling unit cap based on underlying zoning, in addition to the overall project cap of twelve thousand (12,000) units.

5.4.1.1 Single-Family Residential Development Standards

Single-family residential uses shall use the development standards of one of the zoning districts as shown on **Table 5.4.1.1.A: Single-Family Residential Development Standards**. For accessory building standards, see the associated design guidelines for each village.

Table 5.4.1.1.A: Single-Family Residential Development Standards															
Zoning District	Minimum Lot Size		Maximum Building Height Stories / Feet	Minimum Perimeter Street Landscape	Minimum End Tract Landscape Width	Minimum Primary Structure Setbacks									Maximum Lot Coverage
	Area (SF)	Width				Front				Side			Rear		
						Livable, Porch, Side Entry Garage or Casita	Garage Face to Street	Garage Face to Alley or Private Drive Without Driveway Parking	Garage Face to Alley or Private Drive With Driveway Parking (1)	Side	Total	Street Side	Front Loaded	Rear Loaded	
VRD-40															
Standards	40,000	120 FT	2 / 30	Local 10 FT, Collector 15 FT, Arterial 20 FT	13 FT Where a PUE is Provided, Otherwise 10 FT	10 FT	25 FT	NA	NA	10 FT	30 FT	15 FT	30 FT	NA	35%
VRD-35															
Standards	35,000	110 FT	2 / 30	Local 10 FT, Collector 15 FT, Arterial 20 FT	13 FT Where a PUE is Provided, Otherwise 10 FT	10 FT	25 FT	NA	NA	10 FT	30 FT	15 FT	25 FT	NA	35%
VRD-30															
Standards	30,000	100 FT	2 / 30	Local 10 FT, Collector 15 FT, Arterial 20 FT	13 FT Where a PUE is Provided, Otherwise 10 FT	10 FT	25 FT	NA	NA	8 FT	25 FT	15 FT	25 FT	NA	35%
VRD-24															
Standards	24,000	85 FT	2 / 30	Local 10 FT, Collector 15 FT, Arterial 20 FT	13 FT Where a PUE is Provided, Otherwise 10 FT	10 FT	25 FT	NA	NA	8 FT	25 FT	15 FT	25 FT	NA	35%
VRD-18															
Standards	18,000	75 FT	2 / 30	Local 10 FT, Collector 15 FT, Arterial 20 FT	13 FT Where a PUE is Provided, Otherwise 10 FT	10 FT	25 FT	NA	NA	8 FT	20 FT	15 FT	25 FT	NA	40%
VRD-12															
Standards	12,000	70 FT	2 / 30	Local 10 FT, Collector 15 FT, Arterial 20 FT	13 FT Where a PUE is Provided, Otherwise 10 FT	10 FT	20 FT	NA	NA	5 / 7 FT	12 FT	10 FT	20 FT	NA	45%
VRD-10															
Standards	10,000	60 FT	2 / 30	Local 10 FT, Collector 15 FT, Arterial 20 FT	13 FT Where a PUE is Provided, Otherwise 10 FT	10 FT	20 FT	NA	NA	5 FT	12 FT	10 FT	20 FT	NA	50%
VRD-8															
Standards	8,000	50 FT	2 / 30	Local 10 FT, Collector 15 FT, Arterial 20 FT	13 FT Where a PUE is Provided, Otherwise 10 FT	10 FT	20 FT	NA	NA	5 FT	10 FT	10 FT	15 FT	NA	50%
VRD-7															
Standards	7,000	45 FT	2 / 30	Local 10 FT, Collector 15 FT, Arterial 20 FT	13 FT Where a PUE is Provided, Otherwise 10 FT	10 FT	20 FT	NA	NA	5 FT	10 FT	10 FT	15 FT	NA	50%
VRD-6															
Standards	6,000	45 FT	2 / 30	Local 10 FT, Collector 15 FT, Arterial 20 FT	13 FT Where a PUE is Provided, Otherwise 10 FT	10 FT	20 FT	NA	18 FT	5 FT	10 FT	10 FT	15 FT	NA	55%
VRD-5															
Standards	5,000	40 FT	2 / 30	Local 10 FT, Collector 15 FT, Arterial 20 FT	13 FT Where a PUE is Provided, Otherwise 10 FT	10 FT	18 FT	NA	18 FT	5 FT	10 FT	10 FT	10 FT	NA	55%
VRD-4															
Standards	3,400	40 FT	2 / 30	Local 10 FT, Collector 15 FT, Arterial 20 FT	13 FT Where a PUE is Provided, Otherwise 10 FT	10 FT	18 FT	8 FT Min Where a PUE is Provided, Otherwise 3 FT Min	18 FT	0 FT	10 FT	10 FT	10 FT	5'	55%
VRA-4															
Standards	3,000	35 FT	2 / 36	Local 10 FT, Collector 15 FT, Arterial 20 FT	13 FT Where a PUE is Provided, Otherwise 10 FT	10 FT	18 FT	8 FT Min Where a PUE is Provided, Otherwise 3 FT Min	18 FT	0 FT	6 FT	10 FT	10 FT	5'	55%
VRD-3															
Standards	2,000	26 FT	2 / 36	Local 10 FT, Collector 15 FT, Arterial 20 FT	13 FT Where a PUE is Provided, Otherwise 10 FT	10 FT	18 FT	8 FT Min Where a PUE is Provided, Otherwise 3 FT Min	18 FT	3 FT	6 FT	10 FT	10 FT	5'	55%
VRA-3															
Standards	2,000	30 FT	3 / 42	Local 10 FT, Collector 15 FT, Arterial 20 FT	13 FT Where a PUE is Provided, Otherwise 10 FT	10 FT	18 FT	8 FT Min Where a PUE is Provided, Otherwise 3 FT Min	18 FT	0 FT	0 FT	10 FT	5 FT	5'	70%
VRA-2															
Standards	1,000	20 FT	3 / 45	Local 10 FT, Collector 15 FT, Arterial 20 FT	13 FT Where a PUE is Provided, Otherwise 10 FT	10 FT	18 FT	8 FT Min Where a PUE is Provided, Otherwise 3 FT Min	18 FT	0 FT	0 FT	5 FT	10 FT	5'	80%

(1) When driveway parking is provided, the driveway shall not measure less than the minimum stated above, from the face of garage to back of sidewalk, or curb where no sidewalk exists.

(2) When property is to be developed with a residential land use occurring within the V-MU or V-MUCC areas, the VRA-2, VRA-3, VRA-4, VRD-3 and VRD-4 Residential Development Standards apply.

The Zoning districts and their applicable development standards shown in **Table 5.4.1.1.B: White Peak Single-Family Residential Development Standards** reflect zoning districts in use prior to Vistancia North and Vistancia South merging both areas into the Vistancia master planned community that it is known as today. These zoning districts are prohibited from being selected or designated on parcels not developed on prior to May 6, 2012; however, they remain valid along with their applicable development standards for those previously developed parcels, and by extension the lots therein, which utilized the stated zoning on the Final Plat.

Table 5.4.1.1.B: White Peak Single-Family Residential Development Standards

Zoning District	Minimum Lot Size		Building Height Stories / Feet	Minimum Setbacks						Maximum Lot Coverage
	Area (SF)	Width		Front Livable, Porch or Side Entry Garage	Garage Face to Street	Side	Side Total	Street Side	Rear Setback	
WPD-10										
Standards	10,000	60 FT	2 / 30	10 FT	20 FT	7 FT	14 FT	10 FT	20 FT	50%
WPD-8										
Standards	8,000	50 FT	2 / 30	10 FT	20 FT	5 FT	10 FT	10 FT	15 FT	50%
WPD-6										
Standards	6,000	45 FT	2 / 30	10 FT	20 FT	5 FT	10 FT	10 FT	15 FT	55%

A. Single-Family General Property Development Standards

1. On any lot, no structure shall exceed three (3) feet in height above grade within the required front setback area with the exception of permitted accessory structures or courtyard walls.
2. Side lot lines shall be substantially at right angles or radial to street lines, except where other treatment can be justified.
3. All Flag Lots, except as provided under **Section 5.7: Vistancia Hillside Overlay District**, shall be subject to the following standards:
4. The access portion of the flag lot ("flagpole") must be under the same ownership as the flag portion.
 - a. Each flag lot shall have at least twenty (20) feet of street frontage and at least twenty (20) feet of width for the entire length of the flagpole.
 - b. The area of the flagpole portion of the flag lot shall not be included in the calculation of minimum lot area.
 - c. For flag lots, the Zoning Administrator shall determine which property line(s) shall constitute the front and rear lot lines for the purposes of compliance with yard and setback provisions of this Section.

- d. Flag lots shall have the street address clearly visible from the street to identify a dwelling that is set back from the street.
- e. The driveway providing access to the flag lot shall be placed as close as possible to an existing driveway on adjacent property.
- f. The number of flag lots shall be limited per parcel or subdivision pursuant to the following schedule. No more than two (2) flag lots may be contiguous.

Table 5.4.1.1.A.3: Maximum Number of Flag Lots	
Size of Subdivision or Minor Land Division	Maximum Number or Percentage (%) of Flag Lots
10 or fewer lots	1 lot
11–50	10%
50+	5%

B. Single-Family Property Development Standards for Permitted Accessory Buildings

1. Accessory buildings attached to the principal building shall be subject to all applicable development standards in Table 5.4.1.1.A: Single-Family Residential Development Standards that are applicable to the Principal building. Nothing herein is intended to relax the building code or other applicable standards unless stated otherwise within the associated design guidelines for each village.
2. When not part of the principal building, accessory casita, accessory building and accessory structures shall meet the standards found in the associated design guidelines for each.
3. No RV garages are permitted within Vistancia.
4. *Maximum Height.* The height of an accessory building shall not exceed twenty (20) feet in height except in other Vistancia zoning districts have a minimum lot sizes 18,000 square feet or greater. Where a property is located in a Vistancia zoning district with a minimum lot size of 18,000 square feet or greater, all accessory buildings shall have a maximum height of twenty-five (25) feet.
5. No accessory building shall be located in any front yard, unless otherwise allowed within the VPCD.
6. A detached accessory building, less than eight (8) feet in height and with a total floor area or projected roof area which does not exceed two hundred (200) square feet, may be located in the required side or rear yard adjacent to the property line provided the structure is not served by utilities and is screened from public view.
7. A detached accessory building between eight (8) and nine (9) feet in height or greater than two hundred (200) square feet in area, may be located a minimum of three (3) feet from the side or rear property line provided the structure is screened from public view.

8. Accessory buildings exceeding nine (9) feet in height and/or three hundred (300) square feet in area shall meet the required setbacks of the respective zoning district. Accessory buildings exceeding nine (9) feet in height and located along property lines abutting golf courses, water tanks, well sites, utility substations, water treatment plants and similar land uses as determined by the Zoning Administrator shall be allowed a three (3) foot side or rear setback provided that the height of the structure shall not exceed the height of the principal building.
9. Accessory buildings nine (9) feet in height or greater OR three hundred (300) square feet or greater shall conform to **Section 5.9 Architecture**.
10. All structures shall be located in accordance with any applicable City building and/or fire code.

C. Exceptions

1. Side yards, interior lots of record. On each lot or record, having a width of fifty (50) feet or less, the least side yard shall have a width not less than three (3) feet, and the other side yard shall have a width not less than seven (7) feet, and the aggregate width of both side yards shall be not less than ten (10) feet upon adoption of this Ordinance.
2. Detached guesthouses or servant's quarters. Detached guesthouses and servant's quarters are permitted in VRD-18 or greater districts; provided, however, that they shall conform to all yard requirements applicable to the accessory building.

5.4.1.2 Multi-Family Residential Development Standards

The intent of this Section is to fulfill the need for multi-family residences or attached single-family residences which are compatible with abutting character of the areas.

Multi-family residential uses shall use the development standards of one of the zoning districts as shown on **Table 5.4.1.2: Multi-Family Residential Development Standards**.

Table 5.4.1.2: Multi-Family Residential Development Standards												
Zoning District	Minimum Lot Size Square Feet	Building Height Feet	Minimum Setbacks									Maximum Lot Coverage
			Perimeter Street to Building	Minimum Perimeter Street Landscape Area To Wall	Minimum Landscape Area Between Building Alley or Private Drive	Perimeter Property Line to Side	Perimeter Property Line to Rear	Perimeter Property Line to Single-Family	Garage Face to Alley or Private Drive Without Driveway Parking	Garage Face to Alley or Private Drive With Driveway Parking	Distance Between Buildings	
VRMF-5												
Standards	43,560	30	Local 10 FT Collector 15 FT Arterial 15 FT	Local 10 FT Collector 15 FT Arterial 20 FT	3 FT	5 FT	8 FT	15 FT	3 FT	18 FT	10 FT	50%
VRMF-4												
Standards	43,560	36	Local 10 FT Collector 15 FT Arterial 15 FT	Local 10 FT Collector 15 FT Arterial 20 FT	8 FT	5 FT	8 FT	15 FT	0 FT	18 FT	8 FT	65%
VRMF-3												
Standards	43,560	48	Local 10 FT Collector 15 FT Arterial 15 FT	Local 10 FT Collector 15 FT Arterial 20 FT	15 FT	15 FT	15 FT	25 FT	0 FT	18 FT	20 FT	80%
VRMF-2 (Only Permitted Within V-MU)												
Standards	43,560	* 36 FT maximum height within the first 50 FT of the gross parcel boundary. Beyond the first 50 FT, an additional 2 FT of height for every 1 FT of additional horizontal separation is permitted, up to a maximum height of 54 FT. See Exhibit 5.4.2: Mixed-Use Building Height Setback Requirements	Local 10 FT Collector 10 FT Arterial 15 FT	Local 10 FT Collector 10 FT Arterial 15 FT	10 FT	15 FT	15 FT	25 FT	0 FT	18 FT	20 FT	None
VRMF-1 (Only Permitted Within V-MUCC)												
Standards	43,560	* 60 FT maximum height within the first 15 FT of the gross parcel boundary. Beyond the first 15 FT, an additional 2 FT of height for every 1 FT of additional horizontal separation is permitted, up to a maximum height of 85 FT. See Exhibit 5.4.2: Mixed-Use Building Height Setback Requirements	Local 10 FT Collector 10 FT Arterial 15 FT	Local 10 FT Collector 10 FT Arterial 15 FT	10 FT	15 FT	15 FT	25 FT	0 FT	18 FT	20 FT	None

5.4.2 Non-Residential and Mixed-Use Development Standards

The commercial and mixed-use districts planned for Vistancia 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 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 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 and mixed-use 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 residential dwelling units with surrounding land use support of light retail uses such as a dry-cleaning shop and coffee bistro.

Along the Loop 303 corridor, it is understood that freeway access will provide the ability to incorporate large scale commercial goods and services on a regional scale, which is more particularly discussed in **Section 5.4.3 Commercial Core**.

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, V-MU, and VCC-MU can be found in **Table 5.4.2: Non-Residential and Mixed-Use Development Standards**.

The regulatory commercial districts within Vistancia 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).
- **V-MUCC (Mixed-Use Commercial Core District)** – intended to accommodate higher intensity commercial, employment, and high density residential uses within the Urban Core of Vistancia.

Residential land use within the V-MU and V-MUCC districts shall conform to the development standards provided within **Section 5.4.1 Residential Development Standards**. Where conflicts occur, **Table 5.4.2: Non-Residential and Mixed-Use Development Standards** shall supersede, unless stated otherwise.

Table 5.4.2: Non-Residential and Mixed-Use Development Standards					
DEVELOPMENT STANDARD	V-NC	V-CC	V-MU (1)	V-MUCC (1)	
				Overlay Area 1 (4)	Overlay Area 2 (4)
Maximum Intensity (floor area ratio)	Non-Residential 0.25 FAR Office 0.25 FAR	Non-Residential 0.8 FAR Office 0.8 FAR	Non-Residential 1.0 FAR Office 2.0 FAR Mixed-Use 2.0 FAR	Non-Residential 2.0 FAR Office 2.0 FAR Mixed-Use 2.0 FAR	
Maximum Density	NA	Up to 25.0 DU/AC	Up to 28.0 DU/AC	Up to 75.0 DU/AC	
Maximum Lot Coverage	None	None	None	None	
Minimum Building Setback To Street (2)	Local Street 10 FT Collector Street 10 FT Arterial Street 15 FT	Local Street 10 FT Collector Street 10 FT Arterial Street 15 FT	Local Street 10 FT Collector Street 10 FT Arterial Street 15 FT	Local Street 10 FT Collector Street 10 FT Arterial Street 10 FT	
* Minimum Building 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 FT adjacent to non-residential use and multi-family (including attached housing) uses; 30 FT adjacent to traditional single family residential uses.	10 FT adjacent to non-residential use and multi-family (including attached housing) uses; 30 FT adjacent to traditional single family residential uses.	5 FT when adjacent to non-residential use and multi-family (including attached housing) uses; 35 FT adjacent to traditional single family residential uses.	10 FT when adjacent to non-residential use and multi-family (including attached housing) uses; 35 FT adjacent to traditional single family residential uses.	0 FT when adjacent to non-residential use and multi-family (including attached housing) uses; 35 FT adjacent to traditional single family residential uses.
* Minimum Building 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 FT adjacent to multi-family (including attached housing) uses; 30 FT adjacent to traditional single family residential uses.	10 FT adjacent to multi-family (including attached housing) uses; 30 FT adjacent to traditional single family residential uses.	10 FT when adjacent to multi-family (including attached housing) uses; 35 FT adjacent to traditional single family residential uses.	10 FT when adjacent to multi-family (including attached housing) uses; 35 FT adjacent to traditional single family residential uses.	0 FT when adjacent to multi-family (including attached housing) uses; 35 FT adjacent to traditional single family residential uses.
Maximum Building Height (defined from perimeter of designated combined commercial area under same ownership or platted on same map – not individual parcels or buildings) (3)	Maximum height of 2 stories or 36 FT.	Maximum height of 3 stories or 42 FT.	36 FT maximum height within the first 50 FT of the gross parcel boundary. Beyond the first 50 FT, an additional 2 FT of height for every 1 FT of additional horizontal separation is permitted, up to a maximum height of 74 FT. See Exhibit 5.4.2: Mixed-Use Building Height Setback Requirements Where multi-family development occurs, the maximum building height above shall supersede. Where single-family development occurs, the maximum building height shown on Table 5.4.1.1.A Single-Family Residential Development Standards shall supersede.	60 FT maximum height within the first 15 FT of the gross parcel boundary. Beyond the first 15 FT, an additional 2 FT of height for every 1 FT of additional horizontal separation is permitted, up to a maximum height of 120 FT. See Exhibit 5.4.2: Mixed-Use Building Height Setback Requirements . Where multi-family development occurs, the maximum building height above shall supersede. Where single-family development occurs, the maximum building height shown on Table 5.4.1.1.A Single-Family Residential Development Standards shall supersede.	
Land Use Composition	Land use composition shall focus on creating an integrated cohesive development, focusing on character and balance, to create a sense of place and successful composition of land uses				
Block Length	NA	NA	NA	Minimum: 100 FT Maximum (exterior blocks): 1,320 FT All other blocks: 700 FT	

(1) Residential land use within the V-MU and V-MUCC districts shall conform to the development standards provided within **Section 5.4.1 Residential Development Standards**. Where conflicts occur, **Table 5.4.2: Non-Residential and Mixed-Use Development Standards** shall supersede, unless stated otherwise.

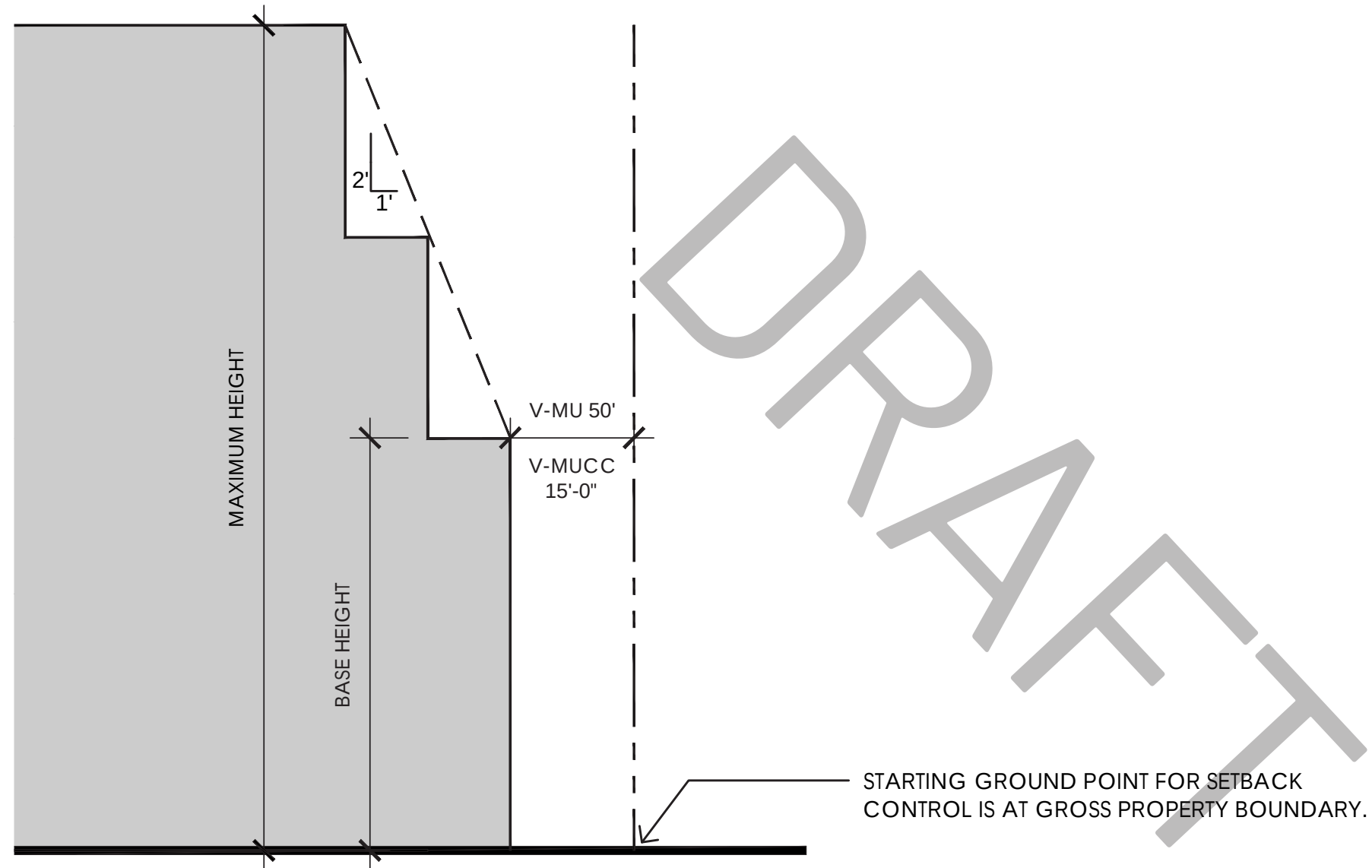
(2) Retail window, showcase, and architectural enhancements may extend two (2) feet within the building setback. Porches, stoops, balconies, and roof terraces may encroach into the building setback up to a maximum distance of eight (8) feet. Architectural arcades may penetrate the adjacent roadway right 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 to accommodate mechanical and electrical equipment screening.

(4) See **Exhibit 5.17.9 Commercial Core Overlay Area** for locations of overlay areas 1 and 2.

5.4.2.1 Mixed-Use Building Height Setback Requirements

A specific height overlay study has been conducted to analyze the impacts of increased height within Commercial Core. 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 to one hundred sixty-five (165) feet would not adversely affect the quality of life within Vistancia. Quality planning for transition of heights from single family uses to more dense residential and commercial uses is essential. To that effect, while the maximum height for mixed-use parcels East of El Mirage Road and North of Vistancia Boulevard is one hundred twenty (120) feet, a relationship between building height and proximity to El Mirage ROW is established. This height/setback relationship is described and depicted graphically in **Exhibit 5.4.2.1: Mixed-Use Building Height Setback Requirements**.



V-MU

36 FEET OF HEIGHT WITHIN THE FIRST 50 FEET OF THE GROSS PARCEL BOUNDARY. BEYOND THE FIRST 50', AN ADDITIONAL 2' OF HEIGHT FOR EVERY 1' OF ADDITIONAL HORIZONTAL SEPARATION IS PERMITTED, UP TO A MAXIMUM HEIGHT OF 74'.

V-MUCC

60 FEET OF HEIGHT WITHIN THE FIRST 15 FEET OF THE GROSS PARCEL BOUNDARY. BEYOND 60 FEET OF HEIGHT, AN ADDITIONAL 2 FEET OF HEIGHT FOR EVERY 1 FOOT OF ADDITIONAL HORIZONTAL SEPARATION IS PERMITTED, UP TO A MAXIMUM HEIGHT OF 120 FEET.

5.4.3 Commercial Core

5.4.3.1 Commercial Core Character Area

The Commercial Core within Vistancia is planned to be developed with a variety of uses. To ensure a cohesive and unified overall character, specific character areas are defined in **Exhibit 5.4.3.1: Commercial Core Character Areas**. The character areas provide an overarching description for the vision of each area. The character areas are shown on **Exhibit 5.4.3.1: Commercial Core Character Areas** and defined hereafter.

- A. Character Area 1.** This Character Area is characterized as primarily a neighborhood service destination. Programmed uses will support the existing neighborhood and supplement possible regional uses. The look and feel of this Character Area will focus on local placemaking and connectivity to the balance of the Commercial Core.
- B. Character Area 2.** *The look and feel of this Character Area will focus on the creation of a vibrant mixed-use community destination with multiple open spaces at differing scales. The parcel development will focus on an expansion of programmed uses that support the existing neighborhood and transition into a regional destination. This destination creates an amenity to attract future residential and employment supported uses such as office, hospitality, dining, shopping, entertainment, and fitness. Streetscapes and paseos will act as the connective tissue of this Character Area. Character Area 2 shall further comply with the Character Area 2 Supplemental Design Guidelines set forth below.*

1. Urban Form:

- a. Developments typically have smaller setbacks; buildings are closer to the street and parking is substantially provided in the rear and/or in smaller groupings distributed through the site.
- b. Utilize building placement, landscaping, and other design solutions to interrupt the visual impact of large expansive parking fields.

2. Open Spaces:

- a. Open spaces within the development should be pedestrian-friendly, provide a sense of safety and serve to activate the area.
- b. For projects that are ten (10) acres or more in size, or have one or more buildings that collectively exceed fifty thousand (50,000) square feet in size, the following shall apply:
 - i. Projects between ten (10) and fifteen (15) acres should feature at least one centralized activated open space, or a series of smaller connected spaces in the form of plazas, patios or similar spaces which are scaled with respect to the size and demand of the particular use.
 - ii. Projects above 15 acres in size shall have three or more active open spaces that are sized appropriately for the anticipated intensity of uses and interconnected through enhanced pedestrian walkways.

- iii. The design of each open space should consider how the area would be regularly programmed with events and activities. Activity generators for centralized open spaces may include, but are not limited to fountains, splash pads, game areas, outdoor seating, public art, and flexible event space.
 - iv. Identifiable architectural and thematic features should complement each other and collectively elevate the open spaces as a focal point.
 - v. Additional design considerations should include two or more of the following elements:
 - a.) Framing the area with outdoor seating or outdoor dining areas.
 - b.) Outdoor seating areas may be formal (e.g., furnishings) or informal (e.g., terraced lawn), and should be accompanied with strategically placed trash and recyclable receptacles for convenient use and easier maintenance.
 - c.) Shading elements such as shade trees or structured shade elements.
 - d.) Focal elements including but not limited to water feature, public art, or similar feature.
 - e.) Decorative lighting including but not limited to decorative string lights, pedestrian lighting, accent lights or similar feature.
 - f.) Special event spaces such as stages or opportunities for mobile vending areas
 - vi. Primary sidewalks or walkways adjacent to buildings should provide weather protection features such as awnings, arcades, or colonnades to the greatest extent feasible.
 - vii. Walkways shall be enhanced by special design features such as towers, arcades, porticos, pedestrian light features, bollards, planter walls, landscape and other architectural elements that define circulation ways and outdoor spaces.
 - viii. Pedestrian refuge areas should be equipped with seating, pedestrian-scale lighting and concentrated landscaping should be provided along sidewalks and walkways where appropriate.
 - ix. Pedestrian areas should include a variety of shading options such as tree groupings, trellises, canopies or awnings for sun protection and heat reduction.
 - x. Open space is visible from the many windows and doors of the surrounding buildings.
3. Site Layout and Orientation:
- a. The development shall be designed to facilitate the efficient use of energy through building orientation, window and door placement, landscaping, awnings, canopies, window treatment (e.g., glazing) and other appropriate design solutions.

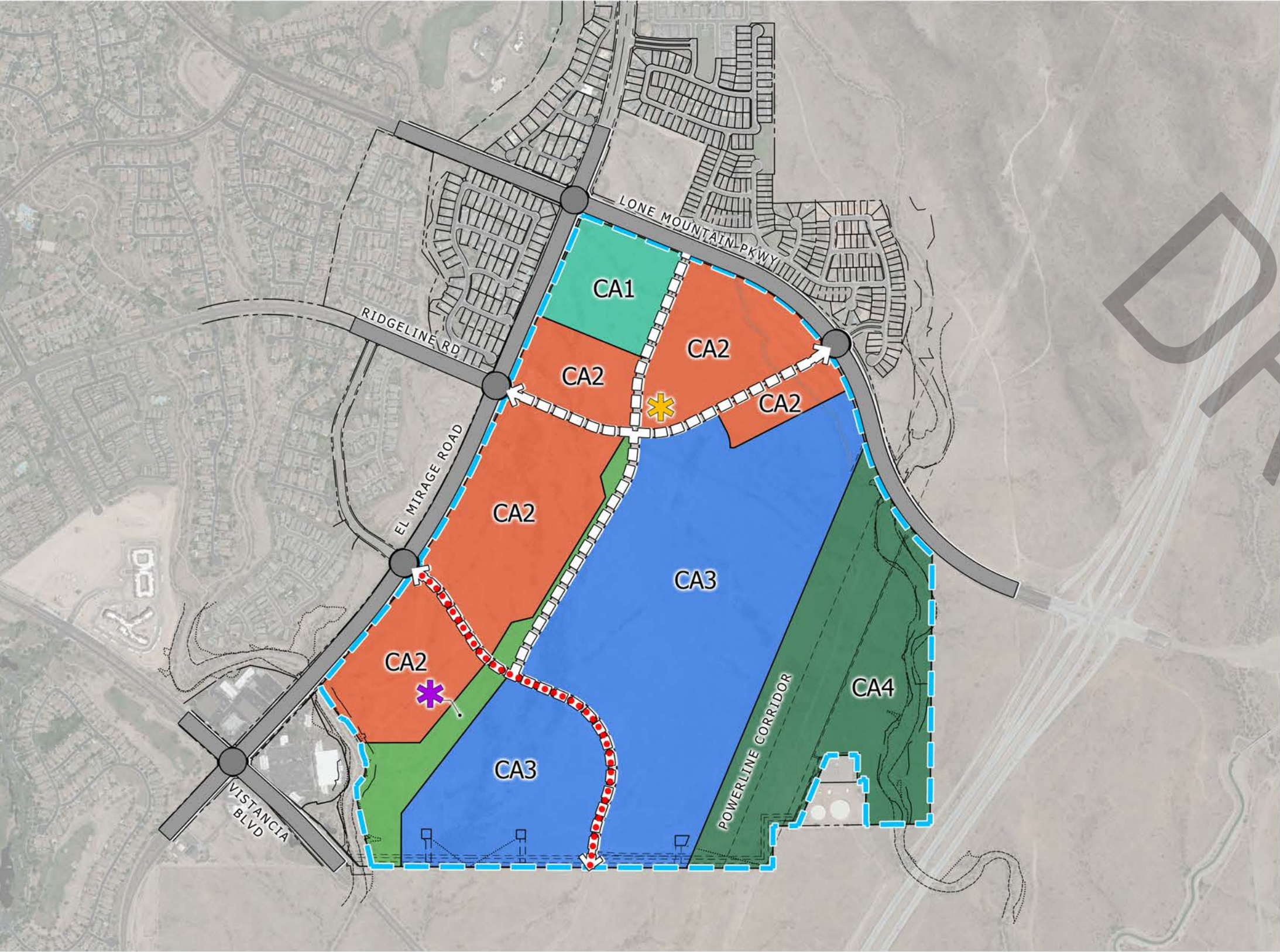
- b. Site design shall incorporate elements that enhance the pedestrian environment, such as features that reflect human scale. Opportunities to enhance the pedestrian experience include the use of covered walkways for shelter and shade, richness of materials, as well as pedestrian level lighting elements.
- c. Angled or sculpted building corners and/or an open plaza are encouraged at corner locations.
- d. In an effort to promote public safety, buildings should be sited to create high visibility to any building entry/exit areas.
- e. Buildings should be organized in an attempt to create open space that is reflective of the planned use or uses of the buildings, or to the patrons or tenants of the buildings, on sites exceeding two (2) buildings, or five (5) acres.

C. Character Area 3. *The look and feel of this Character Area will focus on the creation of parcels that continue to provide employment uses and supplementary uses that support the expanded employment opportunities, as well as ancillary uses. Open spaces shall be appropriately scaled and connect to the larger gesture of open spaces that organize the master planning of the entire Commercial Core.*

D. Character Area 4. *The look and feel of this Character Area will focus on the creation of parcels that support the mixed-use area and are appropriate to their proximity to the power line corridor. Open spaces shall be appropriately scaled and connect to the larger gesture of open spaces that organize the master planning of the entire Commercial Core.*

E. General Requirements for all Character Areas:

- 1. Building facades will present quality and detail to visually engage the pedestrian realm and create aesthetically pleasing edges to open spaces.
- 2. Permitted uses are outlined on **Table 5.3.2: Commercial and Mixed-Use Zoning Districts Permitted Uses**. All site planning efforts should enforce appropriately scaled placemaking and comply to the Vistancia Commercial



VISTANCIA
Planned Community District
**Commercial Core
Character Areas**

- LEGEND**
- CHARACTER AREA 1 (CA1)
 - CHARACTER AREA 2 (CA2)
 - CHARACTER AREA 3 (CA3)
 - CHARACTER AREA 4 (CA4)
 - LINEAR PARK
 - MINOR COLLECTOR
 - MAJOR ARTERIAL
 - SEWER LINE
 - PROPERTY LINE
 - INTERSECTION
 - CENTRAL PARK
 - THE COMMERCIAL CORE PARK/OPEN SPACE IS ANTICIPATED TO BE DEVELOPED OVER NUMEROUS, SEPARATE, SITE PLANS AND GENERALLY LOCATED BETWEEN CHARACTER AREAS 2 AND 3 IN A LINEAR FORM, PARALLEL WITH EL MIRAGE ROAD. APPROXIMATELY +/- 15 ACRES OF AREA "SPECIAL USE PARK" SHALL BE DEVELOPED AND MAINTAINED BY THE CITY OF PEORIA AT THE SOUTHWEST PORTION OF THE COMMERCIAL CORE PARK/OPEN SPACE AREA. THE PROGRAM OF THE COMMERCIAL CORE PARK/OPEN SPACE SHALL BE DEFINED AT THE TIME OF A SITE PLAN SUBMITTAL FOR A PARTICULAR AREA AND SHALL INCLUDE A PROGRAM COMMENSURATE WITH THE PROPOSED USE. ACTUAL LOCATION, SIZE, AND CONFIGURATION OF THE COMMERCIAL CORE PARK/OPEN SPACE SHALL BE ESTABLISHED AT THE TIME OF A SITE PLAN SUBMITTAL. THE POTENTIAL HIGH SCHOOL SITE IS CONTINGENT ON PUSD'S ABILITY TO CONSTRUCT. SEE **SECTION 4.3.6: PUBLIC/PRIVATE PARKS AND OPEN SPACE** FOR MORE INFORMATION ON "SPECIAL USE PARK".

AB LA

MARCH 2023

EXHIBIT 5.4.3.1: COMMERCIAL CORE
CHARACTER AREAS

5.4.3.2 Commercial Core Sustainability

The Commercial Core Development Standards of Vistancia, in alignment with the 2022 Sustainable Peoria Plan, establishes comprehensive development guidelines encompassing a diverse array of development standards. These standards include Sections for responsible site planning & stormwater management, landscape design, exterior lighting, architectural materials & color palettes, and sustainability guidelines and recommendations.

The approach to sustainable development on the site reflects the diverse social, economic, and environmental challenges unique to the stunning desert context. The sustainability guidance included below reinforces and promotes responsible long-term development for a sustainable future for both Vistancia and Peoria.

5.4.3.2.1 Commercial Core Sustainability - Site

- A. Sustainable site design in the Commercial Core of Vistancia respects the hydrological cycle and watersheds. The Commercial Core supports creative and innovative strategies for preserving watersheds, enhancing water quality, and decreasing the demand for potable water use for landscape irrigation.
- B. Site planning guidelines for the Commercial Core in Vistancia include encouraging enhanced open space at the master planning level, the use of Best Management Practices (BMPs) to protect ground water as part of a comprehensive storm water mitigation and management plan, and a sophisticated and comprehensive materials criterion including landscape materials and irrigation criteria.
- C. The LID, or Low Impact Development guidelines, have been integrated from the very beginning of the site planning process in Vistancia's commercial core. Civil, landscape, and architectural design are all informed by the implementation of Low Impact Design strategies planned for the site.
 - 1. Integration with Low Impact Development (LID) Standards in the Commercial Core include the following strategies:
 - a. Minimize the development impact on hydrology.
 - b. Maintain stormwater runoff rate and duration from site.
 - c. Integrated Best Management Practices throughout the site.
 - d. Implement pollution prevention, proper maintenance, and public education programs.
 - 2. Stormwater management may include both on-site retention and re-use, rainwater storage, and cisterns on-site.
 - 3. Permeable surfaces, high Solar Reflective Index (SRI) hardscape and roofing aids in mitigating the urban heat island effect.
 - 4. Covered parking, covered ride share areas, e-bikes, secure bike parking, and charging stations in covered ride share areas.

5. Bio-retention cells, stormwater retention, modified infrastructure, vegetation areas, recycled materials, and sustainable site furnishings.
 6. Create a shade-rich environment using pavilions, building overhangs, and a lush tree canopy.
 7. Control temperature across site with heat regulation strategies including cool paving.
 8. Capture wind flow across site in ground floor paseos and programmed open spaces.
 9. Expand habitat for pollinators and birds in conjunction with native plantings.
- D. Building placement on the site will enhance passive cooling strategies by promoting natural ventilation as well as providing areas shaded by future buildings. The commercial streets running East-West are oriented to minimize direct solar gain on the West and East facades, enhancing the pedestrian experience.
- E. The Commercial Core master plan also includes strategies for enhancing passive solar design. Design guidance may include shade studies and solar heat gain mitigation concepts for individual buildings including clerestory windows with light shelves, exterior sunshades, and canopies for the buildings, each individually designed specifically by solar orientation for mitigating the effects of direct solar gain.

5.4.3.2.2 Commercial Core Sustainability - Landscape

- A. Landscape design was integrated early in the planning of the Commercial Core with the inclusion of a central 'greenbelt,' as well as the selection of low water use trees, shrubs, and intermediate plantings selected to create inviting shaded outdoor spaces. Desert adapted species and water features with recycled reclaimed water may be incorporated, as well as provisions for structural shade features such as pavilions and ramadas for comfort throughout the site.
1. Site Furnishings:
 - a. Softscape surface treatments may include:
 - i. Decomposed Granite
 - ii. River Rock or other decorative materials
 - iii. Rip-Rap
 - b. Seat furnishings shall maintain the material concepts of the site with interactive compositions of metal, wood, and cast concrete. Preference will be given to locally sourced and recycled materials.
 - c. Bike Racks will be placed strategically in areas accessible to bike routes. They will be grouped to maintain visibility and reduce site clutter. Designed and intended to maintain overall landscape aesthetic.

2. Hardscape Materials. Rich and honest in materiality, the hardscape design creates layers of textures. The natural beauty of the material stands on its own. Sustainability of selected materials, including proximity to site, recycled content and reuse of existing materials take priority.
 - a. Cast Concrete. In its natural color or with integral warm-toned pigments. Surface treatments include exposed natural aggregates at various intensities to relate to our natural desert textures.
 - b. Permeable concrete pavers + GrassPave. Provide textural contrast, water collection and surface cooling. This texture difference adds an additional layer of pedestrian safety. All materials to be ADA compliant.
 - c. Stabilized Decomposed Granite. Provides a soft textured surface and a natural walking path surface.
 - d. Recycled + Reused Materials. The use of recycled materials and reuse of materials on-site is encouraged.
3. Site Walls:
 - a. Cast Concrete. Integral colored, cast-in-place concrete seat and retaining walls. Finishes vary from smooth form finish to rough board form finish.
 - b. Stone Walls. Stacked stone and stone veneer retaining and accent walls utilizing locally sourced stone materials when possible.
4. Site Lighting.
 - a. Exterior lighting is designed to provide adequate illumination for the safety and security of the general public, retail customers, visitors, and employees after dark. The site lighting design will achieve a comfortable, warm, and attractive environment. The color temperature and color rendition of the light sources add to the high quality of the lighting environment at night.
 - b. The illumination level is designed in accordance with the recommended practice standards of the Illuminating Engineering Society of North America (IESNA), complies with the Vistancia Commercial Core development standards.
 - c. Environmental Goals:
 - i. Avoid light trespass and glare for neighboring properties;
 - ii. Comply with light trespass recommendations;
 - iii. Lighting controls minimize energy use;
 - iv. Prevent Glare or high contrast by shielding light sources;
 - v. Warm color temperature to minimize impact to adjacent properties; and
 - vi. Comply with Dark-Sky Ordinances

5.4.3.2.3 Commercial Core Sustainability - Water

- A. In the Sonoran Desert, resilient and reliable access to clean potable water is a fundamental necessity for a thriving community.
- B. The community of Vistancia aspires to be a leader in water conservation and strategic water planning to ensure a sustainable water supply for future generations. In alignment with the Sustainable Peoria Plan commitment to continual planning and investment in water resources and distribution, the Commercial Core at Vistancia will be an exemplary model for development that protects, conserves, and captures & reclaims water onsite. Water stewardship is a community-wide endeavor, and we must work together to protect this critical resource.
- C. Water conservation measures in the Commercial Core of Vistancia will include provisions for achieving water savings through various measures including:
 - 1. High efficiency plumbing fixtures; including low water use flush and flow fixtures such as toilets, faucets, urinals, and water bottle filling stations.
 - 2. Smart irrigation systems with features such as ET based controller technology for specific irrigation application rates based on historical weather data, rain sensors, with the goal of minimizing the use of potable water for landscape areas.
 - 3. Xeriscape landscape design principals to minimize water consumption.
 - 4. The use of reclaimed water for landscape area irrigation
 - 5. Condensate collection and re-use in landscape or cooling tower makeup (or pools)
 - 6. The City of Peoria has demonstrated the ability to provide water for all current residents and businesses for at least the next 100 years. Currently all of Peoria's water comes from renewable sources like rivers, reclaimed water, and supplies previously stored underground. The City's water management approach aims to protect the local watershed and provide the highest quality water to its residents.
 - 7. The Vistancia Commercial Core master planning provides provisions to align with the City of Peoria's protection of the local watershed and promote sustainable growth with planning for future water use for all residents.
- D. Reclaimed Water
 - 1. Reclaimed water is wastewater that has been treated and disinfected so it can be safely reused. The Commercial Core 'greenbelt' may use the city's reclaimed water for landscape irrigation. Reclaimed water is currently in use for Vistancia's golf courses.
 - 2. A sustainable supply of reclaimed water can be used to recharge local groundwater, or better yet, to provide water for irrigating parks, golf courses, roadside landscaping, and other non-potable uses. As Vistancia's population grows, the opportunity to beneficially reuse reclaimed water will also increase. The key to maximizing this resource will be to have the proper infrastructure installed so the supply can meet the demand. Currently, the City of Peoria beneficially reuses nearly all (93%) of its reclaimed water. Peoria has set a goal to beneficially reuse 100% of all reclaimed water within city limits by 2035 and the Commercial Core at Vistancia supports the city's water conservation goals.

5.4.3.2.4 Commercial Core Sustainability - Energy

- A. The City of Peoria has adopted the 2018 International Energy Conservation Code (IECC) and energy saving provisions have been incorporated in the planning of the Commercial Core at Vistancia. Additionally, the Sustainable Peoria Plan includes provisions on energy conservation and high-performance building practices. Currently, most of Peoria's energy supply comes from non-renewable resources, creating air pollution and other environmental harm however the City of Peoria is committed to reducing energy consumption, promoting energy efficiency in new and existing buildings, and exploring clean renewable energy sources. Vistancia's Commercial Core, in conformance with the Sustainable Peoria Plan, will promote and encourage high-performance building practices.
- B. The adopted 2018 International Energy Conservation Code (IECC) proposes a variety of energy saving strategies including:
 - 1. Cool roofs with a solar reflectance index of 64 or more;
 - 2. Unobstructed residential rooftop solar-ready zones for future photovoltaic systems;
 - 3. Daylight-responsive controls for spaces containing more than 150 watts of general lighting within daylight zone;
 - 4. Efficient hot water distribution systems; and
 - 5. Energy systems commissioning where the total mechanical equipment cooling capacity is 40 tons or greater.
- C. The 2018 International Plumbing Code (IPC) and International Residential Code (IRC) contain provisions for:
 - 1. High efficiency plumbing fixtures and fittings.
- D. International Mechanical Code (IMC) and International Residential Code (IRC) contribute as well to the energy saving measures in the 2018 IECC:
 - 1. Bathroom exhaust fan controls;
 - 2. Prohibition of ductless kitchen recirculation range hoods;
 - 3. Balanced supply/return and exhaust ventilation systems; and
 - 4. Recirculating water pump system for evaporative cooling equipment
- E. On-site renewable energy may include rooftop mounted photovoltaics, solar trellis shade canopies, and building integrated photovoltaics.
- F. The master planning criteria for energy also includes planning for electrification with an increased electrical load capacity in the Commercial Core to allow for a planned substantial increase in electric vehicle charging spaces, the use of electric golf carts, electric bikes, and scooters.

5.4.3.2.5 Commercial Core Sustainability - Waste

- A. The planning for the Commercial Core of Vistancia promotes conservation of natural resources through sustainable materials management. Vistancia encourages all sectors of commercial development including manufacturers, retailers, and consumers to consciously reduce, reuse, and recycle waste.
- B. Construction waste diversion and recycling efforts during construction are encouraged for all new and major renovation projects in the Commercial Core. Waste diversion during construction leads to less construction waste, lowers building costs by implementing a reduction in materials purchasing, and increased waste diversion rates promote integrated construction teams, with vendors and subcontractors trained onsite in waste diversion methods and goals.
- C. Recycling and material reuse for Commercial Core tenants and building owners is encouraged, commercial buildings need to incorporate recycling collection areas on the building interior and pickup locations on the site during site planning. Building owners that provide the infrastructure for recycling and materials reuse promote future recycling as the Commercial Core expands and use increases over time.
- D. Multifamily projects or commercial projects, should provide equal volume for trash and recycling, at site level and for individual residential units, provide compactors for both trash and recycling.
- E. The proposed sustainability measures for the Commercial Core strengthen Vistancia as a community and provide a path towards a more resilient, sustainable community connected to surrounding industries and opportunities.

5.4.4 Special Uses Standards

There are several uses allowed within the Vistancia 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 an underlying Vistancia zoning district as determined, the development standards for each of the defined special uses located anywhere within Vistancia will be as noted in **Table 5.4.4: Special Use Development Standards**, which supersede those of the underlying zoning district for these special uses. If a special use development standard is not specifically addressed within **Table 5.4.4: Special Use Development Standards**, the standards of the underlying zoning district shall apply. The special use development standards are intended to address the anticipated impacts from these uses, as well as to provide development flexibility to accommodate them.

Table 5.4.4: Special Uses Development Standards

Special Uses	Applicable Zoning Districts	Building Height Stories / Feet	Perimeter Landscape Standards		Yard Regulations / Building Setbacks (in feet)					Lot Coverage
			Street	Side/ Rear	Front	Side			Rear	
						Min	Total	Street Side		
Recreation Center	All Districts	3 / 45	10 FT	10 FT	20 FT	10 FT	20 FT	10 FT	10 FT	60%
Golf Club	All Districts	2 / 36	20 FT	10 FT	20 FT	10 FT	20 FT	10'	10 FT	60%
Standards Golf Maintenance Facility	All Districts	1 / 25	20 FT	10 FT	20 FT	10 FT	20 FT	10'	20 FT	50%
Water Reclamation Facility	All Districts	1 / 36	20 FT	10 FT	20 FT	30 FT	30 FT	NA	30 FT	50%
Water Production and Storage	All Districts	1 / 25	20 FT	10 FT	10 FT	10 FT	20 FT	15'	20 FT	25%
Power Substation	All Districts	1 / 15	20 FT	10 FT	10 FT	10 FT	20 FT	15'	20 FT	25%
Solar Panel Energy Production	All Districts	1 / 15	20 FT	10 FT	10 FT	10 FT	20 FT	15'	20 FT	25%
Emergency Response Facilities	All Districts	2 / 40	20 FT	10 FT	25 FT	10 FT	20 FT	20'	10 FT	50%
Churches or similar places of worship	All Districts	2 / 36, except as otherwise noted in Peoria Zoning Ordinance	20 FT	10 FT	30 FT	15 FT	30 FT	20'	25 FT	40%

In addition to the special use development standards found in **Table 5.4.4: Special Use Development Standards**, there are also several restrictions regarding the uses. Those restrictions, by specific use, are as follows:

5.4.4.1 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 sixty-five (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 Zoning Administrator, through Application of a Temporary Use Permit in accordance with provisions provided with Section 21-310: Temporary Use Permits of Code.

5.4.4.2 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 sixty-five (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 Zoning Administrator, through Application of a Temporary Use Permit in accordance with provisions provided with Section 21-310: Temporary Use Permits of Code.

5.4.4.3 Golf Club 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 5:00 AM to 8:00 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.

5.4.4.4 Water Reclamation Facility

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

5.4.4.5 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.

5.4.4.6 Power Substation

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.

5.4.4.7 Emergency Response Facilities

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

5.4.4.8 Churches

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

5.5 Special Use Permits

The Special Use Permits allow for uses, which would otherwise be prohibited in the conventional zoning districts. These special uses usually do not conform to traditional use groupings, and because of their unique characteristics, and nature of operation, require specific safeguards or design constraint to be in place prior to their development. In addition, a special use shall be permitted only when adequate mitigation measures have been provided to eliminate or reduce any potential negative impacts the use may have on surrounding properties. A Special Use Permit is intended to provide a zoning overlay on conventional zoning districts for specific uses.

5.5.1 Uses Subject To A Special Use Permit

The following uses may be permitted as a special use in any zoning districts unless otherwise indicated in this Section.

- A. College or University Campus
- B. Commercial Radio and Television Transmission Tower, excluding wireless communication facilities.
- C. Outdoor Recreational/Entertainment, including Commercial Sporting Complex, Concert Facility, Stadium, Amusement Park, and similar uses. These uses shall be subject to the following additional requirements:
 - 1. *Access.* All access to the site shall be directly from an arterial street, and all points of ingress and egress shall be designed in order to minimize traffic congestion. Temporary traffic signals may be required as a condition for approval.
 - 2. *Queuing Space.* When necessary, sufficient off-street vehicular queuing space shall be provided at the entrance to accommodate vehicular traffic as determined by the City Engineer.
 - 3. *Building Setbacks.* Every building shall maintain a minimum of a fifty (50) feet setback from any street that provides access to the site. When uses abut any residentially zoned and developed properties, a minimum of a two hundred (200) foot setback is required.
 - 4. *Screening.* Planning Commission and/or the City Council may require additional landscaping and screening of the facilities in order to protect the nearby properties.

5. For Drive-in Theaters, any movie screen located within five hundred (500) feet from a street shall be placed and/or shielded so that the screen is not visible from such street.
- D. Public/Private Heliport, or Helistop and similar uses shall be subject to the following additional requirements:
 1. The applicants shall provide a copy of the Notification of Landing Area Proposal with the Federal Aviation Administration (FAA) and demonstrate compliance with all FAA's requirements.
 2. For Heliport proposals, development review will be based on analysis of general conformance with FAA regulations.
 3. As part of the Special Use Permit submittal, the applicant shall provide an airport environmental impact assessment to include, at a minimum, the noise, air quality, water, social and cultural impacts, and proposed mitigation measures to minimize such impacts.
- E. Religious Retreat Facility.
- F. Swap Meet and similar outdoor sales uses.
- G. Zoo

5.5.2 Special Use Permit Application Process

- A. Application
 1. An application for a Special Use Permit shall be submitted to the Planning and Community Development Department (Department) on an official application provided by the Department. Submittal requirements shall be as outlined in the Special Use Permit Process Guide provided by the Department.
- B. Application Review
 1. The Department shall review the application in accordance with provisions set forth in the Peoria Zoning Ordinance. City staff will provide an initial review of the proposal and will identify issues related to the overall project. Staff will then provide the applicant recommendations and comments on the initial concept of the proposal and the applicant shall revise the proposal accordingly prior to formal submittal of the application.
 2. After the submittal of the application, the Department will transmit the application to the applicable City Departments for formal review. The Department shall transmit all comments in writing to the applicant. The applicant shall then revise and resubmit the application materials that address all of the concerns and issues raised in the comments. Upon final submittal, the Department shall establish the hearing dates for the proposal and shall provide a written report with a recommendation to both the Planning and Zoning Commission and the City Council.

C. Public notice and hearing

1. The Special Use Permit serves as a zoning overlay, the public notice and hearing process shall be conducted in the same manner as set forth for rezoning in the Peoria Zoning Ordinance.

D. Site developments standards

1. The Planning Commission or the City Council may establish additional or more stringent standards to mitigate the negative impacts that the proposed special use may have on the surrounding areas. These standards may include but not be limited to the following:
 - a. Site coverage, structure height and setback requirement;
 - b. Screening;
 - c. Off-street parking and loading specifications and improvements;
 - d. On-site and off-site street and drainage improvements;
 - e. Traffic circulation to include point of vehicular ingress and egress;
 - f. Landscaping;
 - g. Control of noise, vibration, odor, emissions, hazardous materials and other potentially dangerous or objectionable elements;
 - h. Hours of operation;
 - i. Time limits within which the Special Use Permit shall cease to exist;
 - j. Storm run-offs and water conservation measures; and
 - k. Hazardous materials handling.

E. *Findings.* In considering an application for a Special Use Permit or an Appeal of a decision denying a Special Use Permit, the Planning and Zoning Commission and City Council shall base the decision on the following findings:

1. The proposed use is consistent with the goals, policies, objectives and future land use map of the Peoria General Plan and specific elements of the General Plan and any adopted Specific Plan applicable to the site where the proposed special use is located.
2. The proposed use is in compliance with documentation and recommendations provided by reviewing City Departments.
3. The proposed use is in compliance with all applicable City codes, standards and guidelines governing such use.
4. The proposed special use is adequately served by essential public services, such as streets, drainage facilities, fire protection, and public water and sewer.
5. The proposed special use is designed and landscaped to preserve the character of the neighborhood and that it will not discourage appropriate development or use of surrounding properties.
6. The proposed special use will not generate adverse impacts on adjoining properties and land uses.

7. The proposed special use will not be injurious to the public health, safety, and welfare of the community.
8. The Department shall not approve or recommend approval of any Special Use Permit unless the Department has received a Waiver of Proposition 207 from the Owner or Owners of the property that is the subject of the Special Use Permit or has determined that the absence of such a Waiver of Proposition 207 is consistent with the City's General Plan and Zoning goals and regulations.

5.5.3 Permit Limitations

- A. *Effective Date.* A Special Use Permit shall be in effect upon amendment to the City Zoning Map adopted by the City Council designating the approved use.
- B. *Expiration.* The expiration or termination of the Special Use Permit shall be in effect upon amendment to the City Zoning Map adopted by the City Council designating the approved use.
- C. *Modification:*
 1. The applicant to whom the Special Use Permit was granted may request a modification of the Permit in writing to the City of Peoria Planning and Community Development Department (Department) along with appropriate documents and fee.
 2. The Zoning Administrator or designee(s) shall determine whether or not the requested change(s) is a substantial modification or within the scope of the original Special Use Permit and whether or not the requested change(s) is consistent with the requirements set forth in this Section.
 3. The Zoning Administrator or designee(s) may approve the modification if the change(s) is insubstantial, is within the general purview of the original Special Use Permit and is consistent with the requirements set forth in this Section.
 4. If the requested change is substantial and is not within the general purview of the original Special Use Permit or is not consistent with the requirements set forth in this Section, then the matter shall be decided at a public hearing before both the Planning Commission and City Council. All public noticing procedures shall be given in the manner specified in the Peoria Zoning Ordinance.
- D. *Termination and Revocation:*
 1. There has been material noncompliance with any conditions prescribed in the Special Use Permit or the approved site plan.
 2. The use covered by the permit or the manner of conducting the operation is a safety hazard to nearby residents or anyone working in the vicinity, detrimental to adjacent properties, to the neighborhood, or to the general public welfare.
 3. The use is being conducted in violation of any provision of this Section, or any Federal, State, City, County, and other applicable regulations.

5.6 General Provisions

The purpose of the General Provisions is to set forth provisions that apply to all or various zoning districts. In the case of a conflict between provisions set forth in this Section and provisions for a specific zoning district, the stricter provision shall govern.

5.6.1 Use Restrictions

A. General Use Restrictions

1. *Principal uses.* Only those uses and groups of uses specifically designated as permitted principal uses in zoning district regulations shall be permitted as principal uses; all other uses shall be prohibited, except as otherwise provided in this Section.
2. *Conditional uses.* Certain specified uses designated as permitted conditional uses may be permitted as principal uses subject to special conditions of location, design, construction, operation, and maintenance hereinafter specified in this Section or imposed by the City during the development review and approval process.
3. *Accessory uses.* Uses normally accessory and incidental to permitted principal or conditional uses shall be permitted as hereinafter specified. No accessory use or structure shall be permitted in any zoning district until its principal use or structure is present or under construction with an approved building permit.
4. *Temporary uses.* Certain temporary uses may be permitted by temporary use permit, subject to such special conditions as the City may impose in accordance with provisions of this Section.
5. *Unspecified uses.* The schedule of use listings within each zoning district is intended to establish the character of uses to be permitted but may not include each and every allowable use. Unspecified uses may be permitted by the Community Development Director or designed thereof upon finding that such uses are similar in character to, and not typically more objectionable than, other uses specifically listed as permitted.

B. Restrictions On Occupation for Dwelling Purposes.

1. No cellar, garage, tent, basement with unfinished structure above, or accessory building shall at any time be used as a dwelling unit. This provision shall not apply to guest houses or to quarters for night watchmen where such are allowed.
2. No mobile home or recreational vehicle outside an approved mobile home or recreational vehicle development shall be used as a dwelling unit at any time in any zoning district.

C. General Yard and Setback Requirements

1. *Future Streets.* When future street lines have been officially established by the City Council, all required setbacks along said streets shall be measured from such street lines. For private streets or private access easements, setbacks shall be measured from the street easement or tract boundary.

2. *Separate Space Requirements.* No lot, yard, parking or loading area, building area, or other space nor any part thereof, that is required about, or in connection with, any building, shall be included as part of a yard, area, or space required for any other building.
3. *Sight Distance Triangles.* Sight distance triangles shall adhere to the provisions set forth in the Peoria Infrastructure Guidelines.
4. *Cooling Units and Similar Devices in Non-Residential Districts.* In non-residential zoning districts, compressor units, condensing units, cooling towers, evaporative condensers, and similar devices shall be located at a minimum distance of three (3) feet from any interior lot line, except as otherwise provided in this Section. Air conditioning units may be located entirely within a required side or rear yard provided such device conforms to the provisions of the Building Code.
5. Projections into required yards in all districts.
 - a. Awnings, canopies, standard balconies, open fire balconies, fire escape stairs, exterior stairs and other architectural embellishments shall not project or extend more than five (5) feet over any required yard and shall be no closer than two (2) feet to any lot line.
6. Projections into required yards in residential districts. In residential zoning districts, projections shall meet the following standards:
 - a. Any projection lying within three (3) feet of any lot line shall be subject to provisions of the International Residential Code (IRC) and shall be constructed with 1 Hour Protection as therein defined.
 - b. Window type refrigeration units not exceeding one and one-half (1.5) tons or a one and one-half (1.5) horsepower rating, suspended or roof evaporative coolers, and forced air furnaces shall not project or extend more than five (5) feet into any required yard and shall be no closer than two (2) feet from any lot line. Air conditioning units may be located entirely within a required side or rear yard provided such device conforms to the provisions of the City's Building Code.
 - c. Cornices, eaves, and other overhangs shall not project more than three (3) feet over any required yard and shall be no closer than two (2) feet to any lot line; however, any projection within three (3) feet of any lot line shall be subject to provisions of the International Residential Code (IRC), and thereby be constructed with 1 Hour Protection as therein defined.
 - d. Sills, leaders, belt courses, and similar ornamental features may project up to two (2) feet into any required yard provided that a minimum of five (5) feet remains in the side yard setback dimension.
 - e. Building projections, such as chimneys, pilasters, green house windows, vestibules, built-in bookshelf and entertainment center projections, and similar functional projections may project a maximum of four (4) feet into a required yard provided that a minimum of three (3) feet remains in the side yard setback dimension. The projection shall have a maximum width of twelve (12) feet, paralleling the nearest lot line.

- f. Terraces, patios, steps, or other similar un-roofed features not over three (3) feet in height above grade may project into any required yard provided that projections into required front yards shall not exceed ten (10) feet. Such projections shall be no closer than three (3) feet from any lot line.
- g. Arched masonry entry features may be constructed as part of a fence surrounding the front yard. Such features shall not exceed seven (7) feet in height and shall not exceed three (3) feet in width. Such features shall adhere to the side yard setbacks of the principal building. No more than one such feature shall be permitted on a given lot.
- h. A structure which is a primary front entryway or porch may extend into a required front yard setback a maximum of 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 fifty (50) percent of the total width of the primary structure.
- i. Approvals relating to a trellis or similar type lattice structure for the purpose of training vegetation shall be governed by the neighborhood Design Review Committee and enforced by the Village Homeowner Associations.

D. Height Exceptions

- 1. Church spires, belfries, cupolas, and domes not for human occupancy; monuments; water towers; and noncommercial radio or television antennas located in any zoning district may be erected to a height not exceeding one hundred (100) feet.
- 2. Height regulations established elsewhere in this Section shall not apply to the following when located in industrial districts: chimneys; smokestacks; derricks; conveyors; grain elevators; or similar structures wherein the industrial process involved customarily requires a height greater than otherwise permitted in this Section.
- 3. Religious institutions, schools, public buildings, and other similar public assembly uses may exceed the maximum height established by a particular zoning district, provided that the minimum front, side and rear setbacks shall be increased by one additional foot for each foot by which the height of the building exceeds the maximum building height.
- 4. 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 twenty-five (25) percent of the roof area of the structure.

E. Trash Enclosures

- 1. A permanent concealing enclosure for temporary storage of garbage, refuse, and other waste materials shall be provided for every use, other than single-family dwellings, in every zoning district. Such enclosures shall adhere to provisions set forth in the City's Infrastructure Development Guidelines as most recently amended.

5.6.1.1 Accessory Buildings And Uses

A. General Provisions

1. When attached to a principal building or connected to the principal building by a covered passageway, an accessory building shall be considered an integral part of the principal building for the purpose of determining building heights and setbacks.
2. No accessory building or use shall be constructed or established on a lot prior to the principal building or use being present.

B. Swimming Pools

1. Barriers and/or enclosures shall be provided for all swimming pools in accordance with **Chapter 18: Buildings and Building Regulations** of Code, and with any other applicable regulations.
2. Outdoor swimming pools, whether private, public, or commercial, shall not be located in any required front yard, and the water edge shall be a minimum of four (4) feet from the lot line.

C. Sport Courts

- D. All Sport Courts, including but not limited to the following, tennis courts, pickle ball, tetherball, volleyball, basketball, and other similar active recreational facilities, including the enclosure and lighting, may be built on a single-family lot as follows:

1. Sport courts shall not be permitted in a required front yard.
2. Sport courts without lighting shall be set back five (5) feet from all side and rear lot lines, measured from the edge of the playing surface.
3. Sport courts with lighting shall be set back twenty (20) feet from all side and rear lot lines, measured from the edge of the playing surface and the base of the lighting standard.
4. Outdoor lights shall not be operated between 10:00 PM and sunrise and shall be shielded in accordance with **Section 5.18.A: Lighting** of this Standards.
5. Sport courts shall be fenced with a vinyl netting or coated/painted chain link - type fence, with a maximum height of sixteen (16) feet, to prevent tennis balls from landing on adjacent properties.
6. Plans for the construction of a sport court shall be submitted to the Community Development Department for a determination of zoning compliance. Sport court plans shall include setback dimensions from all property lines and the location and height of any walls, fences, or lighting related to the sport court.

5.6.1.2 Performance Standards

All uses within the City shall conform to the performance standards set forth below, and shall be constructed, maintained, and operated so as not to be a nuisance or hazard to persons, animals, vegetation, or property located on adjacent or nearby properties or rights-of-way; or to interfere with the reasonable use or enjoyment of adjacent or nearby property by reason of noise, vibration, smoke, dust, or other particulate matter; toxic or noxious matters; odors, glare, heat or humidity; radiation, electromagnetic interference, fire or explosion hazard, liquid waste discharge or solid waste accumulation. Furthermore, no use shall be carried out as to create any nuisance or hazard which is in violation of any applicable Federal, State, or City laws.

- A. *Noise*. No use shall create sound which is in violation of **Chapter 13: Miscellaneous Provisions and Offense** of City Code or any other applicable regulations.
- B. *Vibrations*. No use shall create inherently and recurrently generated ground vibrations that are perceptible without instruments at any point at or beyond the property lines of the property on which the use is located.
- C. *Smoke, Dust, Dirt, or Other Particulate Matter*. No use shall allow the emission of smoke, dust, dirt, or other particulate matter which may cause damage to property or vegetation, discomfort or harm to persons or animals, or prevent the reasonable use and enjoyment of property and rights-of-way, at or beyond the property lines of the property on which the use is located. Furthermore, no use shall be carried out so as to allow the emission of any substances in violation of any Federal, State, or City laws or permits governing the emission of such substances.
- D. *Odors and Fumes*. No use shall be carried out so as to allow the emission of objectionable or offensive odors or fumes in such concentration as to be readily perceptible at any point at or beyond the boundary of the property.
- E. *Toxic or Noxious Matter*. No use shall be carried out so as to allow the discharge of any toxic or noxious matter in such concentration as to cause damage to property or vegetation, discomfort or harm to persons or animals, or prevent the reasonable use and enjoyment of property or rights-of-way, at or beyond the property line of the property on which the use is located; or to contaminate any public waters or any groundwater.
- F. *Fire and Explosion Hazards*. No use shall be carried out so as to create a fire or explosion hazard to adjacent or nearby property or rights-of-way, or any persons or property thereon. Furthermore, the storage, use, or production of flammable or explosive materials shall be in conformance with the provisions of the City Code, Chapter 9, "Fire Prevention and Protection," and with all other applicable regulations.
- G. *Liquid Waste*. No use shall be carried out so as to dispose of liquid waste of any type, quantity, or manner which is not in conformance with the provisions of the **City Code, Chapter 25, "Water, Sewers, and Sewage Disposal,"** and all other applicable regulations.

- H. *Solid Waste*. No use shall be carried out so as to allow the accumulation or disposal of solid waste which is not in conformance with **Chapter 22, "Solid Waste,"** of the City Code, or which would cause solid waste to be transferred in any manner to adjacent or nearby property or rights-of-way.
- I. *Electromagnetic Interference*. No use shall be carried out so as to create electromagnetic radiation which causes abnormal degradation of performance of any electromagnetic receptor of quality and proper design as defined by the principles and standards adopted by the Institute of Electrical and Electronics Engineers, or the Electronic Industries Association. Furthermore, no use shall be carried out so as to cause electromagnetic radiation which does not comply with the Federal Communications Commission regulations. Or which causes objectionable electromagnetic interference with normal radio or television reception.

5.6.1.3 Satellite Dish Antennae

A. Intent

1. The intent of the regulations set forth in this Section, "Satellite Dish Antennae," is to protect and promote the health, safety and welfare of the residents of the City of Peoria and the aesthetic quality of life as set forth in the goals, objectives, and policies of the Peoria General Plan, while at the same time not unduly restricting the placement of equipment and hence access to communications provided by Satellite Dish Antennae.

B. Definition

1. For purposes of this Section, a Satellite Dish Antenna shall mean a dish antenna that is usually a parabolic, spherical, conical, bowl, disc, or saucer -shaped accessory structure, which includes the main dish and covering, feedhorn, low noise amplifier, structural supports, and all other components thereof, for the purpose of transmitting and/or receiving communications via electromagnetic waves by line of sight with a geosynchronous orbiting satellite.

C. Applicability

1. These regulations shall apply to all satellite dish equipment situated in the City of Peoria except as may be otherwise provided in the Telecommunications Act of the Federal Communications Commission.

D. All Residential Zoning Districts

1. General

- a. A maximum of one (1) satellite dish shall be permitted on the premises of any one single-family residential lot.
- b. The satellite dish shall only be utilized for the personal enjoyment of the occupants of the dwelling unit.
- c. The satellite dish shall not be utilized for any commercial purpose.

2. Satellite dishes measuring twenty (20) inches or less in diameter may be mounted on the roof or side of the residence or accessory building, or on the ground, and shall be exempt from screening requirements.
3. Satellite equipment measuring more than twenty (20) inches shall be subject to the following:
 - a. Issuance of a Conditional Use Permit
 - b. Shall not be placed in front yards or corner side yards.
 - c. Shall be placed in rear or side yards only and shall be set back from the lot line by a distance equal to or greater than the diameter of the dish.
 - d. Shall be screened so as to not be visible from any public street or right-of-way, or from adjacent property.

E. Non-Residential Districts

F. Satellite dish equipment in non-residential zoning districts shall comply with the following requirements:

1. Satellite dish equipment in Non-Residential Districts shall be considered a permitted accessory use and subject to all provisions thereof, in accordance with **Section 5.4.2 Non-Residential and Mixed-Use Development Standards.**
2. Satellite dishes measuring twenty (20) inches or less in diameter may be mounted on the roof or side of a principal or accessory building or on the ground and shall be exempt from screening requirements.
3. Satellite dishes measuring twenty (20) inches or more shall be screened in a manner so as not to be visible from a public street, public right-of-way, or any adjacent property. All screening shall be consistent with provisions set forth in the City's Design Review Manual.

5.6.1.4 Miscellaneous Provisions

A. Unsuitable Site

1. If the City determines a site to be an "Unsuitable Site" for a given development, for reasons of flooding, concentrated runoff, inadequate drainage, adverse soil or rock formation, extreme topography, low percolation rate or bearing strength, erosion susceptibility, or any other adverse features, transfer of density shall be permitted in accordance with the density formula established in the Peoria General Plan.

B. Moving of Buildings

1. No building or structure which has been wholly or partially erected on any premises located within or outside the city, shall be moved to or be placed upon any other premises within the City until a permit for such removal and a zoning compliance certificate for such relocation shall have been issued by the Community Development Director or designee thereof.
2. Any such building or structure shall conform to all provisions of this Section in the same manner as any new building or structure.

3. No such building or structure shall be used or occupied until an occupancy permit shall have been issued as herein provided.
 4. The moving of any building or structure shall, furthermore, comply with requirements of the **City Code, Section 18-6: Standard Specifications for Public Works**.
- C. Dumping or Disposal
1. The use of land for the dumping of scrap iron, junk, garbage, rubbish or other refuse or of ashes, slag or other industrial wastes or by-products shall be prohibited in every zoning district, except as may be otherwise provided in this Section or other applicable regulations, and pursuant to provisions of the **City Code, Section 17: Nuisances**.
- D. Essential Services Permitted
1. Nothing in this Section shall prevent the location of a public utility facility for any essential services herein defined.
 2. Such facility shall adhere to all development standards, including but not limited to setback, height, and landscaping requirements, for the given zoning district.
- E. Lake Pleasant Parkway Corridor Specific Area Plan
1. All development located within the specified Lake Pleasant Parkway corridor shall conform to the Lake Pleasant Parkway Corridor Specific Area Plan.

5.6.1.5 Home Occupations

- A. General
1. A Home Occupation is an accessory use of the primary dwelling unit permitted either by-right or by conditional use permit.
 2. Home occupations are generally conducted and located such that the average neighbor, under normal circumstances, would not be aware of their existence.
 3. The home occupation is generally carried on by a member of a family, residing on the premises, and is clearly incidental to the use of the structure for dwelling purposes and does not change the exterior character of the premises in any way.
- B. Standards
- C. The standards set forth in this Section are intended to ensure compatibility of the Home Occupation use with the residential character of the neighborhood. The proposed use shall be clearly accessory or incidental to the residential use of the main building to qualify as a home occupation use under this Section.
1. *Home Occupation as Permitted Accessory Use.* A home occupation where permitted, except for Day Care Group Homes, shall be considered a permitted accessory use when it complies with the following regulations:

- a. Changes or alterations to the exterior of the building(s) that are inconsistent with the residential character of the building(s) or with the character of the surrounding area shall not be allowed. Such changes or alterations include, but are not limited to, construction of parking areas or garages at a scale exceeding the scale of such structures in the surrounding area.
 - b. Signs advertising a home occupation shall be strictly prohibited.
 - c. Exterior display or storage of materials or equipment, or any other exterior indication of the home occupation, shall be prohibited.
 - d. Emissions of noise, light, dust, gas, vibration, odor, smoke, or any other noxious matter emanating from the home occupation at a scale greater than that normally associated with the residential use shall be prohibited.
 - e. The home occupation shall not involve more than one (1) business caller or visitor at a time and not more than two (2) visitors per hour, nor commercial deliveries or outside services beyond those normal and incidental to the residential uses in the district.
 - f. The home occupation shall be conducted by a resident or residents of the dwelling unit only. No outside employees shall be employed at the site and not more than one (1) employee may report to the site for off-site employment.
 - g. No unusual load shall be placed on power, sewer, water, or other utilities as a result of the home occupation use.
 - h. External activity resulting from the home occupation shall be limited to the hours between 7:00 A.M. and 10:00 P.M.
 - i. Storage of commercial vehicles used in conjunction with the home occupation is not permitted on the home occupation site. Up to two (2) commercial vehicles may be parked on the home occupation site if these commercial vehicles are used for both business and personal needs. Commercial vehicles must be parked in accordance with **Section 5.16: Parking**.
 - j. All home occupations shall be subject to the standards contained herein and shall be approved by the City prior to the initiation of any business activity.
 - k. A valid City sales tax and/or business license shall be obtained for the home occupation use.
2. *Home Occupation as Conditional Use.* A Conditional Use Permit for a home occupation shall be required in cases where conditions may result in the following:
- a. The home occupation use requires or uses storage or space accessory to the principal residence, will utilize or require outdoor or open storage of materials or will require or result in the construction or installation of additional parking on-site.
 - b. The home occupation use will produce or make noticeable the appearance of a non-residential use or will cause the emission of noise, light, dust, gas, vibration, odor, smoke, or other noxious matter from the premise.

- c. The home occupation will have more than one (1) business caller or visitor at any one time, more than two (2) visitors per hour, or more than one (1) commercial delivery per business day.
 - d. Pedestrian or vehicular traffic will increase beyond what is considered normal and incidental to the zoning district in which the use is located.
 - e. An increased load will be placed on any of the power, water, sewer, or other utilities.
 - f. The home occupation use will require the services of a single employee or assistant who is not a resident of the household.
3. *Prohibited Home Occupations.* Home occupations expressly prohibited shall include, but not be limited to, the following:
- a. Personal service offices such as physicians, dentists, massage therapists, and barber and beauty shops
 - b. Animal services such as commercial stables, dog grooming, veterinary offices, hospitals, and kennels
 - c. Permanent real estate offices
 - d. Restaurants
 - e. Vehicle services such as repairing, painting, storage, washing, or sales, where vehicle is defined as any motorized or non-motorized means of transportation.
4. *Violations.* The City may deem any violation of the above conditions as just cause for the termination of the home occupation. In such cases, the City may issue a Cease-and-Desist Order, and, if the violation continues, file a criminal complaint in City Court.

5.6.1.6 Mobile Homes, Travel Trailers, House Trailers, And Recreational Vehicles

A. Special Permits.

1. The Planning and Community Development (Department) may issue special permits for temporary placement of travel trailer, house trailer, or mobile home construction field office for use by contractors during construction of a residential, commercial, or mixed-use development.
2. The unit shall be equipped with wheels that remain on the unit; however, the wheels may be blocked for stability.
3. Setbacks shall be subject to all regulations of the applicable zoning district.
4. No permanent room addition shall be attached to the unit, nor shall the unit be attached to any permanent structure.
5. The unit shall contain a water closet and lavatory connected with the City sewer, unless other acceptable sanitary provisions are made as set forth in the City Plumbing Code.
6. The unit shall comply with the Uniform Electrical Code and be connected with a minimum of one hundred (100) ampere service on a suitable temporary pole approved by the serving agent, observing all necessary wire clearances.

7. Permit shall be approved for one (1) year and may be granted for a longer period of time as determined by the Zoning Administrator or designee.
8. Any travel trailer, house trailer, or mobile home shall be removed prior to Certificate of Occupancy.

5.6.1.7 Group Homes, Day Care Group Homes, Group Care Facilities, And Community Residential Setting Facilities

A. Group Homes shall comply with the following:

1. The single-family residential character of the structure shall be maintained, and additions, alterations, modifications, or accessory uses shall be subject to the same requirements as individual single family detached dwelling units.
2. The applicant, owner, or proprietor shall file a Certificate of Registration with the Community Development Department, and the Community Development Director or designee, after ascertaining compliance with all applicable regulations, shall administratively approve the Certificate.
3. The property line of the lot on which the Home is located shall be a minimum of one thousand three hundred twenty (1,320) feet, measured in a straight line in any direction, from the property line of a lot where any other similar residential facility is located.
4. In the event that the appropriate State licensing agency revokes or terminates an applicant's license, the Certificate of Registration filed with the City shall be deemed to be revoked as of the date of said revocation or termination.

B. Day Care Group Homes with five (5) or more children shall comply with the following:

1. Provide evidence of certification by the Arizona Department of Health Services to the Community Development Department.
2. Provide no identification that is visible from a public street, by signage, graphics, display, or other visual means.
3. Provide a six (6) foot high solid (opaque) fence or wall between all outdoor play areas and adjacent properties.
4. To avoid any over concentration of group homes and similar facilities in a particular neighborhood, ensure adequate spacing between any existing and proposed facilities in accordance with the following:
 - a. Provide a separation by a distance of at least six hundred (600) feet measured along the right-of-way line on either street frontage; or
 - b. If significant physical features such as arterial streets, canals, parks, or similar features exist between the proposed facility and any other existing or proposed facility of a similar nature, then the Planning manager may determine that adequate spacing exists to meet the intent of the spacing requirements.

5. The Planning and Zoning Commission may waive the requirements of subsection (B) (4) (above) if sufficient mitigating measures are provided to eliminate potential adverse impacts on adjacent properties and to preserve the existing character of the residential neighborhood.
- C. Group Care Facilities and Community Residential Setting Facilities shall comply with the following:
1. Group Care Facilities and Community Residential Setting Facilities shall adhere to the following provisions:
 - a. All vehicular access to the facility shall be from arterial or collector streets.
 - b. The property line of the lot on which the Home is located shall be a minimum of one-thousand, three-hundred-twenty (1,320) feet, measured in a straight line in any direction from the property line of a lot where any other similar residential facility is located.
 - c. In the event that the appropriate State licensing agency revokes or terminates an applicant's license, the conditional use permit issued by the City shall be deemed to be revoked as of the date of the license revocation or termination.
 2. Group Care Facilities and Community Residential Setting Facilities located in Single Family Residential Districts, Multi-Family Residential Districts or Mixed-Use Districts shall comply with all provisions set forth above in **Section 5.6.1.7: Group Care, Day Care Group Homes, Group Care Facilities, And Community Residential Setting Facilities**, and the following provisions:
 - a. Provide no identification that is visible from a public street by signage, graphics, display, or other visual means.
 - b. Provide a six (6) foot high solid (opaque) fence or wall between all outdoor recreation areas and adjacent properties.

5.6.1.8 Wireless Communication Facilities

It is the intent of this Section to promote the use of appropriate wireless communication facilities while encouraging co-location and design techniques that minimize the impacts of such facilities on the community. Providers are encouraged to explore all co-location options, locations on existing municipal facilities or locations on existing vertical elements prior to the application for a new facility. Applicants are encouraged to explore all camouflaging and screening options available to reduce the visual and environmental impacts of such facilities to the community.

A wireless communication facility, as defined in **Section 1.4: Definitions**, shall be a permitted principal or permitted conditional use only in parcels zoned non-residential such as: Neighborhood Commercial (V-NC), Community Commercial (V- CC), Mixed-Use (V-MU) or Mixed-Use Commercial Core (V-MUCC) including Parks/Open Space and Public/Quasi Public Uses, subject to the limitations contained in this Section and as otherwise set forth in the Peoria City Code. All wireless facility

locations and designs must be approved by the Vistancia Homeowners Association, or Non-Residential Association and Vistancia Maintenance Corporation prior to submitting for permits and/or installation on any parcel within the Vistancia Community.

A. *General Requirements.* All wireless communication facilities (hereinafter referred to as facility) shall meet the following general requirements regardless of whether they are a permitted principal use or a permitted conditional use.

1. *Inventory of Existing Sites.* Each applicant for a facility shall provide to the City an inventory of its existing facilities or sites approved for facilities that are located either within the City of Peoria, City of Peoria planning area boundary or a county island within the City of Peoria. In addition to showing all existing and approved sites, inventories shall show all other wireless communications sites located within one mile of the proposed site, regardless of jurisdictional location. Each inventory shall include general information about the location, height, and design of each tower. The City may share such information with other applicants applying for administrative approvals or conditional use permits under this Section or other organizations seeking to locate antennas within the City; provided however, that the City is not, by sharing such information, in any way representing or warranting that such sites are available or suitable.
2. *State or Federal Requirements.* All facilities must meet or exceed current standards and regulations of the Federal Aviation Administration (FAA), the Federal Communications Commission (FCC), and any other agency of the state or federal government with the authority to regulate towers and antennas. If such standards and regulations are changed, then the owners of the towers and antennas governed by this Section shall bring such towers and antennas into compliance with such revised standards and regulations within six (6) months of the effective date of such standards and regulations, unless a different compliance schedule is mandated by the controlling state or federal agency. Failure to bring facilities and antennas into compliance with such revised standards and regulations shall constitute grounds for the removal of the tower or antenna at the owner's expense.
3. *Building Code Safety Standards.* To ensure the structural integrity of towers, the owner of a tower shall ensure that it is maintained in compliance with standards contained in applicable state or local building codes and the applicable standards for towers that are published by the Electronic Industries Association, as amended from time to time. If, upon inspection, the City concludes that a tower fails to comply with such codes and standards and constitutes a danger to persons or property, then upon notice being provided to the owner of the tower, the owner shall have thirty (30) days to bring such tower into compliance with such standards. Failure to bring such tower into compliance within said thirty (30) days shall constitute grounds for the removal of the tower or antenna at the owner's expense.

4. *Measurement.* For the purpose of determining separation distances, distances from property lines or districts, and setback distances, distance shall be measured from the closest portion of the pole to the property line, district or pole in question. Tower setbacks and separation distances shall be calculated and applied to facilities located in the City of Peoria, irrespective of municipal and county jurisdictional boundaries. Minimum setbacks for equipment panels shall conform with the International Building Code.
 5. *Franchises or licenses.* Owners and/or operators of wireless facilities shall certify that all franchises or licenses required by law for the construction and/or operation of a wireless communication system in the City of Peoria have been obtained and shall file a copy of all required franchises or licenses with the City.
 6. *Pre-existing towers.* Pre-existing towers shall be allowed to continue their usage as they presently exist. Routine maintenance (routine maintenance does not include replacement with a new tower of like construction and height) and construction related to the use of the pole for the purposes of adding additional carriers shall be permitted on such pre-existing towers. New construction, including replacement of an existing tower, other than routine maintenance on a pre-existing tower, shall comply with the requirements of this Section.
 7. *Rebuilding Damaged or Destroyed Nonconforming Towers or Antennas.* Notwithstanding this Section, bona fide nonconforming towers or antennas that are damaged or destroyed shall not be rebuilt without first obtaining administrative approval or a conditional use permit and meeting the separation requirements specified in this Section. The type, height, and location of the tower onsite shall be of the same type and intensity as the original facility approval. Building permits to rebuild the facility shall comply with the then applicable building codes and shall be obtained within 180 days from the date the facility is damaged or destroyed. If no permit is obtained, or if said permit expires, the tower or antenna shall be deemed abandoned as specified in this Section.
 8. *Abandonment of Towers or Facilities.* A facility shall be deemed abandoned when such facility is not in use for a period of twelve (12) consecutive months. The owner of the facility shall remove the same within ninety (90) days of receipt of notice from the City notifying the owner of such abandonment. Failure to remove an abandoned antenna or tower within said ninety (90) days shall be grounds to remove the tower or antenna at the owner's expense. If there are two or more users of a single tower, then this provision shall not become effective until all users cease using the tower.
- B. *Permitted Principal Use.* A wireless communication facility shall be a permitted principal use when the facility complies with the following minimum development standards:
1. The antennas or towers are located on: property owned or otherwise controlled by the City of Peoria, provided a license, lease or revocable permit authorizing such antenna or tower has been approved by the City Manager or his designee; property owned by a school

district and approved by the appropriate school board or their designee (for purposes of this Section, school district shall not include private schools or charter schools); an existing wireless communications facility; existing utility poles; or are located on existing poles within the existing walls of an electrical substation owned, leased or otherwise controlled by a public utility;

2. The facility is developed as an Alternative Tower Structure and meets all other provisions of this code;
3. The maximum height of a facility, except for rooftop or wall mounted facilities, facilities co-locating on an existing wireless communications facility, facilities locating on existing utility poles, or facilities locating on existing vertical structures on school or municipal property, is sixty-five (65) feet, provided however, if the facility is located within any residential district or within one hundred (100) feet of the property line of a residential use or district, the maximum height is fifty (50) feet;
4. An installation co-locating on an existing wireless communications facility may not increase the overall pole height by more than fifteen (15) feet, and the antennas shall not exceed a maximum height of eighty (80) feet or sixty-five (65) feet in any residential district. Installations co-locating on existing utility poles may increase the height of the pole by not more than fifteen (15) feet. Installations locating on existing vertical structures on school or municipal property shall follow the non-residential height requirements;
5. The facility replacing an existing pole on school or park grounds does not increase the original pole circumference by more than a 2:1 ratio;
6. Facilities located within a residential zoning district shall not have antennas other than panel antennas and/or whip antennas. Such facilities shall be allowed a single microwave dish not in excess of twenty-four (24) inches in diameter;
7. The pole shall be setback from all adjacent residential zoning districts or residential land use property lines a minimum of two hundred percent (200%) of the height of the tower or pole. The pole shall be setback from all non-residential zoning districts or non-residential property lines and all street property lines a minimum of one hundred and ten percent (110%) of the height of the tower or pole;
8. Facilities co-locating on utility poles, facilities within the right-of-way, or facilities located on school or City property, including supporting equipment and cabinets, shall not be required to meet the setbacks requirements set forth above;
9. The freestanding building or equipment structure contains four hundred and fifty (450) square feet or less of gross floor area and is twelve (12) feet or less in height, except when a facility utilizes co-location, the building or equipment structure may contain nine hundred (900) square feet or less of gross floor area. Where ground-mounted cabinets are utilized, they shall not exceed eight (8) feet in height or an area greater than two hundred and fifty (250) square feet;
10. The facility is screened in conformance with **Section 5.15: Screening** of this VPCD;

11. The rooftop or wall mounted facility is hidden from off-site views and shall be screened to the extent possible by screen walls and/or the building parapet;
 12. The colors and texture of the facility shall be compatible with the surrounding environment as determined by the City, except as otherwise required by the FAA;
 13. No commercial advertising or signage is allowed on site;
 14. The facility has at least one (1) parking space designed to City standards. This requirement includes maneuvering areas and access drives. This requirement may be waived when sufficient hard surfaced parking exists;
 15. The rooftop mounted facility is fifteen (15) feet or less in height as measured from the surrounding rooftop height to the top of all appurtenances;
 16. The wall mounted antennae are eight (8) feet or less in height. Wall mounted facilities shall be mounted so as not to extend above the roofline of the building and shall not project more than twelve (12) inches from the building face;
 17. The facility shall not be artificially lighted, unless required by the FAA or other applicable authority;
 18. The facility is not located within the Hillside Development Overlay District or within thirteen hundred and twenty (1,320) feet of a City or state designated historical site; and
 19. The minimum separation between facilities, except for approved alternative tower structures, rooftop or wall mounted facilities, facilities located within the industrial zoning districts, and facilities located on existing vertical structures on school or municipal property, is one thousand three hundred and twenty (1,320) feet.
- C. *Permitted Conditional Use.* A wireless communication facility which does not meet the conditions specified above for "Permitted Principal Use," of this Section, shall be a permitted conditional use and processed in accordance with **Section 21-321: Conditional Use Permits** of the Code. All permitted conditional uses shall meet the following minimum development standards:
1. The maximum height of the facility, except for rooftop or wall mounted facilities, facilities co-locating on an existing wireless communications facility, facilities locating on existing utility poles, or facilities located on existing vertical structures on school or municipal property, shall be eighty (80) feet, provided however, if the facility is located in any residential district or within seventy-five (75) feet of the property line of a residential use or district, the maximum height shall be sixty-five (65) feet;
 2. An installation co-locating on an existing facility shall not increase the overall pole height by more than fifteen (15) feet, and the antennas shall not exceed a maximum height of ninety-five (95) feet or sixty-five (65) feet in any residential district. Installations co-locating on existing utility poles may increase the height of the pole by not more than fifteen (15) feet. Installations locating on existing vertical structures on school or municipal property shall follow the non- residential height requirements;

3. The facility replacing an existing pole on school or park grounds does not increase the original pole circumference by more than is necessary to accommodate the additional structural requirements;
4. Such facilities located within a residential zoning district shall not have antennas other than panel antennas and/or whip antennas. Such facilities shall be allowed a single microwave dish not in excess of twenty-four (24) inches in diameter,
5. The pole shall be setback from all adjacent residential zoning district or residential land use property lines a minimum of one hundred and ten percent (110%) of the height of the tower or pole. The pole shall be setback from all nonresidential zoning district or non-residential property lines a minimum of five (5) feet and shall be setback from all street property lines equal to or greater than the building setback for the district in which the pole is located;
6. Facilities co-locating on utility poles, facilities within the right-of-way, or facilities located on school or City property shall not be required to meet the setbacks requirements set forth above;
7. The facility shall be screened in conformance with **Section 5.15 Screening** of this VPCD.
8. A rooftop or wall mounted facility shall be hidden from off-site views and shall be screened to the extent possible by screen walls and/or the building parapet;
9. The colors and texture of the facility shall be compatible with the surrounding environment as determined by the City, except as otherwise required by the FAA;
10. No commercial advertising or signage shall be allowed on-site;
11. A facility shall have at least one (1) parking space designed to City standards. This requirement shall also include maneuvering areas and access drives. This requirement shall be waived when sufficient hard surfaced parking exists;
12. A rooftop mounted facility shall be twenty-five (25) feet or less in height as measured from the surrounding rooftop height to the top of all appurtenances;
13. A wall mounted facility shall be twelve (12) feet or less in height. Wall mounted facilities shall be mounted so as not to extend above the roofline of the building and shall not project more than twelve (12) inches from the building face;
14. The facility shall not be artificially lighted, unless required by the FAA or other applicable authority;
15. A facility may not be allowed within the Hillside Development Overlay District or within thirteen hundred and twenty (1,320) feet of a City or state designated historical site; and
16. The minimum separation between facilities, except for approved alternative tower structures, rooftop or wall mounted facilities, facilities located within the industrial zoning districts, and facilities locating on existing vertical structures on school or municipal property, shall be one thousand (1,000) feet, unless otherwise approved by the City Council.

5.7 Vistancia Hillside Overlay District

The purpose of this Section is to establish regulations which recognize that development of land in hillside areas involves special considerations which result from the slope of the land. These considerations include, but are not limited to, increased hazards to development from rock falls, storm water runoff, geologic hazards, increased limitations on vehicular travel, and increased difficulties in providing public services. In addition, steeply sloped lands introduce design limitations to roadways, cuts and fills, and building sites.

The Vistancia Hillside Overlay District (or "Hillside Overlay District") is an overlay district that applies to all parcels north of the Central Arizona Project (CAP) Canal, except for the following:

- A. Clementine Mine area (See **Exhibit 5.7: Clementine Mine Desert Lands Conservation Overlay/Hillside Overlay District Exemption Area**); and
- B. Parcels with less than five (5) gross acres in size and more than fifty percent (50%) of the gross area of the parcel having a slope of ten (10) percent or greater.

For those parcels not having fifty (50) percent or greater of the gross parcel area within a Hillside Overlay District, or for those parcels in excess of five (5) gross acres in size, the requirements of the Vistancia Hillside Overlay District shall be applied only to that portion of the lot containing slopes of ten (10) percent or greater.

Where multiple slope categories (as defined below) exist within a parcel, requirements for the category that is found to be of the greatest percentage shall apply to the applicable hillside area(s). Commercial, Office, Industrial and Resort Developments north of the CAP shall comply with all applicable provisions of the Vistancia Hillside Overlay District. There may be instances where custom lots are within a development parcel that has met some or all of the provisions of this Hillside Overlay District. In those instances, custom lots shall not be subject to those provisions that have already been met at the development parcel level. All other provisions that have not been met shall apply. The provisions of this Section may not be modified, except as expressly provided within this Section.

Conservation features identified in **Section 5.8: Vistancia Desert Lands Conservation Overlay**, as amended herein, shall be preserved in accordance with that Section.



Picture 'A'



Picture 'B'



Picture 'F'



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

LEGEND

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



Picture 'C'



Picture 'G'



Picture 'D'



Picture 'H'



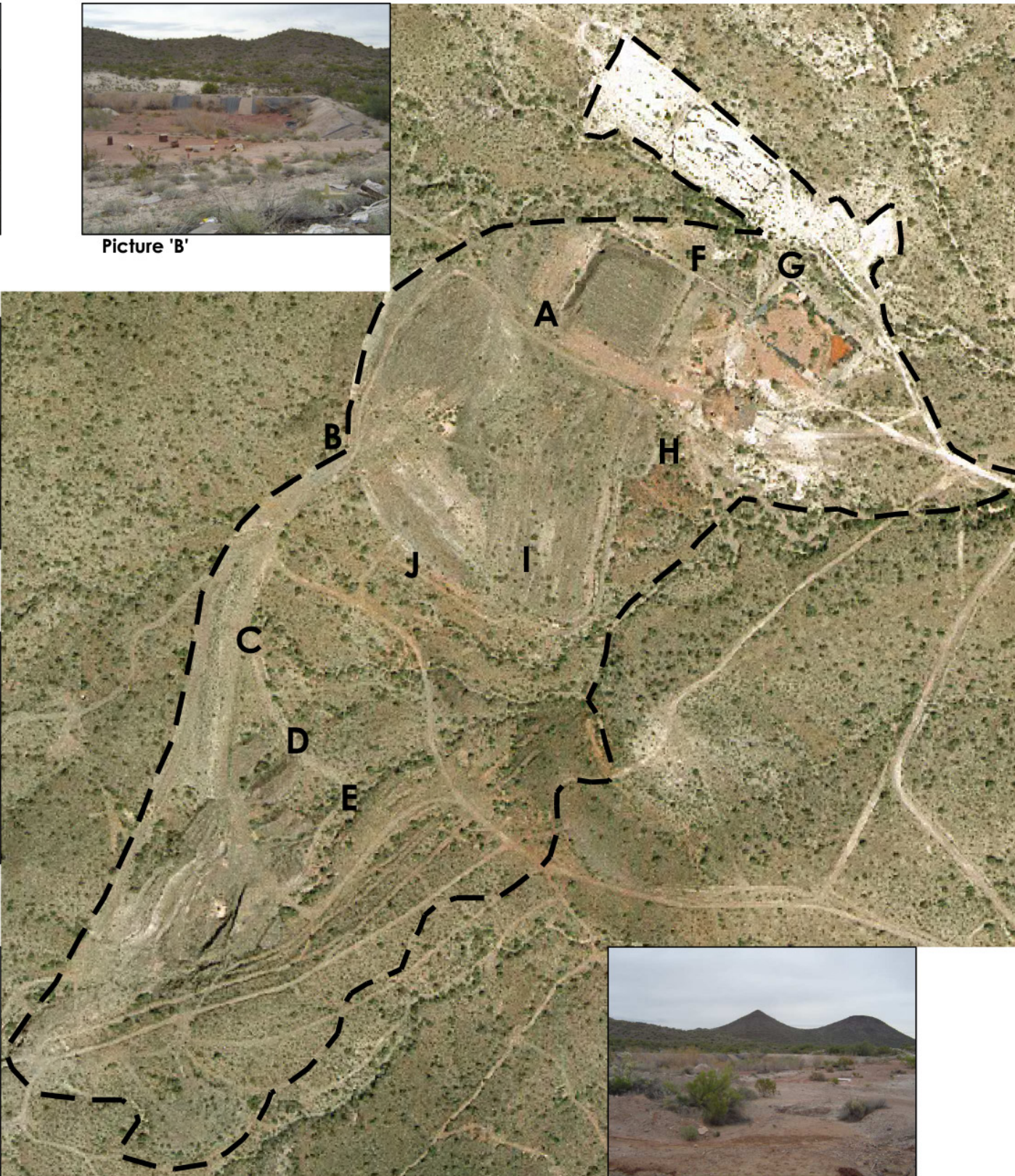
Picture 'E'



Picture 'I'



Picture 'J'



PROPOSED EXEMPT AREA
N.T.S.

AB LA

March 2023

Exhibit 5.7 Clementine Mine Desert
Lands Conservation Overlay/Hillside
Development & Overlay District
Exemption Area

1" = 200' 0' 200' 400' 600'



5.7.1 Density and Slope Categories

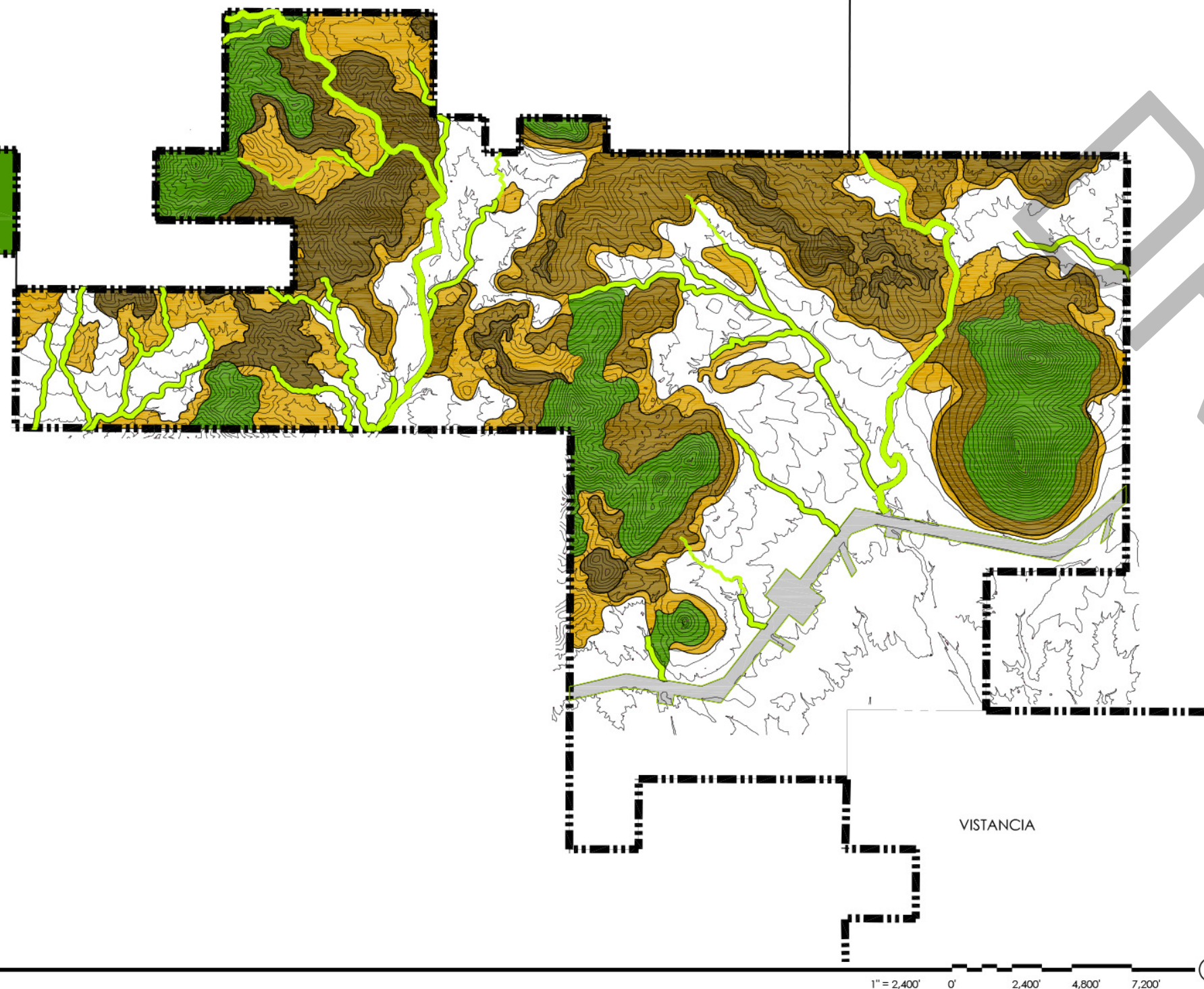
- A. The maximum number of residential lots or units permitted within Hillside Overlay District development areas shall be as set forth in **Table 4.3.B: Land Use Master Plan and Zoning Data**, which establishes the maximum dwelling units permitted for each Village and **Table 5.3.B: Permitted Base Zoning Districts**, which identifies permitted densities per zoning district;
1. The following slope categories are based on landform characteristics and the ability for development to occur in these areas.
- Landforms of less than ten (10) percent are identified as Flatlands and are not subject to these Hillside regulations.
 - Landforms having slopes over ten (10) percent up to fifteen (15) percent are identified as Lower Transitional Lands.
 - Landforms containing slopes over fifteen (15) percent up to twenty-five (25) percent are identified as Upper Transitional Lands.
 - Areas with slopes over twenty-five (25) percent are identified as Uplands.
 - Within the Uplands are areas with slopes that are extremely rugged in terrain, offer very limited development opportunities, and/or contain land features specific upon themselves. See **Exhibit 5.7.1: Landform & Minimum Open Space Designation Plan**.
 - Each landform category contains specific development parameters that will serve as tool for the Vistancia Developer (or parcel developer) and the City during the development process.

TABLE 5.7.1: DENSITY ALLOCATION

Slope of Land	Maximum Number of Lots Per Gross Acre
10% to 15% (Lower Transitional)	See Table 4.3.B: Land Use Master Plan and Zoning Data and Table 5.3.B: Permitted Base Zoning Districts
Over 15% to 25% (Upper Transitional)	
Over 25% (Uplands)	

Planned Community District Landform & Minimum Open Space Designation Plan

OPEN SPACE TYPES	% of Slope	Total Acres
Lower Transitional Lands	10 - 15%	543.6
Upper Transitional Lands	15 - 25%	636.7
Uplands	25%+	344.7
CAP	na	na
Drainage / 404 / Open Space Corridors	na	207.0
Designated Open Space (DOS)	na	900.0

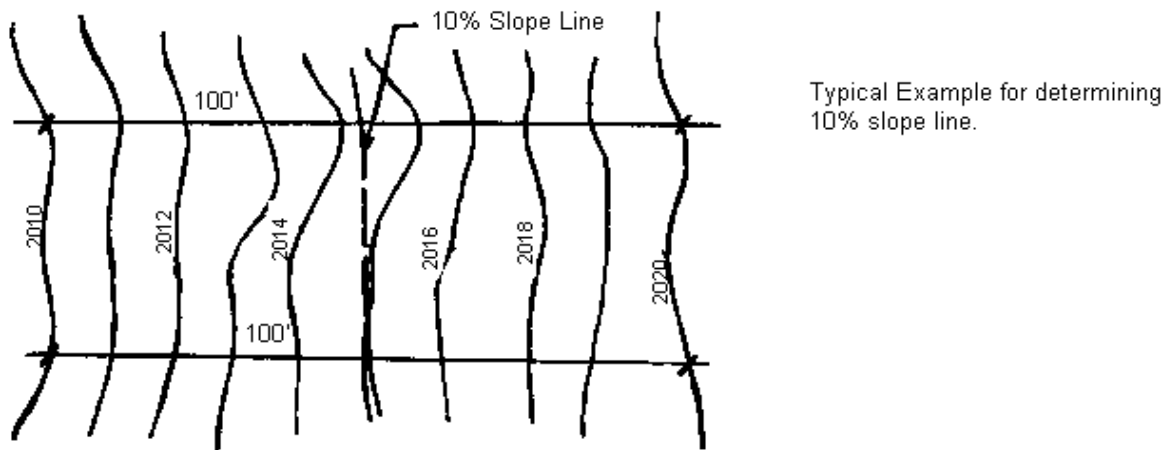
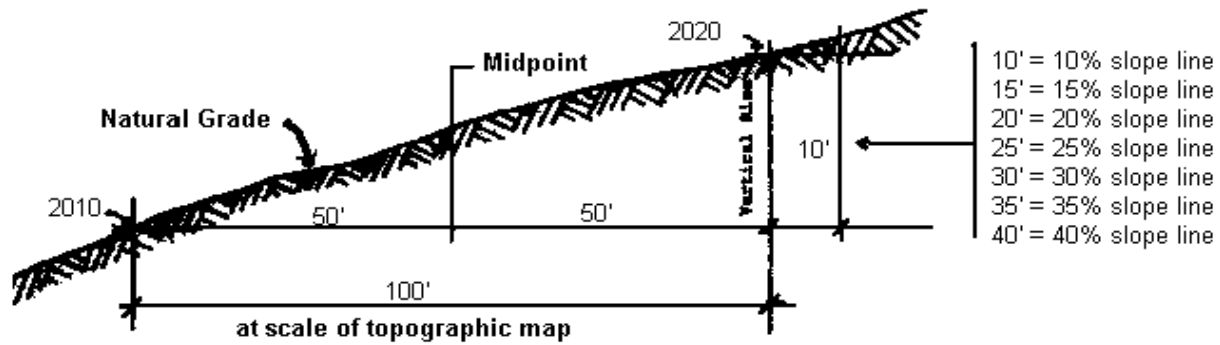


5.7.2 Slope Determination

- A. A Slope Category Determination Study shall be required by the Planning and Community Development (Department) prior to the initiation of any Site Disturbance Activities for all land located within the Hillside District Overlay and shall be prepared pursuant to the requirements of this Section.
- B. A property owner subject to **Section 5.7.2.A: Slope Determination** shall prepare a Slope Category Determination Study (or "Slope Analysis") utilizing one (1) of the two (2) methodologies outlined in this Section. A property owner or authorized agent shall submit to the Department a Slope Category Determination Study pursuant to this Section, or request for a waiver from such, as follows:
 - 1. Simultaneously with a rezoning application;
 - 2. If a rezoning action is not required, simultaneously with a preliminary plat or site plan; or
 - 3. If a rezoning, plat, site plan, or minor land division is not required, prior to the issuance of any building permit or site grading permit.
- C. Applicants seeking a waiver from the provisions of this Section may request a waiver of the requirements for a Slope Category Determination Study from the Zoning Administrator. A written waiver request shall be submitted to the Zoning Administrator with an explanation of why a waiver is warranted and shall include such supporting materials as site photographs, site specific topography information and all other such information which may provide information on the request.
 - 1. The Zoning Administrator may approve or deny an application as submitted or may request additional information if necessary.
 - 2. It shall be the sole burden of the applicant requesting such a waiver to show that the subject property does not qualify as a Hillside Overlay District property under this Section.
 - 3. The Zoning Administrator may grant the requested waiver upon a finding that reasonable evidence exists that the subject site does not contain a potential slope area that would qualify as a Hillside Overlay District property.
 - 4. Appeals from the Zoning Administrator decision pursuant to this paragraph may be appealed to the Hillside Hearing Officer subject to the process and requirements outlined within the Peoria Zoning Ordinance.
- D. Applicants may prepare a Slope Category Determination Study utilizing a methodology differing from those outlined in this Section, if acceptable to the Zoning Administrator .
 - 1. Applicants seeking to utilize an alternative methodology shall provide both a written explanation of the proposed alternative methodology and a graphical example of its use.
 - 2. If, upon review of the proposed alternative Slope Category Determination Study by the Zoning Administrator, the slope analysis is not acceptable, the applicant shall utilize one of the adopted methodologies contained herein.

3. Appeals from the Zoning Administrator decision pursuant to this paragraph may be heard by the Hillside Hearing Officer subject to the process and requirements outlined within the Peoria Zoning Ordinance.
- E. To determine parcel density and the location and extent of slope categories, carry out one of the following procedures:
 1. Manual Slope Determination Method:
 - a. Utilize a topographic map at a scale of two hundred (200) feet or less to the inch and with contours shown at two (2) foot intervals.
 - i. Applicant may utilize maps containing contours at five (5) foot intervals for grades of more than twenty (20) percent.
 - ii. All contour lines shall be extended onto adjacent properties to a distance that establishes the overall slope of the land but in no case shall they be extended less than fifty (50) feet onto the adjacent properties.
 - b. The Hillside Overlay District shall commence at the midpoint of the one hundred (100) foot horizontal dimensions used to determine the slope as illustrated by **Figure 5.7.2.E.1: Manual Slope Determination Method**, attached hereto and by this reference made a part hereof.
 - i. The one hundred (100) foot slope determination lines shall be located perpendicular to the site or property contour bands.
 - ii. Those properties containing multiple slope planes should provide slope information for all such planes.
 - c. To determine those locations where slopes of ten percent (10%), fifteen percent (15%), twenty (20) percent, twenty-five (25) percent, thirty (30) percent, and thirty-five (35) percent begin by the application of one hundred (100) foot straight lines that fall within each category. The one hundred (100) foot slope determination lines shall be extended onto adjacent properties to a distance that establishes the overall slope of the land but in no case shall they be extended less than fifty (50) feet onto the adjacent properties.
 - d. Connect the midpoints of each series of one hundred (100) foot lines of the same slope category to establish the limits of that slope category.
 - e. Measure the areas resulting between each series of straight lines to determine the areas in each slope category.

Figure 5.7.2.E.1: Manual Slope Determination Method



2. Computer Generated Slope Determination Method:

- a. Utilize digital topographic information with contours shown at a maximum of two (2) foot intervals, except as established herein. Areas known or shown to contain slopes of more than twenty (20) percent may utilize digital topographic information with contours shown at five (5) foot intervals.
- b. Utilizing a slope generating software application, slope categories shall be determined utilizing the slope categories established in **Section 5.7.1 Density and Slope Categories**.
- c. Computer generated slope analyses shall be prepared utilizing the following modeling parameters:
 - d. Maximum two (2) foot slope contour intervals for slopes less than twenty (20) percent;
 - e. Maximum five (5) foot slope contour intervals for slopes more than twenty (20) percent;
 - f. The slope analysis shall utilize the above noted slope contour intervals through the modeling basis of grid evaluation to determine slope facets or contours;
 - g. The analysis shall utilize a twenty-five (25) foot grid system.

- h. All data generated through the use of a computer-generated slope determination shall be presented in both chart and graphical formats. Graphical slope information shall be presented in a clear and easily understandable format.
- i. The final map shall be plotted at 1" = 200' and submitted to the Zoning Administrator for review.
 - i. If the Zoning Administrator finds the analysis acceptable, the final slope determination map shall be approved.
 - ii. The Zoning Administrator may reject the analysis and require correction(s) to the digitized slope category lines to more accurately reflect the generalized slope conditions of the property or other revisions necessary to ensure compliance with this Section.
 - iii. Appeals from the decision of the Zoning Administrator may be filed for disposition by the hillside hearing officer pursuant subject to the process and requirements outlined within the Peoria Zoning Ordinance.
- 3. The Final Slope Category Map resulting from either **Section 5.7.2.E.1 Slope Determination Method** or **Section 5.7.2.E.2: Slope Determination Method** shall be utilized in determining allowable densities, lot area, lot disturbance and lot coverage requirements. Preliminary Plats or Site Plans shall reflect proposed disturbance/coverage envelopes for each lot and shall contain tabular information necessary to determine compliance with this Section.

5.7.3 General Provisions for Hillside Construction

- A. No residential lot within the Vistancia Hillside Overlay District shall have a front lot width less than the zoning district allows.
 - 1. The front lot width of all flag lots located within the Vistancia Hillside Overlay District shall be measured from the point at which the drive access intersects with the main body of the lot or at a point not to exceed two hundred and fifty (250) feet from the front lot line of the flag lot.
- B. Building setbacks shall be as required by the zoning district.
- C. All development parcels and custom lots shall conform to the disturbance and open space requirements of **Table 5.7.5: Disturbed Areas and Hillside Open Space**.
 - 1. Individual lots in a subdivision that has already met the open space requirements of **Table 5.7.5: Disturbed Areas and Hillside Open Space** shall not be required to provide additional open space.
 - 2. Additional open space may be required per the Vistancia Desert Lands Conservation Overlay, see **Section 5.8: Vistancia Desert Lands Conservation Overlay** of the VCPD.
- D. Maximum lot coverage by the main building and all accessory buildings shall not occupy more than that permitted by the underlying zoning district or **Table 5.7.5: Disturbed Areas and Hillside Open Space**, whichever is the lesser area.

1. No building shall exceed a height of twenty-eight (28) feet, above the newly established or finished grade of the land at any section through the structure for non-custom residential, thirty (30) feet for custom residential and thirty-six (36) for commercial. See **Figure 5.7.4.A.A: Maximum Building Height – Non-Custom Residential**, **Figure 5.7.4.A.B: Maximum Building Height – Custom Residential** and **Figure 5.7.4.A.C: Maximum Building Height – Commercial**.
- E. Custom lots within a development parcel that has met the open space requirement are not subject to **Table 5.7.5: Disturbed Areas and Hillside Open Space**.
1. If a custom lot is within a development parcel that has not met any of the open space requirements for that parcel, then that custom lot shall conform to **Table 5.7.5: Disturbed Areas and Hillside Open Space** and an individual analysis of each lot shall be prepared prior to submitting construction documents for the house and lot.
 2. For custom lots within a development parcel which has met a portion of the open space requirements, the remainder of the open space requirement for that development parcel must be provided by the custom lots. In this instance, the total open space provided both by the development parcel and the custom lots within said development parcel shall conform to **Table 5.7.5: Disturbed Areas and Hillside Open Space**.
 3. No building permit shall be issued prior to demonstrating compliance with an existing approved grading and drainage plan or approval of the grading and drainage plan and individual site analysis unique to the subject lot.
- F. All hillside lots or parcels which abut a dedicated public open space or preserve area shall provide a one (1) foot non-vehicular access easement along the common property line.

5.7.4 Heights and Appearances

For development within hillside areas, the height of structures shall be determined by this **Section 5.7.4: Heights and Appearances** and not by the definitions described in **Section 1.4: Definitions** of the VPCD.

- A. No part of any structure shall penetrate an imaginary plane, the height of which is twenty-eight (28) feet for non-custom residential, (30) feet for custom residential, and (36) feet for commercial, measured vertically from any point of the building to any newly established or finished grade directly below that point of the building. See **Figure 5.7.4.A.A: Maximum Building Height – Non-Custom Residential**, **Figure 5.7.4.A.B: Maximum Building Height – Custom Residential**, and **Figure 5.7.4.A.C: Maximum Building Height – Commercial**

Figure 5.7.4.A.A: Maximum Building Height – Non-Custom Residential

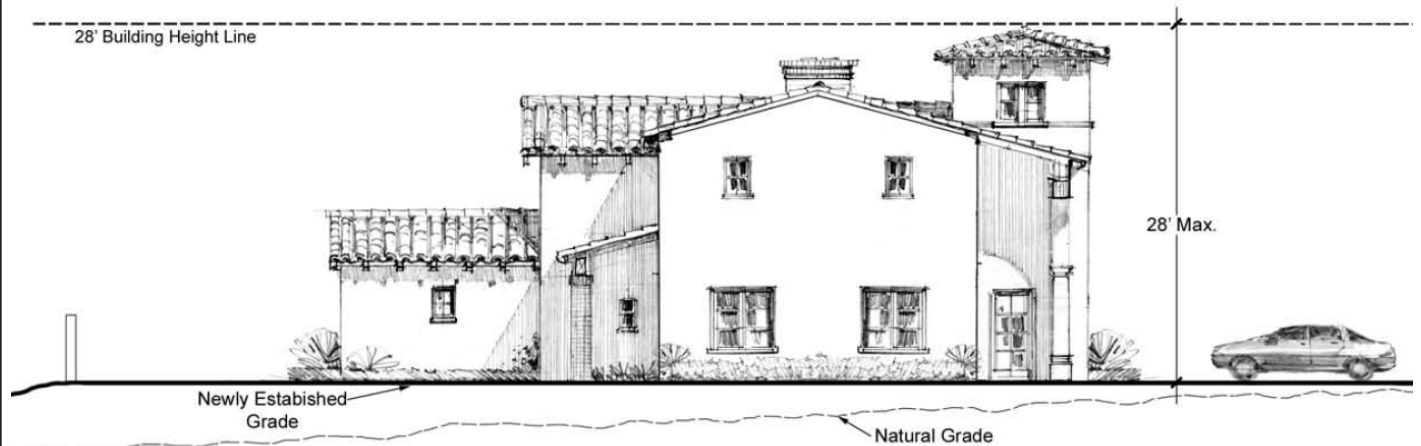


Figure 5.7.4.A.B: Maximum Building Height – Custom Residential

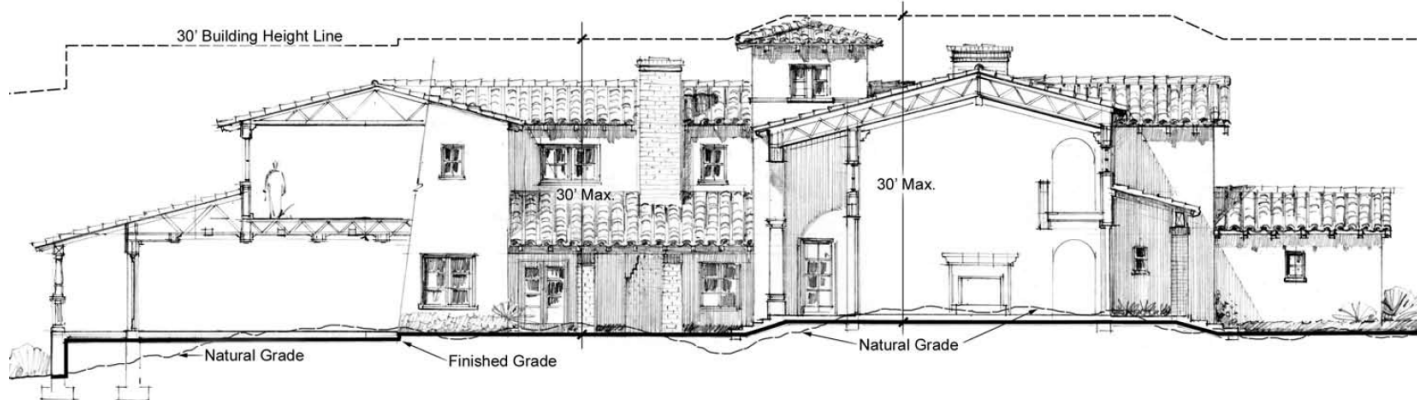
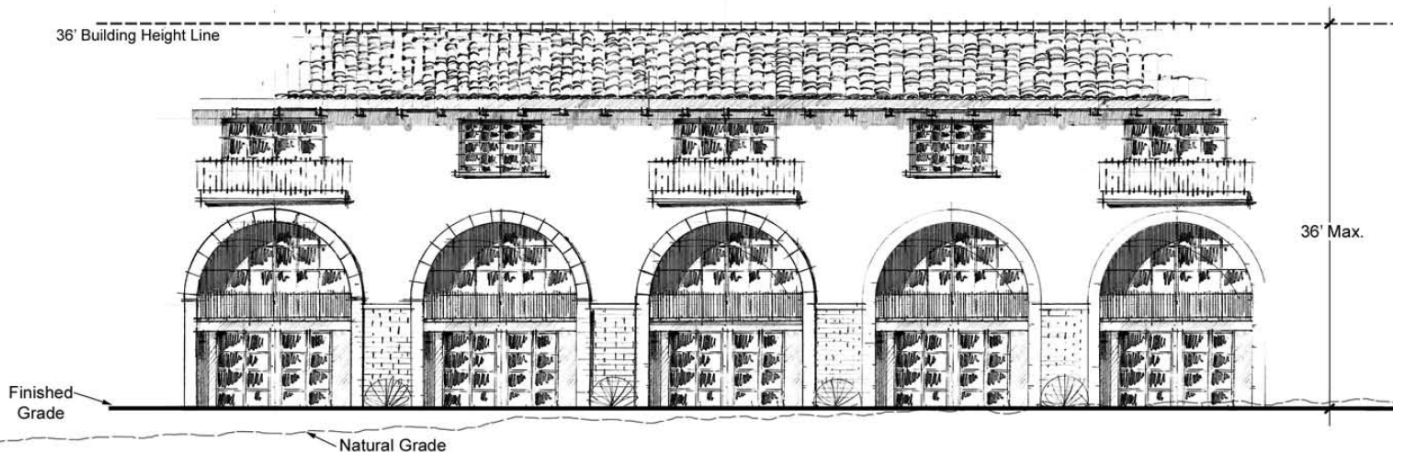


Figure 5.7.4.A.C: Maximum Building Height – Commercial



- B. No exposed face in any vertical plane (excluding walls) shall be allowed unless it is a rock feature or landform that appears natural.
1. Where a rock feature or rock face remains, an engineer may be required to certify that the exposed face is stable.
 2. Where the natural grade is not restored back against the building, and the exposed face is not of rock or a landform that appears natural, a combination of retaining walls and/or slope will be utilized to tie into existing grade (See **Figure 5.7.4.B.A: Combination Retaining Wall/Slope** and **Figure 5.7.4.B.B: Exposed Face**).

Figure 5.7.4.B.A: Combination Retaining Wall/Slope

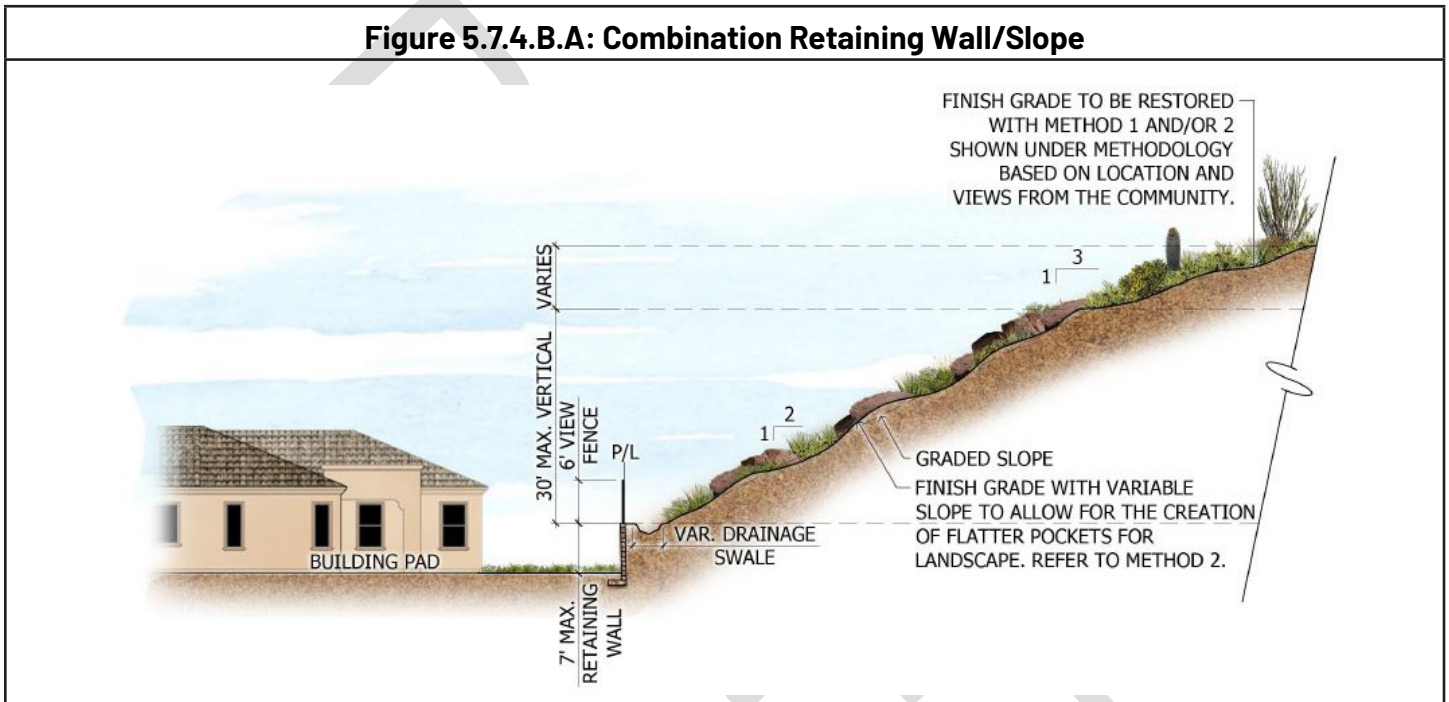
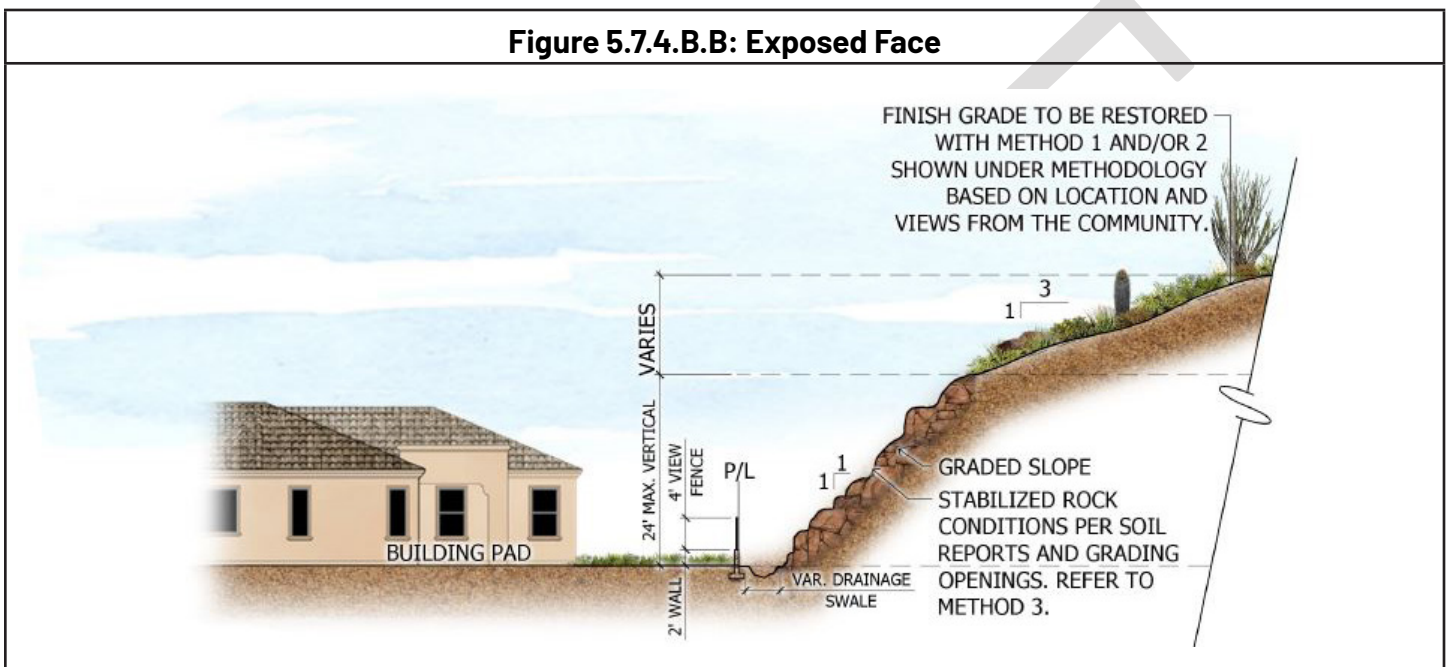


Figure 5.7.4.B.B: Exposed Face

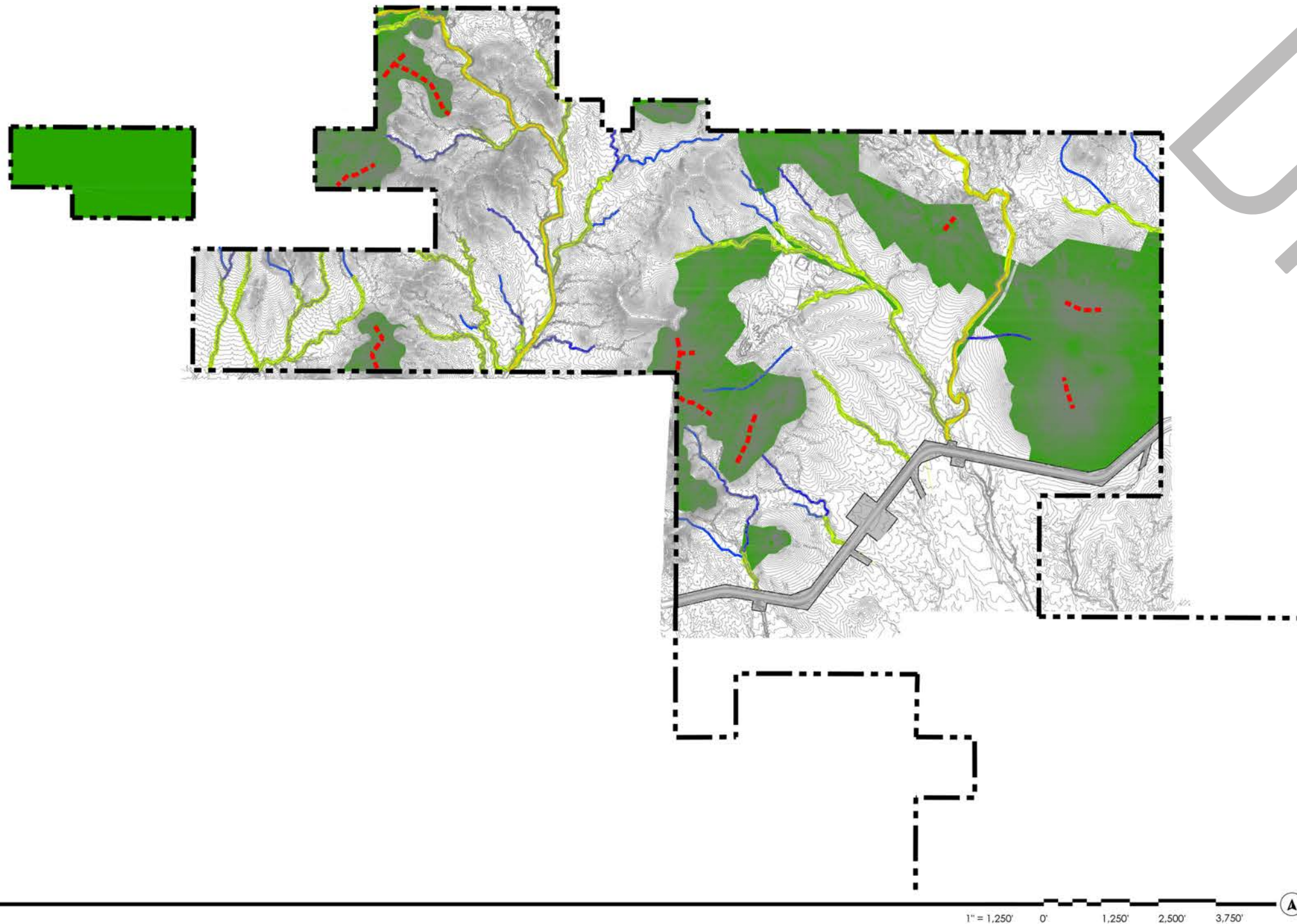


- C. Materials used for exterior surfaces of all structures shall blend in color, hue, and tone with the surrounding natural setting to avoid high contrasts.
1. Structures, walls, roofs, and fences shall blend with the surrounding terrain and there shall be no material or colors used which have an LRV (Light Reflecting Value) greater than forty (40) percent.
 - a. Mirror surfaces, or any treatment which changes ordinary glass into a mirror surface is prohibited.
 - b. Bright untarnished copper or other metallic surfaces shall be treated at the time of installation, so they are non-reflective.
 2. All electrical service equipment and subpanels and all mechanical equipment including, but not limited to, air conditioning and pool equipment, solar panels, and antennas, shall not be visible from outside the property when viewed from the same or a lower elevation. Restrictions on visibility of solar panels and mechanical equipment may be modified if they are integrated into the roof design.
 3. Water storage facilities, pumping stations, and related facilities shall be designed to minimize their visual impact.
 - a. All such facilities shall be painted to match the predominant color of the natural terrain, disturbed terrain shall be dyed to blend with surrounding area, and walls shall be contextually sensitive in terms of color and materials.
 - b. Additional screening techniques are provided in order of preference in the list below.
 - i. Subterranean design.
 - ii. Partially subterranean design.
 - iii. Restricted height equal to or less than that of the perimeter site wall.
 - iv. Design tank and walls to follow natural topography.
 - v. Context-sensitive berming/screening.
 - vi. Vegetative screening.
 - c. Final designs must be approved by the City's Public Works Director or designee.

5.7.5 Disturbed Areas and Hillside Open Space

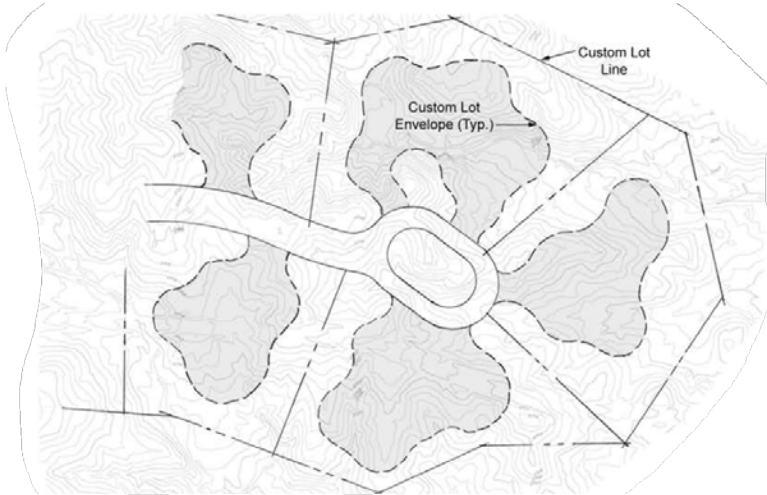
- A. **Exhibit 5.7.5: Preservation Master Plan** identifies all significant landforms that will be preserved except to allow construction of trails or paths providing access into the featured open spaces, roads, and utility crossings. All other areas are subject to disturbance in accordance with **Table 5.7.5: Disturbed Areas and Hillside Open Space**. In areas above the twenty-five (25) percent slope line, disturbance is limited to areas within the development parcel, parcel envelope, localized envelope, or individual custom lot only, and disturbance may not occur on lands outside the limits of the development parcel or custom lot except for necessary infrastructure required to serve the proposed development. Specific criteria for development in hillside is detailed below. Where multiple slope categories (as defined below) exist within a parcel, requirements for the category that is found to be of the greatest percentage shall apply to the applicable hillside area(s).
1. Minimum lot size is determined by underlying zoning.
 2. Thirty (30) foot maximum cut is permitted as measured from the lowest elevation within the development parcel. Thirty (30) foot maximum fill is permitted as measured from the highest elevation within the development parcel. Cuts or fills above thirty (30) feet shall require approval from the Zoning Administrator.
 3. Total vertical exposed face not to exceed thirty (30) feet (terracing is permitted and encouraged per **Section 5.12.2.1.E Retaining Walls**). Deviations may only occur, if approved by Zoning Administrator – effect shall not be uninterrupted exposed face or retaining wall of greater than thirty (30) feet. See **Figure 5.7.4.B.A: Combination Retaining Wall/ Slope** and **Figure 5.7.4.B.B: Exposed Face**. Exposed walls in excess of thirty feet shall require approval from the Zoning Administrator.
 4. All walls must meet requirements within the VPCD.
 5. Areas preserved per the provisions of the Vistancia Desert Lands Conservation Overlay count towards the required minimum open space.
 6. Alternative development options, such as cluster products, may be considered along with the associated development standards on a case-by-case basis with approval from the City's hillside hearing officer.
- B. Specific Criteria for areas within the 10-15% slope category, including criteria for grading, are described below.
1. Mass grading is allowed on One hundred (100) percent of the site per **Table 5.7.5: Disturbed Areas and Hillside Open Space**.
 2. Disturbance is allowed on One hundred (100) percent of the site per **Table 5.7.5: Disturbed Areas and Hillside Open Space**.
 3. Twenty (20) percent of site must remain as natural or recreated open space.

- OPEN SPACE TYPES
-  CAP
 -  Designated Open Space
 -  404 Wash (North of CAP)
 -  Significant Washes
 -  Open Space / Migration Corridors
 -  Protected Ridges / Scenic Resource



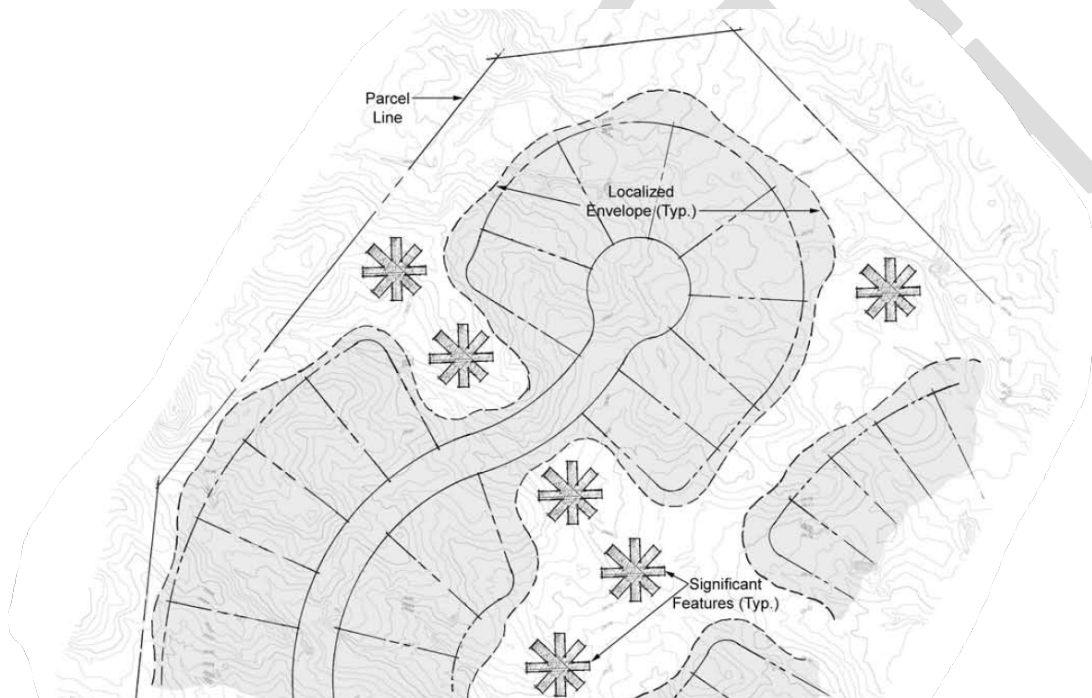
- C. Specific Criteria for areas within the fifteen (15) to twenty-five (25) percent slope category, including criteria for grading, is described below.
 - 1. Seventy-five (75) percent of the site is eligible for mass grading.
 - 2. One hundred (100) Percent of the site may be disturbed, but twenty-five (25) percent of the site must be restored to look natural (re-vegetated with similar plant species and densities prior to disturbance) and remain as open space.
- D. Specific Criteria for areas above twenty-five (25) percent, including criteria for grading, are described below.
 - 1. Mass grading is not permitted.
 - 2. Fifty (50) percent of the site may be disturbed. Fifty (50) percent must remain natural and undisturbed.
 - 3. Disturbance is limited to areas within the development unit, parcel envelope, localized envelope, or individual custom lot only, and disturbance may not occur on lands outside the limits of the development unit or custom lot except for necessary infrastructure required to serve the proposed development.
- E. Disturbance used to construct roadways and driveways will not be included in site disturbance calculations.
- F. Alternative development options, such as cluster products, may be considered along with the associated development standards on a case-by-case basis with approval from the City's hillside hearing officer.
- G. *Envelope Types.* Grading/disturbance envelopes are the areas within which all grading and/or improvements must occur. The type of envelope to be used depends on the type of development and/or the land use. The three basic types of grading envelopes are described below. The envelopes are configured to preserve significant natural features such as wash corridors, specimen vegetation and/or major rock outcropping and to preserve scenic vistas or specific view opportunities.
 - 1. *Custom Lot Building Envelopes* (These envelopes are for custom lot residential applications only). Individual building envelopes for custom lots shall be required for all developments in hillside areas above the 25% slope line, or for all custom lots that have not met the open space requirements. These building envelopes shall designate the area that may be disturbed for all residential structures and amenities (i.e., pools, decks, ramadas, turf and retaining walls) in accordance with **Table 5.7.5: Disturbed Areas and Hillside Open Space**. The balance of the lot outside this envelope shall be retained in its natural state with the exception that these areas may be enhanced by adding additional native vegetation. See **Figure 5.7.5.G.1: Custom Lot Envelopes**.

Figure 5.7.5.G.1: Custom Lot Envelopes



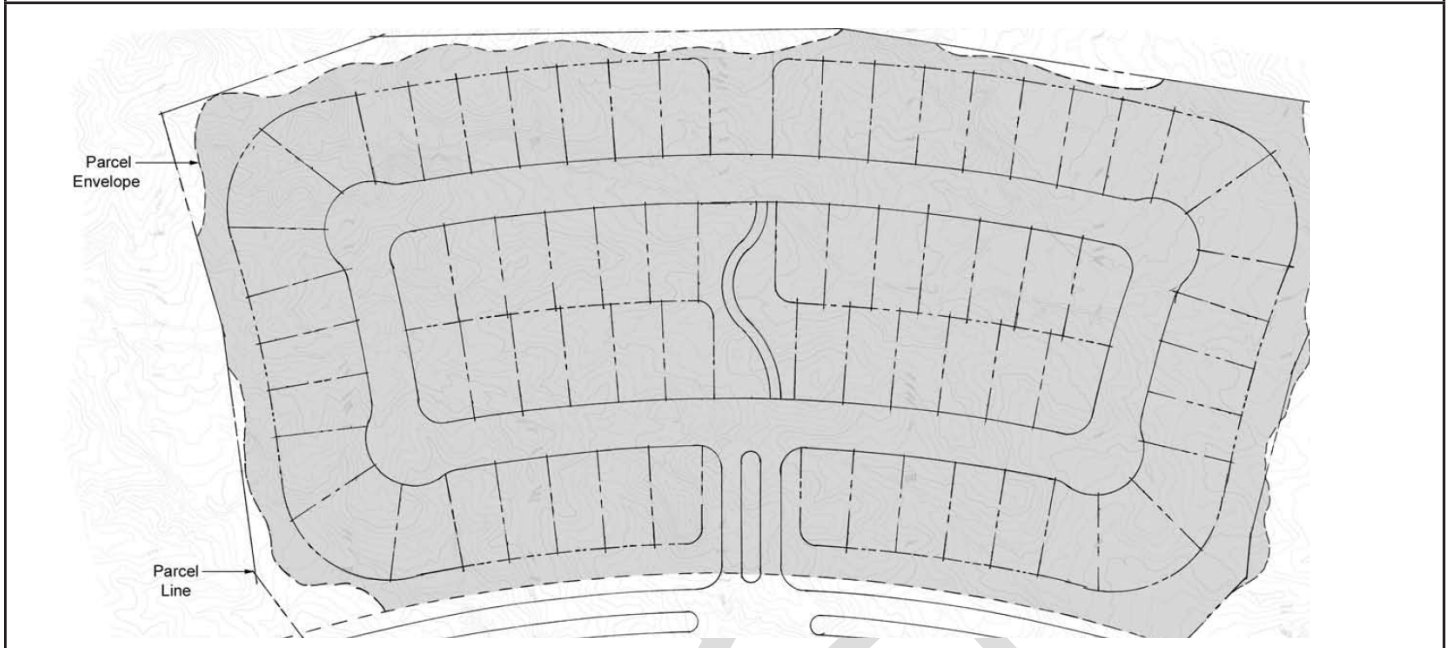
2. *Localized Envelope.* In certain areas where mass grading or larger areas of disturbance are permitted, but areas of preservation are present, the development parcels may employ localized multi-building construction envelopes as opposed to comprehensive grading of the entire development parcel. These localized multi-building construction envelopes could entail the grading of small groups of lots while maintaining pockets of naturally vegetated open space within and around the parcel. See **Figure 5.7.5.G.2: Localized Envelopes.**

Figure 5.7.5.G.2: Localized Envelopes



3. *Parcel Envelopes.* In areas which do not have significant landforms, washes, or natural features one or more development parcels may be graded to achieve the permitted density. These areas will be subject to the plant salvage and transplant standards established for Vistancia, as well as the site grading, drainage, and erosion control standards as defined in this document, the City's Design Manual, and **Section 5.8: Vistancia Desert Lands Conservation Overlay** (See **Figure 5.7.5.G.3: Parcel Envelope**).

Figure 5.7.5.G.3: Parcel Envelope



- H. *Custom lots.* Shall be developed to provide for the minimum amount of ground disturbance (per the provisions set forth in this document) during the time of construction to prevent rockslides and falls, erosion, and seepage. At final construction, disturbed areas shall be hidden or supported by retaining walls, buildings, finished surfaces or restored and landscaped to its original natural condition to the maximum extent possible. See **Figure 5.7.4.B.A: Combination Retaining Wall/Slope** and **Figure 5.7.4.B.B: Exposed Face**. All cut and fill areas visible from off-site locations shall be treated with a natural staining or aging agent.
1. The maximum permitted height of any cut or fill used to establish a building site or a driveway is thirty (30) feet. The maximum cut shall be measured from the lowest elevation within the development parcel. The maximum fill shall be measured from the highest elevation within the development parcel. Cuts or fills above thirty (30) feet shall require approval from the Zoning Administrator.
 2. Total vertical exposed face not to exceed thirty (30) feet (terracing is permitted and encouraged). Deviations may only occur, if approved by Zoning Administrator - effect shall not be uninterrupted exposed face or retaining wall of greater than thirty (30) feet.

3. Similarly, any cut or fill used to establish a road or roadway outside of a development parcel shall be a thirty (30) foot. The maximum cut shall be measured from the lowest elevation of the roadway. The thirty (30) foot maximum fill shall be measured from the highest elevation of the roadway. Cuts or fills above thirty (30) feet shall require approval from the Zoning Administrator.
4. In slope areas in excess of twenty-five (25) percent, all areas of cut or fill necessary to establish a public or private roadway and falling outside of the public right-of-way or private roadway easement (beyond the ten (10) percent allowance identified in **Section 5.7.5.H.4.d: Disturbed Areas and Hillside Open Space**) shall be counted against the total disturbed lot area of the individual lot or parcel. All roadway cuts shall be re-vegetated, and all roadway fills shall utilize retaining walls, re-vegetated slopes, or a combination of walls and slope to minimize spill areas. All spill slope areas shall be re-vegetated and all retaining walls shall be designed to minimize visual impact.
5. The limits of construction and proposed disturbed areas shall be clearly delineated on the property prior to and during construction with visible roping and shall conform to the approved individual site analysis plan. No disturbance outside the designated area shall take place.
6. In the Uplands, all lots less than twenty-four thousand (24,000) square feet of net area are eligible for 100% disturbance and are not subject to **Table 5.7.5: Disturbed Areas and Hillside Open Space**. All lots greater than twenty-four thousand (24,000) square feet net area shall establish a construction envelope equal to the combined area of the maximum disturbed area and maximum lot coverage from **Table 5.7.5: Disturbed Areas and Hillside Open Space**, below.
7. All surplus excavated material shall be removed from the lot.
8. All land area above the twenty-five (25) percent slope line that may be used for roadways (public and private) that shall not be included in Disturbed Area calculations. The Disturbed Area of all other uses, including storm water retention areas and accessory use areas, shall not exceed the maximum disturbed area as set forth in **Table 5.7.5: Disturbed Areas and Hillside Open Space**.

Table 5.7.5: Disturbed Areas and Hillside Open Space

Landform Category	Building Site Slope Category	Maximum Disturbed Area	Maximum Lot Coverage	Min. required Open Space
Lower Transitional	10% to 15%	100% Disturbance 100% available for Mass Grading	Per Underlying Zoning	20% Non-Natural 0% Natural
Upper Transitional	15% - 25%	100% Disturbance* 75% available for Mass Grading	Per Underlying Zoning	25% Natural or Non- Natural *(25% of total area must be restored to look natural)
Uplands	25%+	50% Disturbance 0% available for Mass Grading (Mass Grading is not allowed)	Per Underlying Zoning	50% Natural

- I. A minimum amount of open space must be provided within each development parcel. These areas will be counted towards the required parcel open space. Open space will be both natural and re-created through slope restoration and re-vegetation. Open space will be provided within each development parcel based upon minimum open space criteria listed in **Table 5.7.5: Disturbed Areas and Hillside Open Space**. Open Space provided within these parcels can be natural, re-created (as defined below) or a combination thereof. Open space requirements will be calculated and determined at time of Plat.
 1. Natural open space that is undisturbed and free from development will primarily be a visual amenity for the community. In addition, some natural open space areas may contain trails that link open space and development parcels within Vistancia. Significant Washes (as identified on **Exhibit 5.7.5: Preservation Master Plan**) shall be set aside as open space (with the exception of potential road and utility crossings). They will be used as primary drainage ways, but also serve as migration corridors for animals, and potential trail corridors that link the open space throughout Vistancia.
 2. Re-created, restored or “improved” open space will exist in a variety of types. These areas include parks, both active and passive, paseos, parcel open space and restored desert areas.

5.7.6 Grading and Drainage

All proposed development within a Hillside Overlay District area shall be required to submit for and receive grading and drainage plan approval through the City of Peoria Engineering prior to the commencement of any development or Site Disturbance Activities.

Grading of development parcels must respect the sensitive landforms of the community. As noted earlier, mountain ridges of significance (as identified in **Exhibit 5.7.5: Preservation Master Plan**) shall not be graded or disturbed except to allow construction of roads, utilities, trails or paths providing access into the featured open spaces. Other significant features, such as large rock out croppings, and significant drainage areas, other than disturbances allowed under the Section 404 permit, shall be preserved except to allow construction of roads, utilities, trails, or paths providing access to these significant areas. Thirty (30) foot maximum cut is permitted as measured from the lowest elevation within the development parcel. Thirty (30) foot maximum fill is permitted as measured from the highest elevation within the development parcel. All cuts or fills greater than thirty (30) feet in height require approval from the Zoning administrator.

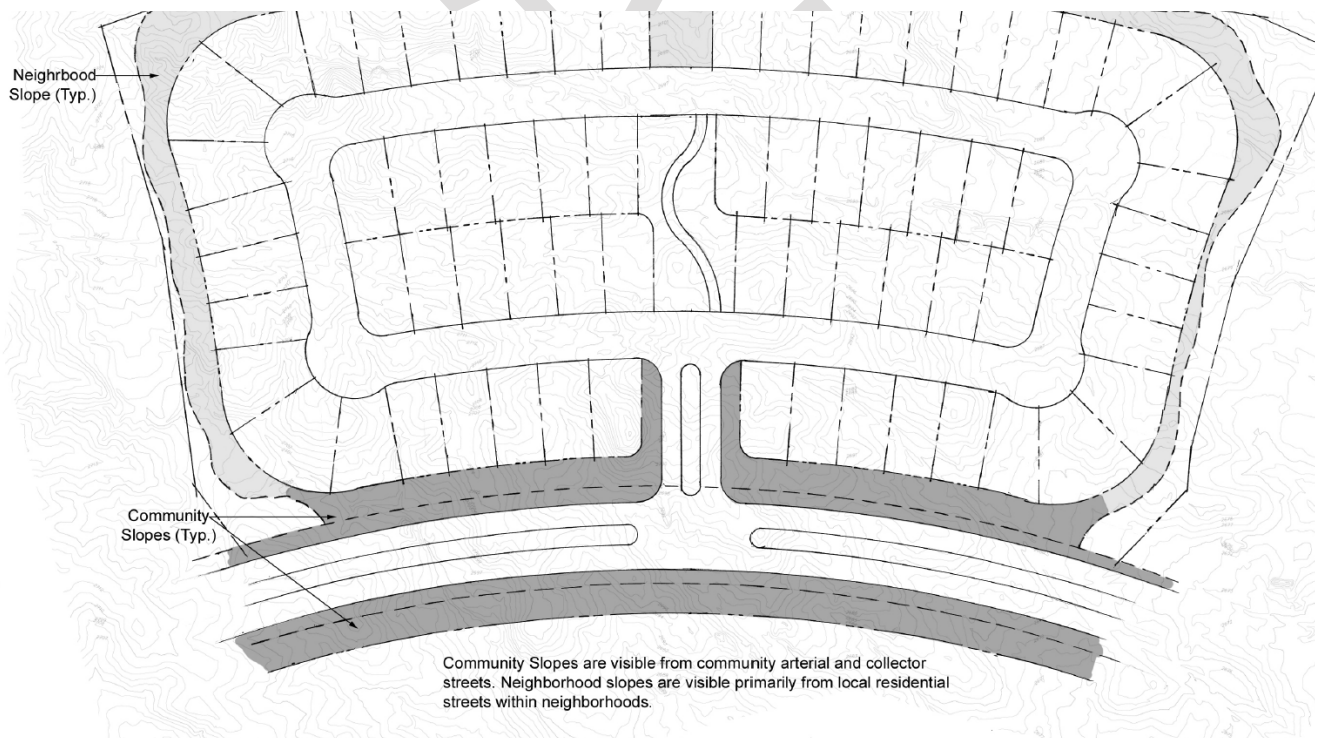
- A. Graded slopes within Vistancia will be characterized as follows into the following slope categories:
 1. Community Feature Slopes
 2. Neighborhood Slopes
 3. Residential Lot Slopes

B. Each of these slope categories are defined below and contains its own set of standards. In addition, certain slopes may be characterized as “low visibility”, which are defined as slopes that are not readily visible from either public or private streets within the community. These slopes shall be subject to criteria that are appropriate to areas of low visibility. The following describes in detail each of the slope categories.

1. *Community Feature Slopes.* Community Feature Slopes are located within the community and are in highly visible areas.

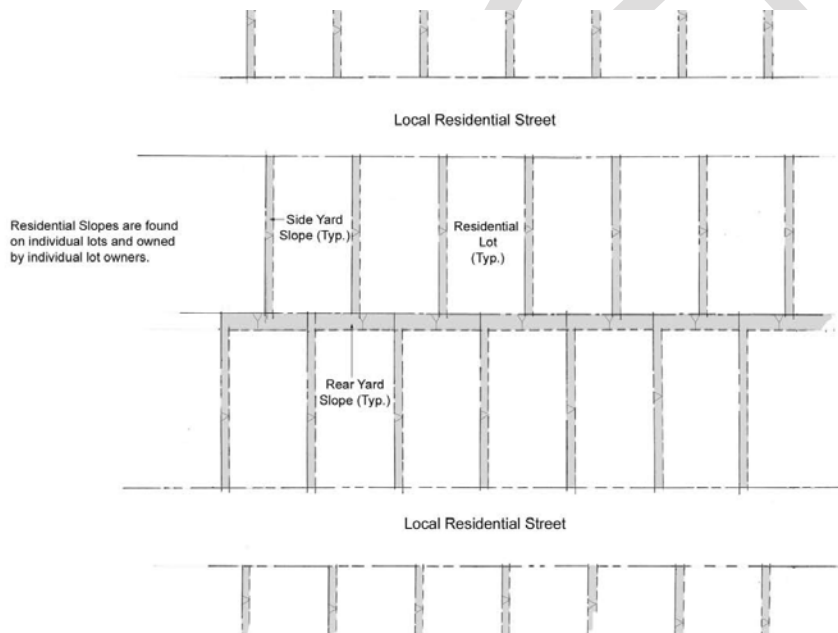
- a. These slopes will most commonly be found along major roadways and between development parcels.
- b. Community Feature Slopes will emphasize the look and character of the community.
- c. The landforms and landscape will mimic the character of the natural desert and may be enhanced given the high visibility of these areas.
- d. Uniform slopes shall not be allowed, and restoration and re-vegetation shall occur in a timely manner so as not to leave an undisturbed area exposed in a high visibility area.
- e. In some instances, slopes found along community roadways, may not be readily visible; these slopes may be uniform (see **Figure 5.7.6.B.1: Community and Neighborhood Slopes**).

Figure 5.7.6.B.1: Community and Neighborhood Slopes



2. *Neighborhood Slopes.* Neighborhood Slopes are located primarily within the residential neighborhoods within the community.
 - a. These slopes will be visible primarily from the specific neighborhood but may be visible from community collectors and arterial streets.
 - b. These slopes shall feature the look and character of the community and reflect the natural character of the surrounding land.
 - c. Uniform Neighborhood Slopes are discouraged but may be permitted in areas of low visibility.
 - d. Restoration and re-vegetation of these slopes shall occur in a timely manner so as not to leave an undisturbed area exposed in a visible area (See **Figure 5.7.6.B.1: Community and Neighborhood Slopes**).
3. *Residential Lot Slopes.* Residential Lot Slopes exist within residential areas and are found on individual lots owned and maintained by the individual lot owner.
 - a. Specific cut and fill slope criteria (**Section 5.7.6.C: Grading and Drainage** and **Section 5.7.6.D Grading and Drainage**) have been established that will provide developers and home builders direction for developing both production and custom lots.
 - b. Most of these slopes will not be visible from collector or arterial streets, uniform slopes may be permitted, and restoration/landscaping will occur with construction of each home (See **Figure 5.7.6.B.3: Residential Lot Slopes**).

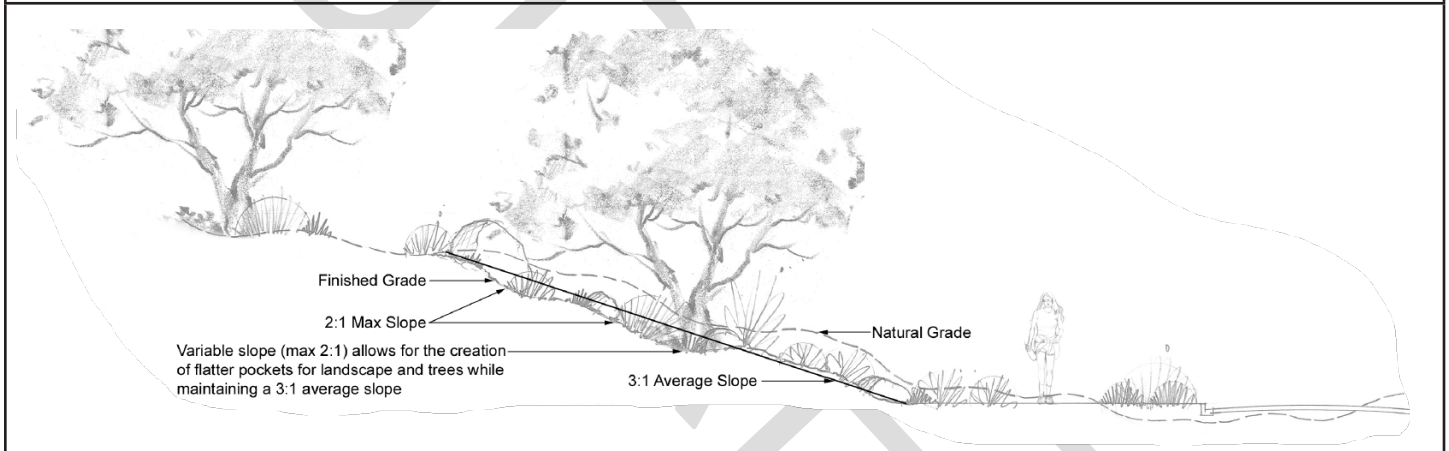
Figure 5.7.6.B.3: Residential Lot Slopes



C. Cut Slopes

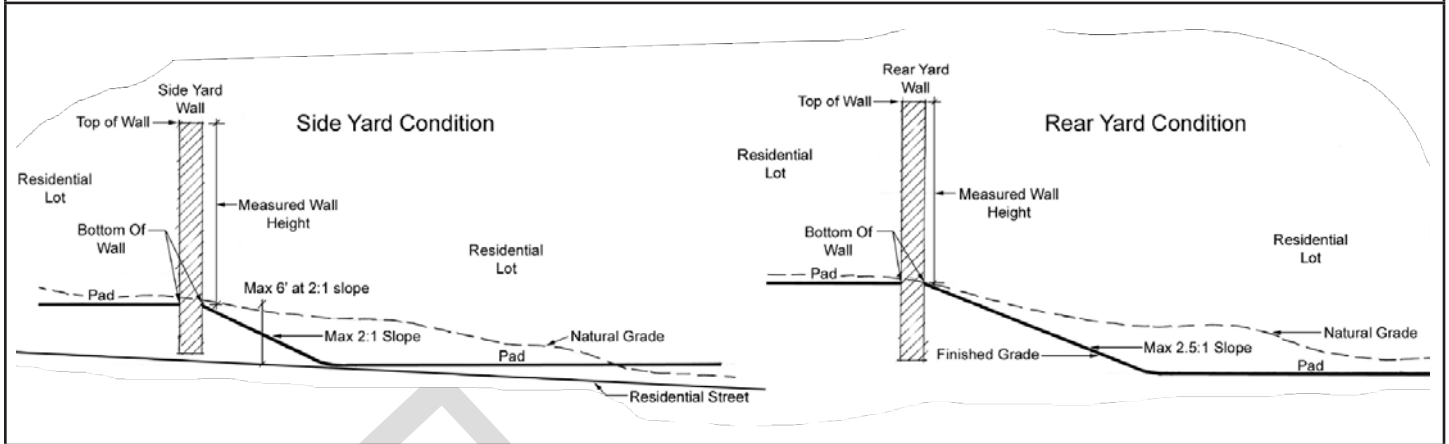
1. Cuts shall not be steeper than two to one (2:1) and must average three to one (3:1) for Community Feature Slopes and Neighborhood Slopes.
 - a. Steeper slopes will be allowed when use of boulder walls or other natural or natural looking material is used to stabilize slope. This average allows for all types of landscape planting including trees.
 - b. Cut slopes vary in gradient from two to one (2:1) to four to one (4:1) but may be less to create flatter areas for landscape planting (see **Figure 5.7.6.C.1: Cut Slopes Requirements – Community and Neighborhood Slopes**).
 - c. Cut slopes shall be re-vegetated in accordance with **Section 5.7.6.F: Grading and Drainage**.

Figure 5.7.6.C.1: Cut Slopes Requirements – Community and Neighborhood Slopes



2. Cuts in the Residential Lot Slopes area shall not be steeper than two to one (2:1) on a side lot to side lot basis, up to six (6) feet in height.
 - a. Slopes greater than six (6) feet in height in a side yard condition may not be steeper than two-and-a-half to one (2.5:1).
 - b. Slopes shall not be steeper than two-and-a-half to one (2.5:1) on a rear yard condition (see **Figure 5.7.6.C.2: Cut Slopes Requirements – Residential Slopes**).

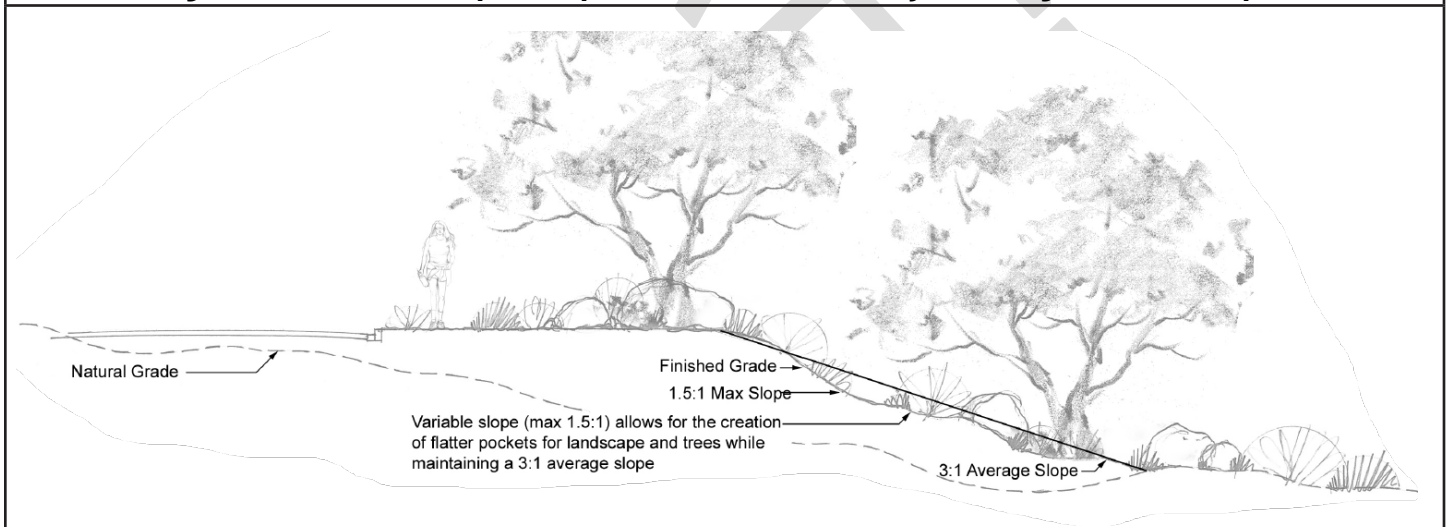
Figure 5.7.6.C.2: Cut Slopes Requirements – Residential Slopes



D. Fill Slopes

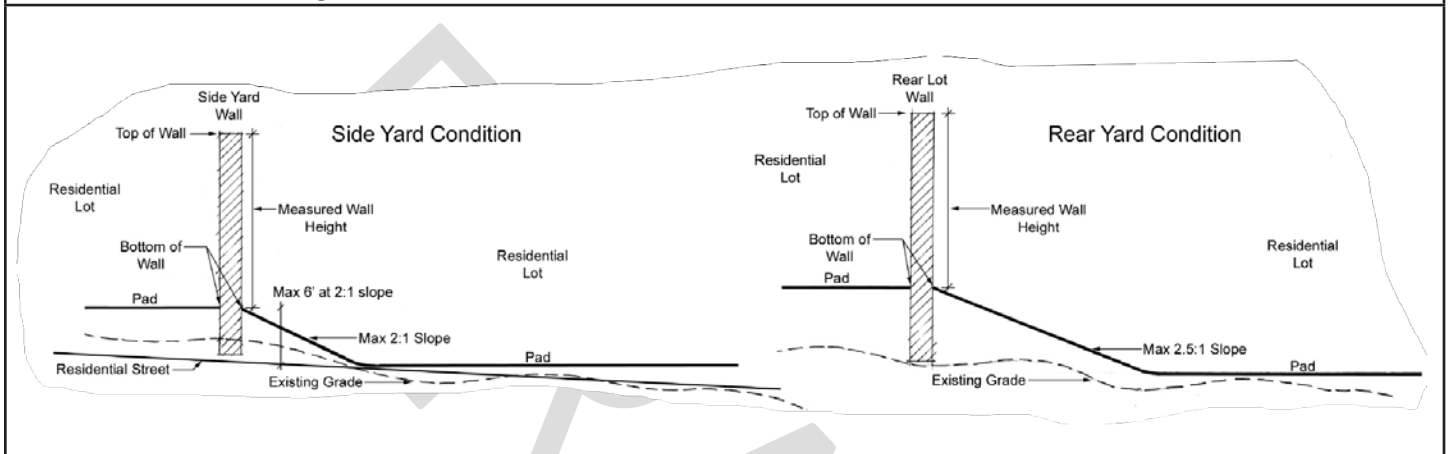
1. Fill slopes shall not be steeper in gradient than one-and-a-half to one (1.5:1) but must average three to one (3:1).
 - a. Steeper slopes will be allowed when use of boulder walls or other natural or natural looking material is used to stabilize slope.
 - b. This criterion applies to all Community Feature Slopes and Neighborhood Slopes.
 - c. Fill slopes vary in gradient from one-and-a-half to one (1.5:1) to four to one (4:1) but may be less to create flatter areas for landscape planting. This average allows for landscape planting of all types, including trees (See **Figure 5.7.6.D.1: Fill Slopes Requirements – Community and Neighborhood Slopes**).

Figure 5.7.6.D.1: Fill Slopes Requirements – Community and Neighborhood Slopes



2. Fill areas in the Residential Lot Slopes area shall not be steeper than two to one (2:1) on a side lot to side lot basis, up to six (6) feet in height.
 - a. Slopes greater than six (6) feet in height in a side yard condition may not be steeper than two-and-a-half to one (2.5:1).
 - b. Slopes shall not be steeper than two-and-a-half to one (2.5:1) on a rear yard condition (see **Figure 5.7.6.D.2: Fill Slopes Requirements – Residential Slopes**).

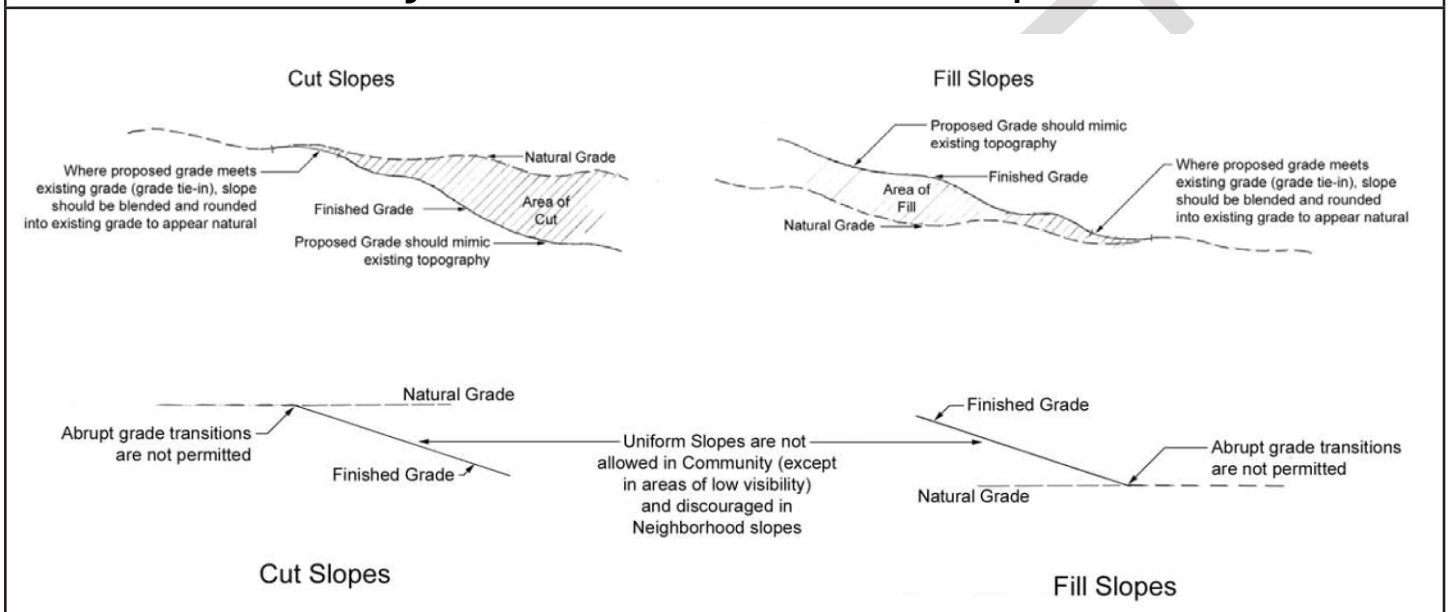
Figure 5.7.6.D.2: Fill Slopes Requirements – Residential Slopes



E. Grade tie-ins

1. Where cut or fill slopes meet existing natural grade, transitions shall be made to mimic or follow the natural movement of the land except where retaining or other natural or looking materials are utilized to accomplish the grade tie in. Areas where slopes meet natural grade, the slope should be rounded to avoid abrupt grade changes which create unnatural looking conditions (See **Figure 5.7.6.E.1: Grade Tie-ins (Cut and Fill Slopes)**).

Figure 5.7.6.E.1: Grade Tie-ins (Cut and Fill Slopes)



F. Landscape De-vegetation, Re-vegetation, and Restoration

1. *De-vegetation.* De-vegetation shall occur per **Section 5.8: Vistancia Desert Lands Conservation Overlay**. This process requires a Native Plant Permit or multiple Native Plant Permits which must be obtained prior to the destruction, mutilation, removal, or relocation of any protected native plant.
2. *Re-vegetation.* Re-vegetation shall occur where any area is disturbed for development and will remain as open space or right of way. Areas of re-vegetation shall mimic the landscape character and match or exceed density of the area prior to disturbance in the following manner.
 - a. *Community Feature Slopes.* These slopes will emphasize the look and character of the community.
 - i. The Vistancia Developer or parcel developer is encouraged to re-vegetate these areas to higher plant densities than they were prior to development.
 - ii. These slopes shall feature a wide range of plant material, including plant material that may not have occurred prior to development. In appropriate areas, plant material that is typically found as part of the Oasis Area, as described in **Section 1.4: Definitions** shall be allowed.
 - iii. Community slopes that are characterized as “low visibility” may utilize a reduction of plant densities up to 15%.
 - b. *Neighborhood Slopes.* These slopes will also feature the look and character of the community and reflect the natural character of the surrounding land.
 - i. Plant densities will be consistent with densities prior to disturbance. In highly visible areas, densities may be increased by as much as 25% to enhance the scenic quality of these highly visible areas.
 - ii. Neighborhood slopes that are characterized as “low visibility” may utilize a reduction of plant densities up to 15%.
 - c. *Residential Lot Slopes.* Residential lot slopes exist within residential areas and are owned and maintained by the individual lot owner. Specific criteria has been established both in the City’s Design Manual and Vistancia’s Codes Covenants and Restrictions to provide developers and home builders specific direction for landscape requirements on an individual lot basis.
3. *Restoration.* Restoration occurs where the desert has been damaged or destroyed due to factors outside of the development process.
 - a. These areas may include, but are not limited to, areas that may have been damaged in a fire or other natural occurrence, disturbed by previous landowners, or areas that are noticeably different from their immediate surroundings.

- b. The Developer is committed to restoring previously damaged desert when part of a development parcel. Previously damaged areas that are restored, when part of a development parcel, shall count towards any Natural Open Space (NOS) that may be required for that particular development parcel. T
- c. The developer, when the disturbed area is part of a development parcel's open space, shall return the damaged desert area to the same landscape character as the immediate surrounding areas.
- d. If large scale and unforeseen damage occurs on the property after the approval date of this document, the City and Developer will work together to determine reasonable Restoration requirements.
- e. Salvaged plant material, from other areas of the community, may be used to restore any damaged area within Vistancia.
- f. The Developer shall not be required to perform any Restoration activities on the land dedicated to the City as designated open space.

5.7.7 Driveways

- A. If any portion of a driveway grade is more than twenty (20) percent, the entire residence and all accessory buildings over one hundred twenty (120) square feet of roof area shall be protected with an approved fire sprinkling system.
- B. Driveways with turning radii of less than forty (40) feet may be used provided all structures are protected with an approved fire sprinkling system.
- C. In the Uplands (areas above twenty-five (25) percent slope), or on any custom lot, to reduce the visual impact of driveways the following is intended to be an incentive to preserve the natural mountain vistas. Driveways surfaced with paving bricks, colored concrete or with exposed aggregate, colored to blend with existing native color of the Site, shall only be included in disturbed area calculations at fifty (50) percent of their total area.
- D. Any individual driveway cut greater than eight (8) feet in depth shall not have a length greater than one hundred (100) feet; and the maximum height of any cut or fill used to establish a driveway shall not exceed fifteen (15) feet.

5.7.8 Perimeter Walls, Privacy Walls, Retaining Walls, and Spill Slopes

- A. The design of all retaining walls and ground coverings shall be prepared by a registered engineer or architect and shall be designed to blend with the surrounding environment and/or development in color, materials, and style.
- B. Raw spill slopes are prohibited.
- C. All exposed disturbed area fill shall be contained behind retaining walls or covered with a natural rock veneer and treated with an aging agent and landscaped with indigenous plant material.

- D. Residential retaining walls shall not exceed seven (7) feet in height; non-residential retaining walls shall not exceed eight (8) feet in height; if additional height is needed, the wall shall be offset at a minimum of four (4) feet and each retaining wall above the first wall shall not exceed eight (8) feet in height .
1. View fences not exceeding six (6) feet in height above the highest part of adjacent natural grade may be added to a retaining wall. Increases in the height of view fences may be granted by the Zoning Administrator provided that the retaining wall contains unique design and materials or other amenity features that, in the determination of the Zoning Administrator, mitigate the impact of the additional height.
- E. Fences or walls on lots within a hillside district shall be restricted to privacy walls attached to or directly screening a portion of the main residence.
1. Privacy walls shall not exceed seven (7) feet in height, shall be architecturally compatible with the main residence and shall be limited to the development envelope area only. Perimeter walls and fences surrounding a lot, tract, or parcel shall be prohibited except as provided by **Section 5.7.8.F: Perimeter Walls, Privacy Walls, Retaining Walls, and Spill Slopes**.
 2. Privacy walls shall not be erected on a retaining wall and shall be offset a minimum of four (4) feet when utilized.
- F. Within the ten to twenty-five (10-25) percent slope category only, exceptions to the limitations on fences or walls may be permitted.
1. In those instances where an exception is desired, applicants shall submit a detailed wall waiver application to the Planning and Community Development Department for review and action, which includes review and approval for conformance with all City Engineering requirements.
 2. Documents for wall plans shall indicate the proposed locations of walls or fences, the proposed materials, colors and design of any wall or fence, and fence construction and disturbance mitigation measures.
 3. Such plans shall be accompanied by a narrative explaining the reasons why such an exception should be made.
 4. Upon completion of the review of the wall waiver by the Zoning Administrator and following the review and approval of the wall plan by the Site Development Division, the Zoning Administrator may approve the wall waiver.
 5. Wall waivers may be approved by the Zoning Administrator upon a finding that the proposed location and design of the wall(s) is in accordance with this Section and further that the proposed wall will not be contrary to the intent and purpose of this Section.

- G. Perimeter walls or fences approved by the Zoning Administrator within the ten to twenty-five (10-25) percent slope category and abutting an open space area or tract, shall be a maximum of seven (7) feet in height, with no more than three (3) feet being constructed of a solid or opaque material. That portion of the wall or fence not constructed of a solid or opaque material shall be open in design and may not include chain-link or wood materials. Notwithstanding the foregoing, walls exceeding seven (7) feet in height and constructed of solid or opaque material may be approved by the Zoning Administrator if the wall is for the purpose of screening non-residential uses.

5.7.9 Lighting, Sewers, and Utilities

- A. All outdoor lighting concepts, fixture types, lamps and wattage shall be indicated on the site plan.
- B. Connection to a public sewer system is required in connection with **Chapter 25: Water, Sewers, and Sewage Disposal** of Code where available.
- C. Private individual lot sewer systems shall be designed by a registered engineer.
- D. All on-site utilities shall be placed underground.

5.7.10 Mountain Ridge Profile

Within a Hillside Overlay District area and above the twenty-five (25) percent slope line, no construction shall occur which will alter the mountain top profile and no building or structure shall be constructed which will project above a ridge line of significance when viewed from adjacent properties not a part of Vistancia. Ridge lines of significance have been identified and indicated on **Exhibit 5.7.5: Preservation Master Plan**.

Prior to the issuance of any building permits, cross-sections shall be submitted showing the relationship of the proposed development with established mountain top ridge lines and ridge lines of significance when applicable.

5.7.11 Submittal Requirements for Construction in the Hillside Overlay Area

- A. In addition to drawings, plans, specifications, and details necessary to obtain a building permit, the following shall be provided for staff review:
 - 1. A topographic map at an appropriate scale on a 24" x 36" sheet presenting the total lot and a twenty (20) foot area beyond the property line shall be submitted with the application.
 - a. This map shall show existing and proposed finished contours at two (2) foot intervals within a twenty (20) foot perimeter from any proposed building, five (5) foot intervals elsewhere.
 - b. Existing contours shall be shown with dashed lines.
 - c. This map shall show limits of excavation and fill, slope of cut and fill, total cubic yards of excavation and fill.
 - d. The location and area of the sewage disposal systems if public sewers are not provided.

2. Detailed site plans and landscape plans at an appropriate scale shall be submitted with each application and shall include, but not be limited to, the following: grade and slope in percent at all disturbed areas.
 - a. Dimensions and calculations of all cut and fill for the building site, roads, drives, swimming pools, and the method of concealment for each fill or exposed cut.
 - b. Dimensions of length and height of retaining walls, fences, and other attachments; the location and grade of all drainage channels, swales, drainpipes, etc.
 - c. The amount and degree of surface disturbance, destruction, or removal of natural vegetation.
 - d. Protected desert vegetation shall be preserved in an appropriate manner in accordance with **Section 5.8: Vistancia Desert Lands Conservation Overlay** district.
3. Cross sections at one to one (1:1) scale, at two (2) or more locations perpendicular to the contours through the building site.
 - a. Location of the cross-sections shall be clearly shown on the topographic map.
 - b. Properties impacting ridge lines shall provide additional cross-sections indicating their relation and impact on such ridge lines as established in **Section 5.7.10: Mountain Ridge Profile**.
4. An overall excavation, grading and drainage plan shall be prepared in accordance with sound professional engineering practices and to address minimum standards adopted by the City. Said plans shall be prepared and certified by a professional engineer registered in the State of Arizona.
 - a. If any drainage structures or culverts are involved, it will be necessary to include calculations for peak flows for a 100-year storm to establish appropriate drainage facilities, cross-sections, and details.
 - b. Storm water diverted from its original drainage pattern shall be returned to its natural course before leaving the property.
5. Where possible and appropriate on less complex lots and lots with acceptable site conditions, the combining of the above maps into one drawing may be acceptable.
6. The Zoning Administrator may require an accurate oblique view architectural rendering in color; showing the appearance of the building, lot, landscaping, and skyline.
 - a. The Zoning Administrator may also require a model if determined necessary to evaluate the project.
 - b. The model may be a three-dimensional physical model, or it may be a computer generated model in a three-dimensional format and presented by a series of prints or by a disc that can be viewed on a monitor.
 - c. The rendering and the model will remain in the custody of the Zoning Administrator until a Certificate of Occupancy is issued.

7. Plans for any structure to be constructed on any land governed by these Hillside Regulations shall be sealed by a registered engineer or architect.
8. The plans for any hillside development of any kind or nature whatsoever, must be approved by the staff and appropriate permit(s) issued, before any grading, bulldozing, blasting, or movement of earth is commenced.

5.7.12 Inspections

- A. Inspections made to ensure compliance with this Section are required and shall occur prior to issuance of the first certificate of occupancy or equivalent.
- B. Prior to the inspection of property, an authorized City employee shall attempt to obtain the consent of the property owner or representative pursuant to this Section. If consent is denied, the employee may conduct an inspection as permitted pursuant to applicable state or federal law.

5.7.13 Enforcement/ Compliance

- A. Violations should be reported by the City to the property owner, together with a Compliance Order describing the measures required to correct the violation(s). Failure to comply with the terms of a Compliance Order shall constitute a violation of this Section.
- B. In those instances where a Site Disturbance Activity has commenced within a Hillside Overlay District area without an approved Slope Category Determination Study or where another violation of this Section has occurred, the City may issue a Stop Work Order to terminate immediately all development or construction related Site Disturbance Activity on the site, parcel, or property. In addition, the City may revoke any or all of the permits issued by the City for the site, parcel or property. Upon the issuance of a Stop Work Order, the responsible party shall immediately terminate all activities on the site and then contact the City of Peoria Planning Division regarding what measures should be taken to eliminate any problems resulting from the development activity. Failure to comply with the terms of a Stop Work Order shall be a violation of this Section.
- C. Violations of this Section are subject to prosecution by the City of Peoria under the City Code and shall be punishable as provided by law.

5.8 Vistancia Desert Lands Conservation Overlay

The purpose of the Vistancia Desert Lands Conservation Overlay (DLCO) is to identify and protect the unique and environmentally sensitive Sonoran Desert lands in the City and to promote the public health, safety, and welfare by providing appropriate and reasonable controls for the development of such lands. Specifically, these lands are located north of the Central Arizona Project (CAP) Canal within Vistancia, excluding the Clementine Mine area, see **Exhibit 5.7: Clementine Mine Desert Lands Conservation Overlay / Hillside Development & Overlay District Exemption Area**.

The DLCO is intended to:

- A. Identify sensitive desert conservation features and resources.
- B. Protect and preserve Peoria's distinctive desert landscapes and wildlife habitats for the enjoyment of current and future generations.
- C. Protect people and property from hazardous conditions characteristic of environmentally sensitive lands and their development.
- D. Integrate conservation design into the development of sensitive desert lands and employ development standards and guidelines that equitably balance conservation and development objectives.

In addition, the DLCO is intended to implement the goals, policies and objectives of the City of Peoria General Plan and the VPCD. The overlay establishes a holistic approach to evaluating the environmental conditions of each site that allows both City staff and the development community a better basis for determining conservation areas. The overlay also establishes criteria for determining conservation priorities based on the potential to expand or extend a regional open space corridor, the opportunity to provide a link to an existing or future trail system, the possibility of expanding an existing open space, or the possibility of creating a buffer zone between different intensities of uses.

The DLCO not only aims to preserve sensitive and unique desert features, but also native plants and plant communities in order to enhance the City's aesthetic appeal by conserving distinctive scenic character. Native plant communities are also preserved because they thrive in the local desert environment and provide soil stabilization to fragile desert soils, stabilization that is lost after development activity that disturbs plants and topsoil layers. Canopied plants such as mesquite provide nurturing shade and protection for lower level plants. Native plants identified for preservation are chosen on the basis of their slow growth habit, the fact that the plant alone or in combination with others provides unique wildlife habitat and soil stabilization support, its rarity in this environment, and its proven success rate for salvage in this region.

Finally, the DLCO establishes standards and design guidelines for development within desert areas and adjacent to conservation areas. These regulations and guidelines vary by landform type in order to address the four distinctive types of geography (Desert Floor, Bajada, Floodplain and Upland, as consistent with the landforms as part of **Section 5.7 Vistancia Hillside Overlay District**) found in the Peoria desert areas. The classification system assumes a single vegetation

type in Peoria, Lower Sonoran, consisting of creosote, bursage, and saltbush associations. The DLCO is to be applied in conjunction with the 2003 International Urban-Wildland Interface Code (IUWIC). In cases where there is conflicting provisions the IUWIC will take precedence.

The future Villages of Vistancia, located north of the Central Arizona Project Canal (the CAP) are expected to develop similarly to the existing villages in the southern part of the community (The Village at Vistancia, Blackstone and Trilogy). Whereas each village will be designed to incorporate community level private amenities and open spaces to be utilized by all of the residents of the village. With the addition of the abundant usable natural open space located north of the CAP, residents in the Northpointe at Vistancia area will have even greater opportunities to enjoy extensive passive and active recreational uses.

Given the established village concept of this master plan, the developer is requesting that the requirements of this Section be analyzed at the village level. Until such time that a village level plan is provided by the Developer and approved by the Planning Manager, the open space requirements for each subdivision shall be reviewed on a stand-alone basis per the provisions of this Section.

Shall it be determined that a development parcel does not contain any conservation features, the developer may seek, and the Planning Manager may provide, a waiver to exclude such development parcel from the provisions of this Section.

5.8.1 Applicability

The Vistancia Desert Lands Conservation Overlay (DLCO) establishes a special overlay zoning district, which applies to specific resources and environmental conditions within Vistancia. In order to accomplish the purpose of this district, the City of Peoria shall apply these provisions to these lands that contain any of the following special conservation features and resources:

A. Conservation Features:

1. *Bajada*. Cone-shaped alluvial fans that have coalesced into a continuous slope along the front of a mountain (a compound alluvial fan)
2. *Cultural Resource*. Prehistoric and historic sites identified according to standards established by the State Historic Preservation Office. Includes artifacts such as rock walls, etc.
3. *Floodplain*. Flat or nearly flat land adjacent to streams or rivers that receives periodic flooding. Consists of the channel and the flood fringe.
4. *Isolated Peak*. The prominent peaks which jut out of a typically flatland area. These are landmark features whose rugged vertical form contrasts sharply with the horizontal ground plain.
5. *Mountainous Area*. Areas such as the Hieroglyphic Mountain Range which include numerous peaks, rugged topography, steep slopes and small v-bottomed washes flowing out of the area. The limits of a mountainous area are established when more than sixty (60) percent of the area has slopes of twenty-five (25) percent or greater.

6. *Plateau*. An extensive land area characterized by slopes leading to a relatively level surface and situated at a uniformly higher elevation than adjacent land on at least one side.
7. *Primary Peak*. Prominent peaks that are visual landmarks from various points of view and rise at least four hundred (400) feet above the surrounding base elevation.
8. *Protected Ridges / Scenic Resource*. See **Exhibit 5.7.5: Preservation Masterplan**.
9. *Riparian Vegetation*. Native vegetation that grows where there is a concentration of sustainable drainage water resulting in larger plants, greater species diversity and greater density. Generally lines washes, rivers, tanks and springs.
10. *Riverine Area*. Environmentally diverse riparian areas associated with rivers and major washes (e.g. the New River, the Agua Fria River, Morgan Wash).
11. *Rock/Boulder Formation*. Formations including escarpments, cliffs or pinnacles which consist of exposed rock faces with limited vegetative cover.
12. *Significant Vegetation Area*. A stand of Sonoran Desert vegetation that is thirty percent more concentrated than the general aspect of the immediate context area and difficult to salvage due to slope, rocky soil conditions or exposed roots due to an adjacent wash. Generally located adjacent to a wash or other source of water and maintains the character of the site best when protected in place.
13. *Significant Vegetation Specimen*. A native tree with an eight (8) inch or greater caliper trunk and multi-trunk in good health, a saguaro over twenty (20) feet in height and/or multiple arms or crest or other unusual configuration in good health, or other mature protected species, such as Ocotillo.
14. *Spring*. A permanent small stream or source of water coming out of the ground where the aquifer meets the ground surface.
15. *Talus Slope (or Alluvial Fan)*. A slope strewn with a layer of loose rock debris, usually over unconsolidated soils.
16. *Terrace*. An extensive land area characterized by slopes leading to a relatively level surface and situated at a uniformly higher elevation than adjacent land on at least one side.
17. *Unstable Slope*. A slope that exhibits one or more of the following conditions: boulder collapse, boulder rolling, rock falls, slope collapse and talus slopes.
18. *Wash, Jurisdictional*. A wash that is governed by the United States Army Core of Engineers ("USACOE"), and is included as part of the permits ("404 Permit") obtained through Section 404 of the United States Federal Water Pollution Control Act, or commonly known as the "Clean Water Act".
19. *Wash, Non-Jurisdictional*. These are washes not governed by the USACOE and are not subject to the provisions of the 404 Permits.
20. *Wildlife Corridor*. Pathways or habitat linkages that connect discrete areas of natural open space otherwise separated or fragmented by topography, changes in vegetation, and natural factors in combination with urbanization, and which:

- a. permit animals to move between remaining habitats allowing depleted populations to be replenished and promoting genetic exchange;
- b. provide escape routes from fire, predators, and human disturbances, thus reducing the risk that catastrophic events, such as fire or disease, will result in population or species extinction;
- c. serve as travel paths for individual animals as they wander throughout their home ranges in search of food, water, mates, and other needs, or for dispersing juveniles in search of new home ranges.

21. *Wildlife Habitat.* Locations where native wildlife has a tendency to congregate due to provision of food, shelter and/or water.

5.8.2 Applicability and Approval Process

A. Exemption for Single Residential Lot Development

- 1. The development of a single-family custom home shall not require a Desert Lands Conservation Report or Master Conservation Plan. The developer of a single-family custom home shall indicate on the site plan the location of conservation features to be preserved.

B. Site Inspection

- 1. For those sites with particularly complex conditions, the City may request a site inspection of the property by City staff. The applicant shall distribute copies of the Existing Conditions Data Report for the on-site meeting. Applicants, their site designers, and the landowner will participate in the site inspection. The purpose of this visit is to review the property's existing conditions and special features, to identify potential site design issues, and to provide an informal opportunity to discuss site design concepts, including the prioritization of conservation features, and possible locations for buildings and street alignments.

C. Pre-Application Conference; Timing of Submittals.

- 1. A pre-application conference is required prior to submittal of any application for development approval for property containing Conservation Features or Natural Open Space to discuss environmental characteristics of the site. Developments of 10 acres or less shall be exempt from the pre-application meeting requirement but shall be subject to all other applicable requirements in this Section.
- 2. Submittal of the reports listed below are subject to the type of planning action involved as shown in **Table 5.8.2.C Desert Lands Conservation Submittal Reports**. Submittals for one type of action need not be duplicated for another type of action.

Table 5.8.2.C: Desert Lands Conservation Submittal Reports

Type of Permitting Action	DLCR	MCP	Native Plant Inventory	Archaeological Site Review and/or Survey	Native Plant Preservation Plan
Minor Land Division		X	X	X	
Preliminary Plat	X	X	X	X	
Preliminary Plat (10 acres or less)		X	X	X	
Final Plat		X	X	X	
Grading Permit	X	X	X	X	X
Site Plan	X	X	X	X	
Building Permit	X	X	X	X	X

D. *Desert Lands Conservation Report*. A comprehensive report shall be submitted as part of a platting site plan or building permit request that reviews existing conditions and site and project characteristics. For projects larger than ten (10) acres, this shall be the Desert Lands Conservation Report (DLCR). Projects of ten (10) acres or less may submit a Master Conservation Plan (MCP), as specified in this Section in order to meet this requirement. If a development request is being proposed on a property for which an existing DLCR is on file with the City, the Planning Manager shall determine what information, if any, needs to be updated.

1. A request to modify some or all of the submittal requirements listed in this Section may be submitted to and approved by the Planning Manager based upon a finding that sufficient information will be provided to make a determination as to compliance with the provisions of the DLCR.
2. A narrative description of the proposed development and information included on exhibits shall be submitted as the essential document of the report. The DLCR shall contain information specified in the *Desert Lands Conservation Guide*.

E. *Master Conservation Plan*. In addition to the DLCR, a Master Conservation Plan (MCP) shall be submitted at the time of site plan or preliminary subdivision plat review and shall consist of the following items. For phased projects, submittal requirements shall correspond to the areas included in each phase. For projects of ten (10) acres or less submitting only the MCP, identification and descriptive data required for the DLCR and Projective Narrative and Overview shall also be included. Submittal requirements for the MCP are found in the *Desert Lands Conservation Guide*.

F. **Approval Process**

1. The Planning and Zoning Commission or the City Council shall review and either approve or disapprove any DLCR and/or MCP that is submitted as part of a development request requiring approval by the Planning and Zoning Commission or the City Council. The Planning Manager shall review and either approve or disapprove a DLCR and/or MCP for development request requiring building permit, site plan or subdivision plat approval.

2. Appeals of the decision(s) regarding a DLCR and/or MCP will be addressed in the same manner as the development request which it accompanies.
 - a. Approvals of the DLCR shall be valid for the same period of time accorded to the accompanying development request.
 - b. After a period of one year from the submittal date of the MCP the Planning Manager shall determine the continued sufficiency of the MCP for future development planning applications.
 - c. The Planning Manager shall not approve or recommend approval of any DLCR and/or MCP unless the Planning Manager has received a Waiver of Proposition 207 from the Owner or Owners of the property that is the subject of the DLCR and/or MCP or has determined that the absence of such a Waiver of Proposition 207 is consistent with the City's General Plan and zoning goals and regulations.

5.8.3 Conservation Standards

In order to protect the public health, safety, and welfare, sensitive environmental conditions, retain and protect meaningful desert open space, and conserve ecological and aesthetic resources, all development within the DLCO shall be subject to requirements for the preservation of Natural Open Space (NOS) and native plants. In Hillside Areas, requirements of **Section 5.7 Vistancia Hillside Overlay District** and the DLCO shall be coordinated as specified herein. The required NOS area shall not exceed the percentages shown in the following NOS Slope/Landform Matrix.

A. Natural Open Space (NOS)

1. Natural Open Space within each development shall be in accordance and not in addition to the open space provisions of **Section 5.7 Vistancia Hillside Overlay District**, when conservation features are present, and as depicted below. Development Parcels are only required to provide up to the maximum NOS as shown on the **Table 5.8.3.A.1 NOS Slope/Landform Matrix** below.
 - a. Development Parcels that do not contain conservation features are not required to provide NOS per **Section 5.8 Vistancia Desert Lands Conservation**, but are still subject to the provisions of **Section 5.7 Vistancia Hillside Overlay District**.

Table 5.8.3.A.1: NOS Slope/Landform Matrix			
Landform Type	Slope Range	Minimum Required NOS	Maximum Required NOS
Desert Floor	0%-10%	0%	25%
Bajada Upland	10-15%	50%	45%
	15% - 20%		55%
	20% - 25%		60%
	25% - 30%		70%
	30% - 35%		80%
	35%+		85%

Note: Usable Open Space requirements of this ordinance may be satisfied by accessible NOS containing dedicated trails, floodway areas or reserved or dedicated steep slope areas.

2. The required NOS may be comprised of the conservation features listed and defined in this Section in the following priority:
 - a. Expands or extends a regional open space / corridor,
 - b. Increases the size of an existing or adjacent open space area,
 - c. Creates a linkage to an existing or planned trail, or
 - d. Provides a public access point (trailhead) to existing or planned natural open space.
3. In the event that the combined area of all required NOS exceeds the maximum required acreage, the following criteria, listed in priority order shall be used to guide the determination of which features shall be preserved:
 - a. Conservation Features;
 - b. Land that expands or extends a regional open space or drainage corridor;
 - c. Land that abuts existing and/or planned open space;
 - d. Land that allows opportunity to provide a link to existing or future trail systems; and
 - e. Land that provides a non-motorized access route from the nearest public right-of-way to an open space area.
4. Where the minimum lot size is twenty-four thousand (24,000) square feet or less, NOS shall not be allowed on individual lots and must be placed in common tracts.
5. If land designated as NOS is located in a common tract owned by a homeowners association, the property shall be maintained through a common maintenance agreement.
6. Any NOS being considered for dedication to the City of Peoria, regardless of size and location, will be reviewed by the Community Services Director and staff for a recommendation as to the acceptance or rejection of the dedication.
7. Whether the NOS is located on individual lots or in common tracts, the boundaries of Disturbed Areas shall be delineated in the field with permanent markers in order to prevent encroachment into NOS areas.
8. Areas not specifically identified as Disturbed Area or NOS shall be considered Transition Areas.
9. Identification of NOS shall be coordinated with **Section 5.7 Vistancia Hillside Overlay District**. Planning of NOS shall specifically consider disturbed areas. For Hillside Areas, NOS shall be located in areas planned to be undisturbed.
10. Within areas identified as NOS, no grading or other disturbance shall occur except the minimum grading required for trails, roadways and utility easements.
 - a. No walls are permitted within the NOS except where needed for paths, trails, roads or other similar necessary elements.

- b. Restoration of the Disturbed Area not used to support buildings, paths, trails or Transitional Landscape Area is mandatory and shall follow plans reviewed and approved by the City.
 - c. Restored Disturbed Area within NOS, approved by the City, shall count towards NOS acreage requirements.
11. Vistancia will provide multiple public access locations as referenced in **Exhibit 4.3.6: Parks / Open Space and Trails Master Plan** of the VPCD.
- a. Individual parcels within the master plan development will not be required to provide additional public access to adjacent NOS areas.
12. The total length of lots backing up to the NOS shall not exceed one thousand (1,000) feet without incorporating one of the edge treatments described in this Section or providing a trail access point, visual corridor or wildlife corridor to the NOS.
- B. Edge Treatments
1. Transitions from the built to natural environment play an important role in the development of Vistancia. These areas provide both a scenic value and a physical connection between the two areas. It is important to provide both visual and physical access to natural open space, yet at the same time provide appropriate separation for both humans and desert wildlife. Development parcels adjacent to natural open space are encouraged to provide open space edge treatments using the following considerations, or combination of the following considerations.
- a. Single loaded public street with non-gated public access.
 - b. Improved park space a minimum of two hundred (200) feet wide designed to blend with the natural open space.
 - c. Cul-de-sacs designed to open onto open space. Alternative wall and fence designs that prevent abrupt transitions between the built and natural environments.
 - d. Defined trailheads with signage / way finding, parking, water and shade provisions.
 - e. Substantially alternating lot depths places in clusters straight-line edge development. Alternating lot depths shall articulate no less than twenty (20) percent of the average lot depth within the parcel.
 - f. Alternative building placement and / or lot widths for the nearest two (2) rows of homes or the nearest commercial or non-residential building to promote increased views into the natural open space. To qualify, lot widths and / or setbacks shall be increased by no less than fifty (50) percent.
 - g. Creation of a useable greenbelt or paseo along the edge of development.

- h. Enhanced native landscaping located along the edge of the development and placed and maintained in a manner that does not result in an easily identified manicured landscaped edge.
- i. A creative alternative not included in this Section that satisfies the intent of this ordinance. Such alternative shall be approved in writing by the Planning Manager.

C. Rivers and Washes

1. All Washes identified for some level of preservation, are shown in **Exhibit 5.7.5: Preservation Master Plan**. Washes that fall within the Clementine Mine Exemption Area as shown on **Exhibit 5.7.1: Landform and Minimum Open Space Designation Plan** or are not identified on **Exhibit 5.7.5: Preservation Master Plan**, are subject to removal as part of the parcel development.
2. Except where allowed by the Planning Manager, the following provisions shall apply to the washes indicated on **Exhibit 5.7.5: Preservation Master Plan** .
 - a. Habitat Migration Corridors, except in locations permitted for disturbance under the White Peak Ranch 404 permit, consist of a preservation corridor with an average width of one hundred (100) feet, where no portion is narrower than seventy (70) feet. The wash bottom may meander within this corridor, but the top of bank shall remain a minimum of twenty-five (25) from the edge of such corridor.
 - b. Other 404 Washes, except in locations permitted for disturbance under the White Peak Ranch 404 permit, shall contain a preservation corridor with an average width of sixty (60) feet, where no portion is narrower than thirty-five (35) feet. The wash bottom may meander within this corridor, but the top of bank shall remain a minimum of fifteen (15) feet from the edge of such corridor.
 - c. Significant Washes indicate a forty (40) foot corridor that is ideally centered over the natural wash, but may be altered, relocated, or combined, provided that a corridor of similar size, condition, and location be provided (either natural or re-created). Developer may appeal to Planning Manager for relief from this requirement if, upon actual on site review, the wash is found to be without significant vegetation areas, conservation features, or a high habitat value.
3. No major structural changes or improvements shall be allowed in rivers and washes governed by the Vistancia 404 Permits except those as allowed under the permit. Where changes are made, protected plants shall be left in place except as follows:
 - a. To prevent erosion from channelization or combination of smaller washes;
 - b. To allow wash crossings of roadways, trails and utility easements.
 - c. Trails and utilities may cross washes, but in no way shall they be placed in the wash bed running within and parallel to the wash bottom.
 - d. Public utility easements shall be restored when construction is completed;

- e. To prevent wash migration, where structures are placed behind the required wash setback; and
- f. To allow discharge from adjacent retention or drainage facilities, as approved by the City Engineer as part of a drainage system improvement plan resulting from a drainage study performed by an engineer registered in the state of Arizona.

D. Wildlife Habitat

- 1. Wildlife corridors shall be established along both sides of washes identified as part of the 404 Permits and those identified on the **Exhibit 5.7.5: Preservation Master Plan** as described above.
- 2. Linear utility lines may be placed parallel to, washes identified as part of the 404 Permits. Utility corridors shall be restored using indigenous plants so that there is no net loss of habitat function or value.

E. Scenic Resources

- 1. For the purposes of this Section, a Scenic Resource is a broad term used to describe the characteristics of an area based on the given geographic location and local visual resources. Scenic Resources within Vistancia have been identified and are depicted on **Exhibit 5.7.5: Preservation Master Plan** Scenic Resources may be comprised of any combination of the following:
 - a. Scenic roadways in mountainous terrain
 - b. Large natural area with surface water, undisturbed vegetation and eco-systems, cultural resources, and / or un-fragmented wildlife habitat.
 - c. Areas with unaltered ridgelines or distinct views of undisturbed ridgelines.
 - d. Areas with particularly dense populations of specific native plant populations such as saguaro cacti.
- 2. Methods of protection of scenic resources or incorporating such resources into a development may vary on a case-by-case basis depending upon the nature of the resource and its scale. Such methods shall be described in the Desert Lands Conservation Report and detailed in the Master Conservation Plan and in conjunction with **Section 5.7: Vistancia Hillside Overlay District**. Typical conservation methods shall include, but not be limited to, absolute preservation (i.e. leave in natural state), strategic placement and design of buildings, planned / prohibited access, unique building and wall standards intended to preserve desirable views.

F. Archaeological Resources

- 1. Preliminary Archaeological Site Review
 - a. Provide a report, to be submitted with the Existing Conditions Data Report, from the Arizona State Museum, the State Historic Preservation Office (SHPO), or an Archaeologist that reviews all of the available archaeological information for the site. This record check shall: determine whether the site has been field surveyed for cultural resources;

identify any previously recorded archaeological or historic resources known to exist on the property; state the probability that buried archaeological resources not visible from the surface would be discovered on the site; and make a recommendation as to whether an archaeological survey of the site is needed.

2. Archaeological Survey; Duties of the Archaeologist

- a. If an archaeological survey of the site is recommended, then the following tasks shall be completed by an Archaeologist.
 - b. Complete a field survey and submit the results with the Existing Conditions Data Report. Any cultural resources identified shall be entered by the Archaeologist making the discovery into the Arizona State Museum site file system.
 - c. Describe and map archaeological and historic sites identified on the property in either the records check or the field survey.
 - d. The Archaeologist shall complete an archaeological report that:
 - e. Determines the significance of the reported cultural resource(s);
 - f. Assesses the impact of the proposed development on the cultural resource(s). If the resource cannot be preserved in place or protected by acceptable means, it must be mitigated;
 - g. Makes a determination that the cultural resource must be either preserved/ protected or mitigated;
 - h. Identifies mitigation measures and a mitigation plan that have been reviewed and approved by the City and/or SHPO.
3. Any proposed mitigation measures shall be reviewed and approved by SHPO, having primary responsibility, and/or the City, as the Certified Local Government with jurisdiction, prior to the commencement of any activity on the site.

G. Native Plants

1. No person shall destroy, mutilate, remove from Vistancia, or relocate to another place within Vistancia, any protected native plant on land that is subject to the provisions of this Section without first obtaining all required Native Plant Permit(s).
2. Protected Native Plant List the rationale for inclusion on the Protected Plant List shown in **Table 5.8.3.G.2: Protected Native Plant List** includes one or more of the following:
 - a. Preservation of the plant enhances the City's aesthetic appeal by conserving unique scenic character;
 - b. The plant is slow growing and therefore it is difficult and cost prohibitive to find comparable nursery-grown stock for replacement;
 - c. The plant alone or in combination with others provides unique wildlife habitat; and
 - d. The proven success rate in the region of salvaging plants of a certain size.

Table 5.8.3.G.2: Protected Native Plant List

Trees	
Botanical Name	Common Name
Cercidium floridum	Blue Palo Verde
Cercidium microphyllum	Foothills Palo Verde
Chilopsis linearis	Desert Willow
Juniperus monosperma	One-Seeded Juniper
Olneya tesota	Ironwood
Populus fremontii	Fremont Cottonwood
Prosopis velutina	Velvet Mesquite
Shrubs	
Botanical Name	Common Name
Acacia constricta	Whitethorn Acacia
Acacia greggii	Catclaw Acacia
Celtis pallida	Desert Hackberry
Larrea tridentata	Creosote
Cacti/Succulents/Accents	
Botanical Name	Common Name
Carnegiea gigantea	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

H. Prohibited Plant List

1. Plants specified on the prohibited plant species list shall not be allowed. Certain plants that do well in the Sonoran Desert present a distinctly non-desert appearance and/or pose potential hazards to the native vegetation, wildlife and landscape due to their invasive nature. The plants shown in **Table 5.8.3.H.4: Sample Prohibited Plant List** exhibit these characteristics.
2. Native Sonoran Desert vegetation should not be heavily pruned or removed from areas identified as Natural Open Space unless demonstrated to the City that a health, safety or welfare issue exists. This includes removal of dead trees or cacti as they are commonly used as habitat.
3. The prohibited plant species list shall be provided by the Developer to all purchasers of property within the development. Exceptions to the Prohibited Plant Species List may be approved by the Planning Manager. See **Table 5.8.3.H.4 Sample Prohibited Plant List**.

Table 5.8.3.H.4: Sample Prohibited Plant List

Trees	
Botanical Name	Common Name
Brachychiton populneus	Bottle Tree
Eucalyptus sp. (except those specifically identified in Arid Character Zone – see Desert Lands Conservation Guide)	Eucalyptus
Olea sp.	Olive Tree
Parkinsonia aculeata	Jerusalem Thorn/Mexican Palo Verde
Pinus sp.	All species of Pine
Prosopis chilensis (prohibited in parking areas only)	Chilean Mesquite
Rhus lancea	African Sumac
Washingtonia sp.	Fan Palm
Shrubs	
Botanical Name	Common Name
Oleander sp. (except petite varieties)	Oleander
Thevetia peruviana	Yellow Oleander
Groundcovers, Annuals, Perennials, Vines, Etc.	
Botanical Name	Common Name
Cenchrus ciliaris or Pennisetum cileare	Buffel Grass
Cynodon dactylon (except in private backyards, enclosed courtyards, and public use areas buffered from Native Sonoran Zones by Sonoran Character Zones – see Desert Lands Conservation Guide)	Common Bermuda Grass
Eragrostis lehmanniana	Lehmann's Lovegrass
Gutierrezia sarothrae	Snakeweed
Hordeum jubatum	Foxtail Barley
Pennisetum sp.	Fountain Grass

5.8.4 Native Plant Permit

The process of preparing a site for development that contains native plants is authorized by a Native Plant Permit and guided by a Native Plant Preservation Plan (NPPP).

- A. The Native Plant Preservation Plan shall be prepared by a botanist that has received a formal education in Botany, Biology or Ecology, a Licensed Landscape Architect, Certified arborist or other professional with similar training and that has experience working with plants and ecosystems of the Sonoran Desert. The plan shall contain information and procedures regarding the following items:
1. Plant Inventory
 2. Plant tagging,
 3. Plant salvaging,
 4. Establishing and managing the temporary salvage plant nursery, and
 5. Transplanting the salvaged plants.

- B. The Native Plant Permit authorizes a process for preservation and salvaging of native plants. The process includes the following activities:
1. Preparation of a Native Plant Preservation Plan,
 2. Plant Inventory,
 3. Acquisition of a Native Plant Permit,
 4. Tagging of all native plants as to disposition,
 5. Establish the temporary native plant nursery,
 6. Move native plants to be salvaged to the nursery,
 7. Transplant the salvaged plants, and
 8. Termination of the temporary native plant nursery and restoration of the nursery site.
- C. *Submittal Requirements.* Any submittals made for a Native Plant Permit shall comply with the requirements contained in this Section. The developer of a single-family custom home shall not require a Native Plant Permit. Submittals must be complete and submitted to the Community Development Department with the appropriate fee.
1. Native Plant Preservation Plan containing:
 - a. Project name and address;
 - b. Owner name, address, and phone number;
 - c. Proposed salvage contractor, cacti salvage contractor, and tax license number;
 - d. Quarter Section Number;
 - e. Prior Peoria case numbers;
 - f. Number of protected plants to be relocated;
 - g. Number of protected plants to be destroyed;
 - h. Total number of protected plants disturbed;
 - i. Brief description of your project including estimated timing of salvaging and relocation of plants, plant nursery location, transplanting activities and any other relevant information.
 2. Three (3) copies of the site plan aerial with plat overlay indicating the location by tag number of each plant which is required to be protected per the Protected Native Plant List (from the NPPP).
 3. Three (3) copies of the plant inventory performed by a City of Peoria Approved Salvage Contractor (which corresponds to the tag number on the site plan) indicating the following (from the NPPP):
 - a. Plant type;
 - b. Plant size in caliper inches;

- c. Plant salvageability (Any plant that is determined to be unsalvageable must have an explanation of the present status of the plant material.);
 - d. Whether the plant will remain in place, be moved to another location or be destroyed. (Any plant that is destroyed must have an explanation detailing why the plant cannot remain in place or be moved.)
 - e. Current market value by species and size for all plants identified for salvage.
- 4. Temporary project nursery location shown on a map, in a written description or as an address (from the NPPP). Notice of when plant materials have been tagged in the field for City Staff review.
- 5. Letter of Authorization from the property owner identifying the City-approved salvage contractor for the project and verifying that all plants are to be replanted on site (from the NPPP).
- 6. A copy of the form notifying the Arizona Department of Agriculture, Native Plant Section, of the intent to destroy plant materials protected by state statutes (from the NPPP).
- D. *Responsibility for obtaining permit.* A Native Plant Permit may be obtained by the property owner of record or by another party acting as agent upon presentation of written authorization by the property owner of record.
- E. *Action on applications.*
 - 1. Applications may be approved, conditionally approved, or denied.
 - 2. Where the Planning Manager determines that the application is in conformance with the provisions of this Section, a permit shall be issued, with such conditions attached as necessary to ensure that the Native Plant Preservation Plan is successfully accomplished.
 - 3. Where it is determined that the application is not in conformance with the provisions of this Section, the application shall be denied.
 - 4. Action taken on applications may be appealed to the hearing officer appointed by the City Manager according to the procedures specified in this Section.
- F. *Timing of Permit approval.*
 - 1. No Native Plant Permit shall be issued unless an application is submitted in conjunction with an existing or proposed development that requires administrative approval, Planning and Zoning Commission approval, City Council approval, Board of Adjustment approval, or approval of a plat as determined by the City Manager or designee.
 - 2. For proposed development, the Native Plant Permit shall not be issued until the necessary development approvals have been secured.
- G. *Modification*
 - 1. It shall be prohibited to modify, alter, or amend an approved Native Plant Permit or an accompanying Native Plant Preservation Plan without reapplication for a Native Plant Permit according to the provisions of this Section.

H. Expiration

1. Every permit issued by the City under the provisions of this Section shall expire and become null and void if the work authorized under the provisions of this Section is not commenced within one hundred eighty (180) days from the date of issuance.
2. Work shall be completed within the time period specified on the Native Plant Permit. The Planning Manager shall have the authority to grant a project- specific time extension for completion of the work upon written request of the applicant.
3. Failure to comply with the time limitation without an extension authorized by the city shall require application for a new permit pursuant to the provisions of this Section.

I. Plants to be tagged; requirements.

1. All plants with Protected Plant Status scheduled to remain in place or authorized for destruction or relocation by the approved Native Plant Permit must be tagged and numbered prior to permit submittal.
2. Tags shall be color-coded according to the following schedule so that the status of each plant affected by the development proposal may be easily identified:
 - a. Plants proposed for destruction shall be tagged with blue plastic tape
 - b. Plants proposed for relocation shall be tagged with red plastic tape
 - c. Plants proposed to remain shall be tagged with white plastic tape.
3. Tags required by this Section shall be affixed in a visible and uniform location (preferably the north side) on the plant. Once affixed, the tags shall not be removed until the plants are removed, relocated, or destroyed in compliance with the Native Plant Permit and a final inspection has been made.
4. Tag numbers shall correspond to the site plan and the plant inventory.
5. Tag numbers shall be transferred to the side of the box when site boxing is completed.

J. *Timing of work authorized by this Section.* Time periods shall commence on the date of permit issuance. This requirement shall not apply to those native plants deemed to be unsalvageable by the City and noted as such on the permit.

1. Plants with Protected Plant Status authorized for destruction under the provisions of this Section shall not be destroyed within a time period specified as follows:
 - a. One (1) to five (5) plants with Protected Plant Status to be destroyed, fifteen (15) days;
 - b. Six (6) to fifteen (15) plants with Protected Plant Status to be destroyed, thirty (30) days;
 - c. Sixteen (16) or more plants with Protected Plant Status to be destroyed, sixty (60) days.
2. In no instance shall destruction of plants with Protected Plant Status occur prior to issuance of a Native Plant Permit by the City unless the Planning Manager agrees to allow preliminary at-risk grading. Such decision will be based on a report by a registered landscape architect providing an assessment of the salvageability given the time of year, and concurrence from the Community Services Department.

K. Compliance with approved permit; revocation.

1. All work authorized by a permit issued in conformance with the terms of this Section shall be completed as authorized.
2. Failure to comply with the conditions of permit approval or the approved Native Plant Preservation Plan shall constitute a violation of the Native Plant Permit and may be punishable by permit revocation and/or citation under the authority of this Section.

L. Inspections.

1. All aspects of the work performed as a result of a Native Plant Permit issued under the provisions of this Section shall be subject to inspection by the City. Specific Inspections shall be performed:
 - a. following completion of tagging,
 - b. following completion of relocation of plants to the plant nursery, and
 - c. following completion of all transplanting and removal of the nursery. Inspections may be performed by City personnel or may be required of the developer.
2. Developer's inspections shall be signed and certified by one of the professionals listed as responsible for preparation or assisting in the preparation of the Native Plant Preservation Plan.

M. Destruction or restoration

1. A Native Plant Permit shall not be issued after a violation resulting in destruction, removal, or relocation of plants with Protected Plant Status has been discovered until such time as a restoration program has been approved and the property has been restored with plants included on the Protected Native Plant List of equivalent type, size, density, distribution, and condition as existed on the property prior to the violation.
2. A program for restoration of the site shall be approved by the Planning Manager and shall be based on the expected type, size, density, distribution, and condition of plants with Protected Plant Status within the vegetation communities in which the violation occurred.
3. Appeal of a decision made by the Planning Manager regarding a restoration program shall be heard by the Hearing Officer appointed by the City Manager.
4. Appeal of a decision made by the Hearing Officer regarding a restoration program may be made to the City Council in accordance with the rules and procedures established in this Section.
5. Waiver of restoration requirement.
6. The Planning and Community Development Director or designee may waive or modify the restoration requirement in this Section when it will further the purpose of this Section and be in the best interest of the community, and when it is demonstrated that development of the property is imminent as determined by the following criteria:

- a. The general plan designation of the property is consistent with the proposed development.
- b. The zoning of the property is consistent with the proposed development.
- c. Infrastructure improvements are in place, which can support the proposed development.

5.8.5 Inspections

- A. In order to ensure compliance with this Section, inspections may be made by the Planning Manager consistent with law.
- B. If such inspection reveals that any property or portion of a project is not in compliance with the requirements of this Section, the Planning Manager shall report the discrepancy to the property owner, developer or their representative and shall order work on the project stopped or corrective action taken as appropriate.

5.8.6 Appeals

- A. Appeal to the Hearing Officer
 - 1. Decisions of the Community Development Department Staff arising from the administration of the requirements contained in this Section may be appealed to the hearing officer, which shall be appointed by the City Manager to hear such appeals.
 - a. The appeals shall be in writing and set forth the specific decision of the Community Development Department Staff that is being appealed.
 - b. The appeal shall be filed with the Community Development Director.
 - 2. A copy of the appeal and complete file shall be transmitted to the hearing officer. The hearing officer shall hold a hearing and provide the applicant and Community Development Department Staff an opportunity to present their position.
 - a. Such hearings shall be informal and the rules of evidence and civil procedure shall not apply.
 - b. Such hearings shall be noticed in accordance with the following provisions.
 - 3. The hearing officer shall act upon an appeal within ten (10) days after filing and shall submit his or her decision in writing to the applicant and the Community Development Director.
- B. Appeals to the City Council
 - 1. An applicant or the City may appeal the decision of the hearing officer to the City Council.
 - a. The appeal shall be in writing and shall specifically set forth the decision of the hearing officer which is being appealed.
 - b. The appeal shall be filed with the Community Development Director.
 - 2. A notice of the appeal shall be mailed at least ten (10) days prior to the council meeting in which the appeal is heard to each property owner situated within three hundred (300) feet of the property.

- a. The applicant shall provide the Community Development Department Staff with the names and addresses and addressed and stamped envelopes for all property owners within three hundred (300) feet of the property.
 - b. The Community Development Department Staff shall be responsible for mailing such notices.
3. A copy of the appeal letter, decision of the hearing officer and supporting material shall be transmitted to the City Council. At a regularly scheduled Council meeting the applicant and the hearing officer shall present their positions.
4. The City Council shall act upon the appeal within thirty (30) days after the appeal is filed with the Community Development Director, or at the next regularly scheduled City Council meeting, whichever date is later.

5.9 Architecture

5.9.1 Residential

Building form and architectural style of a residential development acts in concert with other thematic elements to create the identity of a community. As these guidelines apply, the intent is to encourage the highest level of design excellence possible by establishing a level of quality and finish. A minimum set of parameters has been listed but development is encouraged to exceed where possible.

This objective can be achieved by:

- A. Establishing a residential style that is carried consistently throughout all architectural components including building mass and articulation, roof forms, windows (proportion and design), colors and materials, and façade details (doors and entrances).
- B. Requiring residential communities to respect established architectural character valued by the community and endeavor to meet or exceed the standards of quality set by the surrounding area.
- C. Explore similar placement of homes on lots or select design elements that area similar or complementary with the surrounding neighborhoods.
- D. Mitigating the impact from monotonous building elevations, through design solutions that require the integration of façade articulation, variable building angles, eaves, parapets, and strategic placement of windows and doors in each elevation.
- E. Avoid combining structural and decorative characteristics from different architectural styles into a single building.
- F. Encourage developments to enhance streetscape interest by staggering the placement of homes on lots and by varying the front planes of homes.

5.9.1.1 Single Family Architecture

A. Driveways

1. Driveway length shall be per the **Table 5.4.1.1.A: Single-Family Residential Development Standards**
2. Minimize the prominence of driveways within the front façade and the front yard.
3. Driveways for three-car or larger forward-facing garages are encouraged to incorporate alternative paving design elements across the entire driveway to soften the appearance of large impervious surfaces.
4. Within environmentally sensitive areas, the use of combined or grouped driveways is encouraged. Grouped driveways shall be separated by no less than twelve (12) inches. The use of decorative hardscape or colored paving may be used to provide the minimum prescribed separation.
5. When grouped driveways cannot be utilized, consider the use of alternative garage types such as, single-bay tandem, side entry, or rear loaded.

B. Garages

1. A variety of garage placements are encouraged on the same block in order to avoid garages from dominating the streetscape and/or front of the house. Utilization of garages that are recessed, side entry, or placing the garage at the rear of the home is encouraged.
2. When lot size restricts garage placement, the developer shall utilize a combination of enhanced ornamental details and variety of garage door styles and colors to provide greater visual interest and streetscape diversity.
 - a. For example, garage doors may be articulated with windows, paneling, detailing and/or utilize other high-quality materials or finishes that complement the architecture of the building.
3. The forward facing (from street view) elevations of a side entry garage shall appear as livable portion of the home by utilizing windows, wainscot, or other design elements compatible with the design of the structure.

C. Entryways. Beyond their practical purpose, entryways into a residential home should provide a defined transition between the public and private realm. In this manner, entryways should convey a welcoming impression for those who approach, while also conveying a sense of privacy for occupants.

1. Entryways should be designed to thoughtfully interact with the level of activity along the street.
2. Primary entrances should occur along the front façade; however, the door does not necessarily need to face the street.
3. Articulation is encouraged through use of a portico, canopy, sidelights, surround or other devices.

4. All homes must provide a clearly defined paved walkway from the primary entrance to either the driveway or the abutting primary street. Alternative materials such as stone, pavers, or stamped or textured concrete are encouraged.
- D. *Massing and Articulation.* All public-facing facades should be balanced and pleasing in their articulation and include windows or doors that face the street.
1. Create diversity by varying the bulk and mass of buildings. Avoid a monotonous streetscape by creating diverse elevations with cutouts and pop-outs or by providing visual interest by incorporating architectural elements such as overhanging eaves, recessed windows, window trim or other building details.
 2. Long, single-ridge roof lines should be avoided. Reduce massing of roof forms by varying the height and orientation of the roof lines.
 3. Where houses in a development back onto collector or arterial street, a variety of roof designs are encouraged to avoid a series of repetitive roof slopes viewable from the right-of-way.
 4. Windows that are fully visible from a street shall have style-appropriate trim detail on at least two sides of all windows and shall be recessed.
 5. Vertical undulation of front elevations:
 - a. Not more than sixty (60) percent of any front elevation shall occur on the same plane.
 - b. Plans with two (2) planes shall provide a minimum undulation of four (4) feet between said planes; and
 - c. Plans with three (3) or more planes shall provide a minimum undulation of two (2) feet between said planes.
 - d. Front-facing garages shall be offset no less than four (4) feet from the plane of a living area or other principal structure (porches) and the third or fourth car garage shall be setback a minimum of two (2) feet in front or behind the main garage plane.
 - e. To demonstrate compliance, a Façade Articulation Exhibit shall be provided with the Design Review submittal.
- E. *Colors and Materials.* Selection of building color and materials on the facades of residential units and garage doors have a great impact on the overall character of both individual buildings, along with the neighborhood as a whole. Accordingly, the selection of colors and materials should be chosen to work harmoniously.
1. High-quality authentic building materials, such as stone, brick, and stucco should be utilized as appropriate to enhance the building's architectural character and assure a long-lasting building life.
 2. All developments shall provide a diversity of roof colors, materials, and styles within the subdivision in accordance with the schedule outlined in **Section 5.9.1.1 Standard Plan Requirements**.

3. When continuing the material around a corner from a front to side elevation, it should be terminated by an architectural element such as an offset, column, roofline termination, intersecting wall or fence.
4. Material changes should occur at a change in wall plane where the changes tend to appear substantial and integral to the structure, preferably at an inside corner.
5. Change in color should always be accompanied by a change in plane and separated by a facade element, enhanced architectural detail or other means.
6. Exposed metal chimney flues inconsistent with the architectural character are prohibited. Exposed flues are acceptable only with fireplaces without a chimney.
7. With the exception of windows and similar features, the use of reflective surfaces is prohibited.

5.9.1.1.1 Standard Plan Requirements

- A. A minimum of three (3) elevations are required per standard plan for residential parcels with twenty (20) or more lots. For residential parcels with at least five (5) lots, but less than twenty (20) lots, a minimum of two (2) elevations are required per standard plan.
- B. A minimum of two (2) roof styles are required. Roof styles may include, but are not limited to pitched, hip, flat, gambrel or mansard, and shall be consistent with the architectural style selected.
- C. A minimum of two (2) roof types are required. Clay and concrete tiles shall be considered one material type. However, alternating tile types (e.g., flat tile and mission tile) may be considered as different roof material types.
- D. The same standard plan shall not be utilized on adjacent lots on the same side of the street. Similarly, products with the same architectural style (e.g. Tuscan) cannot be located on adjacent lots on the same side of the street.

5.9.1.1.2 Additions and Remodeling

The intent of this Section is to preserve the integrity and character of existing communities by promoting compatibility for proposed additions or alterations to existing buildings. The following design guidelines apply to all additions or alterations that are attached to the main house, or otherwise referred to as the principal building:

- A. Additions or alterations to the primary building shall utilize similar or compatible color, material, and architectural style combinations.
- B. New or expansion of covered patios shall be compatible with the principal building in terms of color. Roofing materials are required to match that of the principal building.
- C. Covered Patios shall be constructed on an approved concrete or similar foundation or slab.

5.9.1.1.3 Detached Accessory Structures and Buildings

The following design guidelines apply to all detached or free-standing structures and accessory buildings as noted below. Play structures, barbecues, chimneys (not attached to principal building), sport courts, and other like structures are exempt.

- A. Gazebos, Ramadas, and Similar Structures Gazebos, ramadas, trellises and similar structures should generally match either a main or accent color on the principal building.
- B. Sheds and Garages, excluding RV Garages
 - 1. Buildings less than ten (10) feet in height shall generally conform to the principal building in terms of colors.
 - 2. Buildings ten (10) feet or greater in height shall generally conform to the principal building in terms of colors, exterior building materials/ finishes, and architectural style.
- A. Recreational Vehicle (RV) Covers and garages are not permitted.

5.9.1.2 Multi-Family Architecture

- A. Building Mass/ Articulation
 - 1. The visual impact of large monolithic structures may be minimized by creating a cluster of smaller buildings or the appearance of a series of smaller buildings.
 - 2. Minimize the bulk and appearance of structures through the use of sloping rooflines consisting of varying roof heights, directions, and shapes. Incorporate varied building heights at the street. Avoid massive straight rooflines with flat appearances.
 - 3. Building mass and scale should be compatible with adjacent lots and buildings. Taller buildings or taller portions of a building should be located internally to a site with building heights stepping down towards the edge of the site where smaller scaled development exists.
 - 4. Encourage varying the building placement and orientation for design interest and visual relief.
 - 5. The use of landscaping as a design element is encouraged to reduce building mass, such as raised planters. Landscaping should accentuate and compliment architecture.
 - 6. Multiple design solutions shall be integrated into the building to provide visual interest and variation. Such design solutions may consist of projecting private balconies, building wall recesses, pop-outs, varied wall planes, dormers, mansard roof, decorative window treatment, brick or stone veneers, color changes, and other architectural elements.
 - 7. Horizontal façades greater than fifty (50) linear feet shall be articulated into smaller sections utilizing at least four (4) of the following:
 - a. Varied building heights.
 - b. Different materials used on the first floor.
 - c. Different window types.

- d. Different colors.
 - e. Offsets.
 - f. Projecting roofs (minimum of twelve (12) inches).
 - g. Recesses.
 - h. Bay windows.
 - i. Recessed windows.
 - j. Balcony projection or recess.
 - k. Stucco expansion joints where appropriate for the architectural style.
 - l. Variable roof forms or orientation.
 - m. Additional architectural features or methods which are appropriate for the style proposed may be approved.
- 8. Building facades should incorporate design elements that enhance the pedestrian environment.
 - 9. Deep roof overhangs are encouraged to create shadow and add depth to facades.
 - 10. Shade structures and screening shall be architecturally and functionally integrated into the established design theme.
 - 11. Garages and storage/utility areas shall be architecturally integrated into the established design theme.
 - 12. Exterior stairways shall be designed with at least one ninety (90) degree angle turn from floor to floor.
 - 13. Downspouts shall be internalized.
 - 14. Outside opening doors should be well lit and visible from the street, parking area, or neighboring units.
 - 15. Encourage buildings to be sited so that the windows and doors of one unit are visible from another.
 - 16. Building entrances should be accentuated by architectural elements, lighting, and/or landscaping.
- B. Fenestration
- 1. All facades exposed to public view should have windows.
 - 2. Windows shall employ design details as appropriate to the architecture, such as mullions, arched windows, shutters/faux shutters, window surrounds, awnings, and canopies to break the scale of the façade into smaller components.
 - 3. Unifying architectural elements shall be used to carry a window pattern across a façade, such as a common sill or header line.

4. Shaped frames and sills shall be used to enhance openings and add additional relief. They should be proportional to the glass area framed (e.g. a larger window should have thicker framing members).
5. Windows shall be provided in building facades facing streets to create visual interest.
6. Windows and balconies should be designed so that visual and auditory intrusions on private outdoor space of other units or adjacent development are minimized.
7. Window and door type, material, shape, and proportion shall complement the architectural building style.

C. Colors and Materials

1. The color and material palette(s) shall be appropriate to the context.
2. Where appropriate to the architectural style, materials and textures shall vary between the base and body of a building to break up large wall planes and add visual interest to the building.
3. Material changes shall occur at intersecting planes, preferably at inside corners of changing wall planes or where architectural elements intersect, such as a chimney, pilaster, projection, or pop-out.
4. Projects containing less than one hundred fifty (150) units shall provide a minimum of two (2) distinctive, yet complimentary color and material palettes (or "schemes"). Each scheme shall be evenly distributed throughout the project. For projects containing one hundred fifty (150) units or more, a minimum of three (3) distinctive, yet complimentary color and material schemes shall be provided and equally distributed throughout the project.
 - a. Note: For the third palette, alternating or exchanging a main body color with an accent color alone is not sufficient to create a distinctive scheme. In such cases, it shall also be accompanied by another accent color which varies in value or hue from the original scheme, along with one of the following:
 - b. Differing roof type, material, or color, or
 - c. A different accent material type or color from the original scheme.
5. All developments shall provide accent materials, such as stone, brick, tile, or other similar materials to add texture and visual interest to building elevations. Accent materials shall not be limited to typical wainscot height three to four (3 to 4) feet and may include all or most of the following:
 - a. Stone clad or concrete columns as patio/porch supports.
 - b. Integrated corbels (wood or treated synthetic materials) placed under eaves at corner locations or throughout project.
 - c. Stone wainscot at varied heights with accented caps.
 - d. Integrated lighting sconces beyond individual porch lights.

- e. Scored stucco areas where color changes or the addition of accent materials is not practical.
 - f. Pop-outs and other projections of materials other than wood frame and stucco.
 - g. Decorative wrought iron accents in the form of stairway railings, gates into entry and amenity areas and patio/porch accents.
 - h. Large, raised planters or pots placed in key areas to break up long walkways or parking areas.
 - i. Other creative accent materials and/or methods presented and approved during the Site Plan and Design Review Process.
6. All accessory structures (e.g. garages, parking canopies, gazebos, etc.) shall conform to the dominant design theme of the development. For example:
- a. Stone clad or concrete columns under gazebos and along pool areas.
 - b. Decorative wrought iron pool fencing and gates.
 - c. Timber trellises/gazebos with integrated corbels.
 - d. Iron or thematic wood/timber accents such as trellises, 'brows', or other interest items around or above garage doors.
 - e. Color matched parking canopies.
 - f. Garage door colors that allow doors to blend in.

5.9.2 Commercial and Mixed-Use Architecture

The intent of this Section is to promote the design and construction of commercial and mixed-use developments that support and enhance the character of Vistancia through standards guiding building mass, roof forms, exterior materials, and architectural detailing. The building standards established herein reinforce the desired development patterns and produce development that utilizes a high level of quality and finish to promote longevity and sense of place.

A. Development and Building Character

- 1. A commercial center shall establish and utilize a consistent architectural theme with complementary forms and materials applied to each individual building.
- 2. All sides of buildings shall receive proportionate design consideration and treatment (360-degree architecture). However, the highest level of articulation and detail should occur on the front façade and facades generally visible from the street and other public spaces. Blank windowless walls should be avoided when facing a public street.
- 3. Building entrances shall be accentuated by thematic architectural elements, varied building materials, lighting, and/or landscaping.
- 4. The use of standardized corporate architecture in the design theme of a building should be discouraged to ensure consistency with the architecture of the larger development.

5. For gas stations, car washes, and other similar uses containing secondary components, all structures on site including canopies, kiosks, car wash facilities, gas pump columns, bollards protecting the gas pumps, gas pumps (excluding sign toppers), etc. shall be consistent with and complement the architectural design of the primary building through the incorporation of similar finishes, materials, and details.

B. Building Massing and Articulation

1. The design of a building should vary to reduce its perceived appearance of size and relate more easily to the human scale. Visually or physically break up large facades into smaller components to avoid monotonous or overly repetitive design. This may be achieved by providing a well-defined base, middle and top of the building using the following techniques:
 - a. A well-defined building base may be achieved by elements such as low planters and walls, a meaningfully integrated base architectural veneer banding (wainscot) that is present in other elements of the building, a horizontal reveal line, use of an arcade, gallery, or colonnade to accentuate the ground floor, use enhanced architectural detailing or fenestration on the ground floor and treatments defined by a different material, texture or color.
 - b. A distinct building middle may be achieved through a change in material occurring between the first and second floors, a step back in massing from the ground floor façade, a variation in window size from the ground floor, and the addition of sunshades or other exterior building features designed to prevent direct sunlight into the building.
 - c. A well-defined building top may be achieved by utilizing features such as multiple architectural roof forms, clearly pronounced eaves and distinct parapet designs and cornice treatments.
 - d. Other approaches and methods establishing building definition exist and may be considered if the resulting design achieves a sense of scale and character consistent with the surrounding context.
2. Building mass and scale should be compatible with adjacent lots and buildings. Taller buildings or taller portions of a building should be located internally to a site with building heights stepping down towards the edge of the site where smaller scaled development exists.
3. Retail windows, showcase, and architectural enhancements may extend two (2) feet within the building setback. Porches, stoops, balconies, and roof terraces may encroach into the building setback up to a maximum distance of eight (8) 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.
4. Building heights may be exceeded to fulfill the provisions of architectural embellishments and to accommodate mechanical and electrical equipment screening.

C. Massing may be further reduced using a combination of the following techniques:

1. Step the façade back or include protrusions that extend forward to cast shadows and highlights prominent feature entrances and corners.
2. Incorporate recessed windows, curtain walls, wall plane elements to break up the massing at appropriate intervals. Wall plane projections or recesses should be at least one (1) foot in depth, occurring at regular intervals and include subtle changes in texture and color of wall surfaces.
3. Vary the roof line and height of different wings to avoid an appearance of excessive repetition along the streetscape.
4. Add columns, pilasters, or similar projecting elements at least one (1) foot wide and eight (8) inches deep, repeating at minimum twenty-five (25) feet intervals.
5. Provide at least one building corner or projection.
6. Surface detailing, such as score lines or heavy stucco should not serve as a substitute for distinctive massing or material changes.
7. Angled or sculpted building corners and/or an open plazas are encouraged at corner locations.
8. Alternatives meeting intent of this Section may be approved by the Zoning Administrator.

D. Fenestration

1. Building facades should reflect the design intent of the structure, while at the same time providing an architectural “face” that relates to surrounding structures and streetscape and contributes to the neighborhood and community character.
2. Windows shall employ design details appropriate to the architecture, such as arched windows, shutters/faux shutters, window surrounds, awnings, and canopies to break the scale of the façade into smaller components.
3. Windows should be located in a manner that breaks up the façade and provides visual access or the appearance of visual access to the building. This is relevant at visually prominent portions of the building.
4. Incorporate design elements such as arcades, screens, pergolas, or landscape trellises to create a more active appearance when large buildings require expansive windowless facades due to interior use.
5. The building design should incorporate visual access (e.g. windows, peepholes, security cameras) on rear facades or facades oriented to loading docks or other less visible and trafficked areas.
6. All doors that open to the outside should be well-lit and visible from the street, parking area or neighboring uses.
7. Parking areas, pedestrian walkways, elevators, stairwells, and amenity areas should be well lit and visible from windows and doors.

E. Roof Planes

1. Rooflines shall be varied in height, form, and materials to enhance the prominence of building entry points and corner elements.
2. Parapet walls shall be designed and constructed in a manner to appear as a solid, three-dimensional form rather than a veneer. Parapets should include two (2) or more of the following detail treatments:
 - a. Pre-cast elements;
 - b. Continuous banding or projecting cornices;
 - c. Dentils;
 - d. Caps;
 - e. Variety in pitch (sculpted);
 - f. Clean edges without unfinished flashing.
3. Roof overhangs shall be sized appropriately to create shadow and add depth to facades.
4. The visible portion of sloped roofs should be covered with a roofing material complementary to the architectural style of the building and other surrounding buildings.

F. Storefront Proportion

1. The main entry into a store should be emphasized to announce a point of arrival in one (1) or more of the following ways:
 - a. Flanked by columns, decorative fixtures, or other details;
 - b. Recessed within a larger arched or cased decorative opening;
 - c. Covered by means of a portico (formal porch) projecting from or set into the building face;
 - d. Punctuated by means of a roofline change, tower, or a break in the surface of the wall.

G. Free-standing Canopies

1. Column supports for canopies shall be of sufficient thickness to portray a visual sense of strength, balance, and traditional proportions.
2. Light fixtures mounted under canopies shall be completely recessed into the canopy with flat lenses that are translucent and completely flush with the bottom surface (ceiling) of the canopy. The fascia of the canopy shall extend below the lens of the light fixtures twelve (12) inches minimum.
3. Lighted bands, tubes or corporate colors shall be limited to accent elements and not be primary design features.

H. Exterior Lighting

1. Light fixtures shall be compatible with the building architecture and development character.

2. When multiple buildings are present, building lighting should have a consistent, thematic design, with complementary lighting fixtures and structural supports throughout the development.
3. When utilizing wall wash lighting techniques to illuminate building elevations, multiple luminaires should be utilized, rather than a single high-intensity light.

I. Colors and Materials

1. High-quality, authentic building materials, such as brick, stone, wood, and stucco, should be used to enhance the architectural character.
2. A variety of materials should be used to highlight a distinction between the various components of a building. The combination of materials on a building façade shall be appropriate to its style and design.
3. Material changes should occur at intersecting planes, preferably at the inside corners of changing wall planes or where architectural elements intersect, such as pilaster, projection, or fence line.
4. When stucco is utilized, a light to smooth finish is required and shall be blended with other finish materials, such as stone, brick, wood and / or metal.
5. The use of metal siding exclusively on any building is prohibited, unless used as a decorative element to accent a particular architectural style.
6. Relate buildings with colors that are compatible and complementary. Employ a range of colors to allow variety while also visually unifying the development.
7. Bright primary colors shall be limited to trim and accent features only.

5.9.3 Industrial and Employment Architecture

The purpose of these design guidelines is intended to promote high quality site and building design, convey design expectations, and ensure consistent application of those expectations. As such, the objective of these guidelines is to provide clear design direction for property owners, developers, and design professionals as they are designing their projects, as well as serve as the basis for project review by the City in evaluating projects. In certain cases, existing or adjacent development, specific site characteristics, operational needs, or other factors may make strict application of design and development requirements impractical. Given these constraints, the guidelines provided herein are intended to be balanced and provide flexibility to meet those operational restrictions while still allowing for creativity and innovation in design.

A. Building form & Architecture

The visual impact of industrial and employment buildings not only depends on its size, but also its uses. For example, because of their nature, industrial buildings are large and massive when utilized for manufacturing and warehousing. Alternatively, business parks will have a significantly larger office component. Within both of these settings, greater examination and focus is placed on those publicly viewable design elements.

1. General Design

- a. The highest degree of architectural detail should be focused on a building's public frontage.
- b. Stand-alone sites within larger employment developments should maintain a consistent or complimentary architectural vocabulary. However, exact replication of adjacent building designs are discouraged.
- c. Where the building frontage cannot be broken up due to operational constraints such as manufacturing or warehouse space, articulation of the building should be achieved through the use of texture, color, material changes, shadow lines, and other façade treatments that add visual interest and avoid large monotonous facades.
- d. Exposed drainage or industrial systems and equipment viewable from the street shall be integrated into the building design as an architectural element where practical.
- e. Stairways or elevators to upper levels shall be located within the building unless otherwise approved by the Zoning Administrator.

2. Entries

- a. Primary entries should be clearly defined and distinguishable from the street. Design elements leading up to primary entries shall work together to facilitate the transition from public to private spaces, provide order to a streetscape, and help orient visitors. More specifically:
- b. Buildings should have a strong relationship to the street, including a functional public entrance that is also a visual focus for the building. In place of a street oriented public entrance, a strong pedestrian connection that establishes a sense of formal public entry may be substituted.
- c. Entries should be oriented toward the predominant public view, usually the street frontage. This allows the public to more easily determine where the front entrance is located and provides a more attractive street frontage.
- d. Where large buildings front multiple streets, consider providing multiple entrances that are connected to a central lobby. This allows greater access from different street facing facades for better pedestrian and customer connectivity.
- e. Entrances should be clearly defined with a massing change or design element such as a functional canopy, trellis, awning, and/or other treatments such as vertical architectural features or unique building colors or materials to connect the building with its surroundings and provide frontage that interacts with the sidewalk and public realm.
- f. Primary entries should incorporate enhanced ornamental landscaping, low-level decorative walls, monument type signs, and/or decorative paving to emphasize site access locations.

3. Massing & Articulation

- a. Due to the inherent character of industrial sites, special attention should be provided to the massing and scale of buildings to prevent bulk and large blank walls. Buildings with expansive facades shall utilize massing changes and other architectural treatments to reduce the visual bulk to a human-scale level.
- b. Encouraged architectural qualities and design elements for buildings include:
- c. Variety of building indentations, architectural details and materials;
- d. Building entry accentuation;
- e. Screening of equipment and storage areas; and
- f. Landscaping to soften building exteriors.
- g. Elements to avoid or minimize include:
- h. Large, blank surfaces;
- i. Exposed, untreated concrete block wall expanses;
- j. Loading docks or facing the street;
- k. Exposed mechanical equipment;
- l. Highly reflective surfaces;
- m. Use of barbed wire and razor wire.
- n. Massing can be reduced through a number of design techniques, such as:
- o. Recessing floors above the first story, including but not limited to providing vertical or horizontal offsets in the wall surfaces;
- p. Articulating details around doors, windows, balconies, plate lines, cornice treatment, reveals, changes in texture, or other methods of visual relief;
- q. Avoiding long, repetitive facades that repeat the same design element along the elevation.
- r. Utilize horizontal massing changes to break up long facades and highlight features such as entries and corners.
- s. All concrete pre-cast/tilt-up buildings shall be designed to have an exterior appearance of a conventionally built structure utilizing surface treatments such as stucco, plaster, glass, stone, brick or decorative masonry.
- t. Pre-cast walls/tilt-up shall incorporate reveals, recessed panels, recessed windows and/or molding to articulate the building exterior.

4. Roof Planes

- a. A pitched roof element should be provided over the entry and/or office portion of the structure, where feasible.

- b. Variations in building height and roof forms are encouraged to reduce the scale and avoid long, continuous rooflines.
- c. Parapets should have sufficient articulation of detail, such as precast treatments, continuous banding (contrasting paint color), or projecting cornices, lentils or caps.

5.10 Site Design

5.10.1 Residential

5.10.1.1 Single Family

Site design can generally be described as the art of arranging structures on land and shaping the spaces in between and around the structures. In creating a site design, in this instance for the purpose of lotting single- family homes, some degree of site disturbance is expected. However, the total amount of site disturbance should be minimized and balanced through best practices, especially in undulating topography or environmentally sensitive areas.

Applicants are also encouraged to design residential projects in such a manner that it minimizes the perceived size of the dwellings and reduces grading by conforming to the existing terrain to the maximum extent feasible. To help achieve these objectives while remaining cognizant of the potential impact of lotting design on individual residents, the following design approaches and solutions should be considered:

- A. The orientation of residential lots must be considered an integral and crucial part of the design process.
- B. Site grading associated with the proposed lotting layout should emulate, to the greatest extent possible, the natural characteristics of the underlying topography and view sheds, especially for residential properties located north of Pinnacle Peak Road.
- C. The lotting design should incorporate and retain features of the natural environment such as drainage ways, associated vegetation masses and mature specimen trees.
- D. Retention facilities utilized for stormwater management should be designed to function as aesthetically pleasing environmental features.
- E. Minimizing construction of building pads in sensitive areas and steep slopes is highly encouraged, along with clustering dwellings to help preserve larger areas of natural terrain.
- F. Views to and from roadways, surrounding parcels, and significant existing or proposed site features should be considered in laying out the subdivision.
- G. To minimize glare from automobile lights and promote safe traffic maneuverability, lots should not be designed to center on a T-intersection.
- H. Cul-de-sacs shall not terminate on blank walls or narrow landscape tracts less than ten (10) feet in width.

- I. Pedestrian crossings over drainage ways shall utilize decorative railings consistent with the thematic character of the development. The determination of whether a railing is warranted for a specific crossing shall be made by the City Engineer or designee.

5.10.1.2 Multi-Family

A. Site Layout and Orientation

1. The site design shall incorporate natural amenities and features into the development template such as topography, prominent view corridors, washes, and significant vegetative stands to enhance the character of the development.
2. The building placement and orientation along the street line shall be staggered, angled, or curved to the greatest extent possible to provide modulation and interest.
3. The building design shall account for predominant sun and environmental factors through building orientation, window and door placement, landscaping, awnings, canopies, window treatment (e.g., glazing) and other appropriate design solutions.
4. The transition between multi-family residential and single-family residential areas shall achieve maximum compatibility through design solutions including, but not limited to, building orientation, use of clerestory windows for upper stories, wall height, and enhanced landscape buffering.

5.10.2 Non-Residential and Mixed-Use

The intent of this Section is to promote the design and placement of buildings, parking areas and the circulation system, in mixed-use and commercial development that creates development patterns that relate to each other and are integrated with their neighboring communities by design, scale and intensity. Development standards established herein will direct mixed-use development that is functional, aesthetically pleasing and pedestrian oriented.

A. Site Layout and Orientation

1. The site shall integrate natural features into the development template such as topography, prominent view corridors, washes and significant vegetative stands to enhance the character of the development.
2. Sites shall be developed in context and respond to existing local and environmental influences, including but not limited to:
 - a. Shared driveways for accessing perimeter streets.
 - b. Connection of internal pedestrian and vehicular circulation systems to adjacent areas or sites.
 - c. Linkage/continuation of internal or perimeter open space areas, landscape buffers and drainage retention facilities.

3. The development shall be designed to facilitate the efficient use of energy through building orientation, window and door placement, landscaping, awnings, canopies, window treatment (e.g., glazing) and other appropriate design solutions.
 4. Site design shall incorporate elements that enhance the pedestrian environment, such as features that reflect human scale. Opportunities to enhance the pedestrian experience include the use of covered walkways for shelter and shade, richness of materials, as well as pedestrian level lighting elements.
 5. Place buildings close to the street to create a strong presence that defines the public realm and encourages pedestrian engagement with the building.
 6. Buildings should be oriented in a manner that situates primary entrances and windows toward the street or public realm.
 - a. Building placement and orientation along the street shall be staggered or provide modulation and variation in building frontages.
 - b. Where possible, buildings shall be situated to create functional shaded outdoor public spaces between and adjacent to buildings.
- B. Block length within V-MUCC shall meet the following:
1. Minimum length of one hundred (100) feet.
 2. Maximum exterior length of one thousand three hundred and twenty (1,320) feet.
 3. Maximum length for all other blocks shall be seven hundred (700) feet.

5.11 Streets

Residential communities within Vistancia are expected to extend existing active transportation infrastructure opportunities through sidewalks, bicycle lanes, trail extensions, and shared-use paths, in addition to providing the traditional vehicular access. This is because Vistancia strives to provide a quality physical and social environment for its residents for the life of the residential community. As such, residential developments shall ensure the layout reflects the best design practices through the following:

- A. Configure roadways to provide complete streets, prioritizing improvements that provide access to services, schools, parks, civic uses, and similar such uses.
- B. The connectivity of streets should flow seamlessly between neighborhoods to create vehicular and pedestrian connections.
- C. All local streets exceeding one thousand (1,000) feet in length shall proactively incorporate traffic calming measures to reduce the speed of vehicular movement and establish a streetscape environment that is safe for pedestrian and other modes of transportation.
- D. All collector and non-residential collector streets exceeding one thousand (1,000) feet in length shall proactively incorporate traffic calming measures. Examples of traffic calming measures suitable for collector and non-residential collector streets include, but are not limited to; roundabouts, traffic circles, landscape islands, or medians, chicanes, chokers, raised intersections, and/or crosswalks, or other approved measures.
- E. Pedestrian connections should be established and maximized throughout the community to provide connectivity and to reduce walking distances, especially at corners of major intersections, ends of cul-de-sacs and along routes to destinations such as parks, schools, and commercial and employment centers.
- F. Provide ample space for pedestrian flow and circulation, particularly in areas where there is already heavy pedestrian traffic or where the project is expected to add or attract pedestrians to the area.
- G. Create a safe environment throughout the project by providing lines of sight and encouraging natural surveillance through strategic placement of walkways/trails, walls, and open space.

5.11.1 Mobility and Connectivity – Multi Family

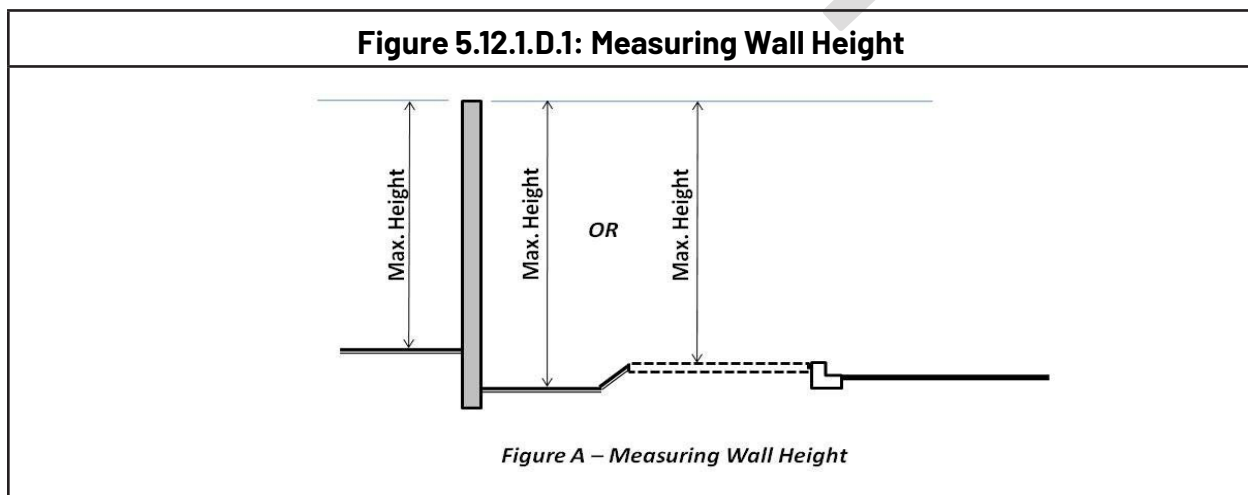
- A. Promotion of alternative modes of transportation are highly encouraged, such as, but not limited to locating multi-family residential projects along transit corridors.
- B. On-site vehicular circulation shall:
 - 1. Mitigate impact to adjacent single-family neighborhoods to the greatest extent possible; and
 - 2. Be designed to reduce pedestrian/vehicle conflicts through the incorporation of appropriate traffic calming measures.
- C. Provide easily accessible pedestrian connections to adjacent off-site trails / paths or bikeways. Consider including secured bicycle parking nodes within the complex.

- D. Pedestrian access to adjacent non-residential uses shall, to the greatest extent possible, be provided by incorporating wall and landscape penetrations into the pedestrian circulation element.
- E. Pedestrian access into the project shall be provided through a continuous walkway at the primary entry starting from the abutting right-of-way to the leasing office.
- F. Pedestrian walkways shall be:
 - 1. Separated, to the greatest extent possible, from all vehicular traffic movements except where drive aisle crossings are necessary.
 - 2. When traversing across vehicle drive aisles, pedestrian walkways shall be distinguished with an alternative hardscape material such as pavers or colored concrete. Exposed aggregate is not an acceptable material.
 - 3. Safe, visually attractive, and well defined by landscaping and lighting.
 - 4. All lighting shall be properly shielded from adjacent properties.
 - 5. Linked to create internal circulating loops and provide connections to the various site amenities (e.g., parking fields, play areas, clubhouse, pools, or recreation center) and refuse enclosures refuse.
 - 6. Incorporate regular and evenly distributed placement of shaded, well-lit bench seating and other refuge areas.

5.12 Fences, Walls, and Gates

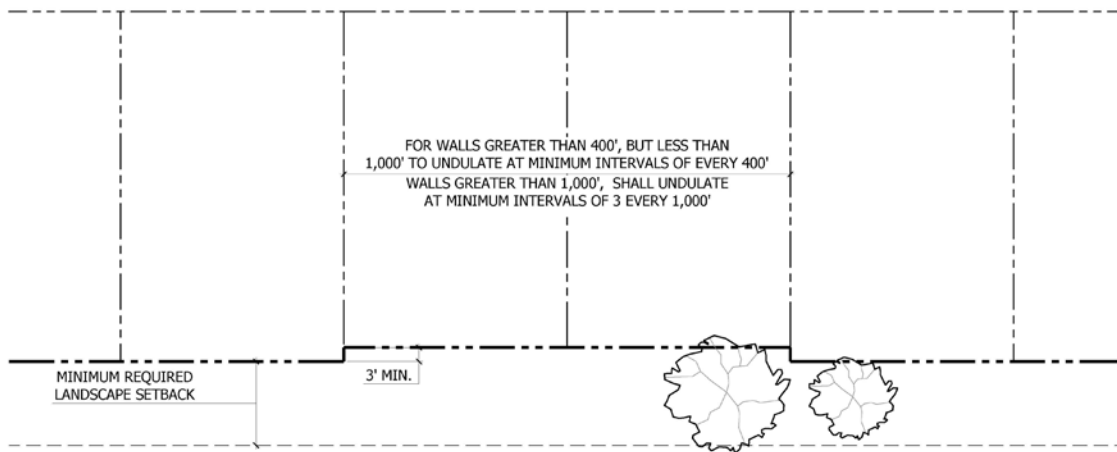
5.12.1 General Walls and Fences

- A. *Permit Required.* No persons, firm, or corporation, shall hereafter construct, or cause to be constructed or erected within the VPCD any fence or wall exceeding seven (7) feet in height or wall column exceeding eight (8) feet in height without first making an application for and securing a permit from the City of Peoria. In addition, no fence or walls shall be constructed within the street right-of-way without obtaining a permit from the Engineering Department. Wall height requests above eight (8) feet shall be reviewed for approval by the City Engineer.
- B. *Locations.* All fences, walls, and gates shall be located entirely upon the private property of the persons, firms, or corporation constructing, or causing the construction of such fence unless the owner of the property adjoining agrees, in writing, that such fence or wall may be erected on the division line of the respective properties. This shall not apply to the initial wall construction by the homebuilder. Pedestrian gates may be installed by a private property owner to provide access to public open space with written approval from the Community Services Department.
- C. *Maintenance.* Every fence or wall shall be maintained in a condition of reasonable repair and shall not be allowed to become and remain in a condition of disrepair, damage, or unsightliness, or constitute a nuisance, public or private. Any such fence or wall which is, or has become, dangerous to the public safety, health, or welfare, or has become unsightly through improper maintenance or neglect is a public nuisance and the Code Compliance Officer shall commence proper proceedings for the abatement thereof. Any wall, or a portion of any wall, which is removed for any purpose or by any means whatsoever, shall be restored to its original or upgraded condition relative to construction, material and finish whenever exposed to any street or any adjoining property.
- D. *Measuring Fence and Wall Height.* The height of any fence or wall shall be calculated to the uppermost points as follows:
1. Fences and walls abutting a street, sidewalk, or trail, the height of the fence shall be measured from the required two (2) foot shelf at the base of the wall or from the top of curb or the top of sidewalk, path, or trail when such element is at a higher elevation than the shelf, see **Figure 5.12.1.D.1: Measuring Wall Height**.



- E. *Undulating Wall Required.* All fences and walls along arterial and collector streets with a continuous length greater than four hundred (400) feet, but less than one thousand (1,000) feet, shall use an undulating pattern (horizontal movement) at minimum intervals of every four hundred (400) feet. Such walls with a continuous length greater than one thousand (1,000) feet shall undulate at minimum intervals of three per every one thousand (1,000) feet of linear wall. The undulation depth of these horizontal movements from the street line shall be a minimum of three (3) feet, including use of curved wall elements to provide variety and visual interest (**Figure 5.12.1.E: Perimeter Wall Undulation**). Alternative options may be reviewed and approved by the Zoning Administrator during Preliminary Plat or Site Plan Review Process.

Figure 5.12.1.E: Perimeter Wall Undulation



- F. *Finished Elevations.* Any fence or wall that is constructed to have only one elevation “finished”, which shall be defined as not having its supporting members significantly visible, shall be erected such that the finished elevation of the fence is exposed to the adjacent street or public/semi-public area.
- G. *Exemptions.* The following uses are exempt from the height restriction of three (3) feet within or bounding the front yard, as set forth in **Section 5.12.1 General Walls and Fences**.
1. An agriculture activity
 2. Residential and ranch uses in the Suburban Ranch Districts
 3. Schools and other public or quasi-public institutions when necessary for the safety or restraint of the occupants.
 4. Temporary construction sites which are enclosed for security purposes.
 5. Temporary construction yards for off-site construction.
 6. Arched, masonry entry features in accordance with **Section 5.12.1 General Walls and Fences**.

- H. *Barbed Wire Fences*. Barbed wire shall be prohibited in the VPCD except for the following:
1. Barbed wire shall be permitted for temporary construction sites or yards in all zoning districts provided that the barbed wire is located six (6) feet or more above grade.
 2. Barbed wire may be permitted at the discretion of the Master Developer for security purposes for commercial and industrial uses provided that the barbed wire is located six (6) feet or more above grade.
- I. *Hillside Development*
1. Additional wall requirements for hillside areas are provided in **Section 5.7: Vistancia Hillside Overlay District**. Where a conflict may occur, **Section 5.12 Fences, Walls and Gates** shall supersede.
- A. *Materials and Texture*. Materials not specifically manufactured for fencing shall not be used for, or in the construction of, a wall or fence. Acceptable wall materials include but are not limited to:
1. Stucco over concrete masonry unit (CMU) blocks or other structural materials;
 2. Split face blocks;
 3. Slump blocks;
 4. Bricks;
 5. Stone;
 6. Curved interlock blocks;
 7. Tubular steel;
 8. Wrought iron bars;
 9. Other grillwork; or
 10. A combination of these materials.
- B. *Wall Waivers*. Waivers from the wall requirements may be granted by the Zoning Administrator if the applicant for the waiver has provided a Waiver of Proposition 207. A wall plan and narrative shall be submitted to the Zoning Administrator for review. Waivers may be granted based on the following:
1. Topography prohibits walls from conforming to wall requirements.
 2. Waiver will not be detrimental to present or future surrounding property owners.
 3. City Engineer recommends approval of waiver.
 4. If the waiver request is denied by the Zoning Administrator, the applicant can file a Variance Request to be heard by the Board of Adjustment, in accordance with process and procedures set forth within the Peoria Zoning Ordinance.

C. Gates Required.

1. In those instances where a fence or wall is erected as an enclosure which restricts access from the front to the rear yard, a gate with a minimum of three (3) feet in width shall be included to provide access.
2. Gates located between parcel lines must first be approved of in writing by both property owners.
3. For pedestrian gates located between private and City properties, written permission must first be obtained from the appropriate City department.

D. Noise Attenuation Walls Required.

1. Where adjacent to arterial streets a masonry noise attenuation wall shall meet engineering sound wall requirements and shall be a minimum effective wall height of eight (8) feet.
2. Walls shall be constructed of a minimum of six (6) inch (wide) concrete block, or as otherwise approved by the City Engineer, and shall be placed adjacent to arterial streets for any residential subdivisions recorded after the effective date of this Section.

5.12.2 Residential

5.12.2.1 General Residential Walls and Fences

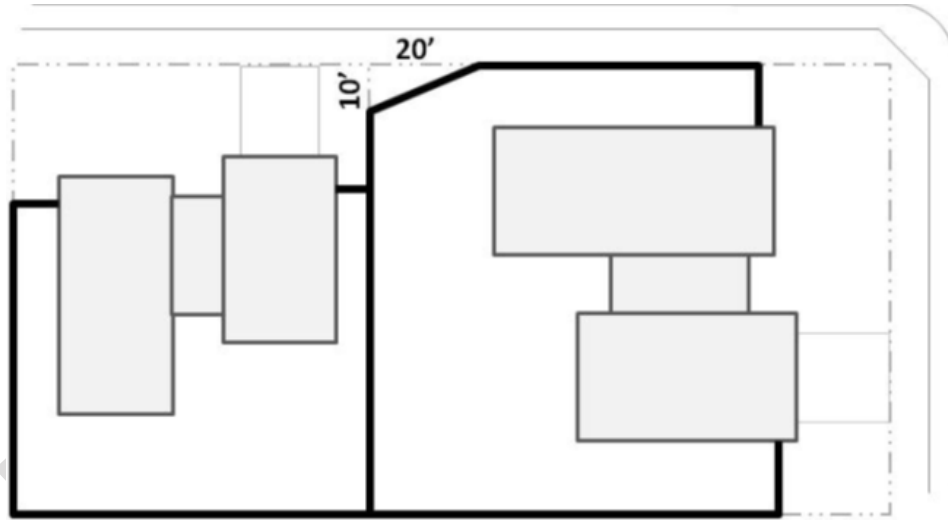
A. *Height of Fences and Walls.* In all Residential Districts.

1. No fence or wall within or bounding the front yard shall exceed a height of three (3) feet.
2. No fence or wall within or bounding a side or rear yard shall exceed a height of seven (7) feet, except as specified elsewhere within this Section.
3. No wall column within or bounding a side or rear yard shall exceed a height of eight (8) feet, except as specified elsewhere within this Section.

B. *Corner Lots and Key Lots,* see **Figure 5.12.2.1.B: Key Lots.**

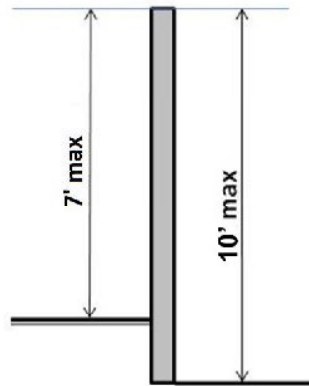
1. On a corner lot contiguous to a key lot a fence or wall over three (3) feet in height may be placed on the property line except within a triangle measured ten (10) feet from the street line along the common lot line, and twenty (20) feet along the property line extending from the common lot line towards the front of the corner lot. The location of this clear zone may shift in areas where landscape tracts exist.
2. On a key lot contiguous to a corner lot, a fence or wall not exceeding seven (7) feet may be erected along that portion of a key lot contiguous with the rear yard of the corner lot, but such fence or wall shall not come closer to the front line of the key lot than ten (10) feet.

Figure 5.12.2.1.B: Key Lots



- C. *Adjacent Residential Lots.* Where two residential lots abut one another, but have differing finished grades, the wall heights shall be limited to seven (7) feet in height on the high side and ten (10) feet in height on the low side as shown in **Figure 5.12.2.1.D – Single Retaining Wall.**
- D. *Lots Adjacent to Streets.* The lot side of a wall shall not exceed seven (7) feet in height. The Street side shall not exceed ten (10) feet in height as shown in **Figure 5.12.2.1.D – Single Retaining Wall.**

Figure 5.12.2.1.D – Single Retaining Wall



1. If retaining requirements exceed ten (10) feet in height, then terracing shall be required.
2. When terracing walls, the first wall at grade level shall not exceed seven (7) feet in height and each retaining wall above the first wall shall not exceed eight (8) feet in height.
3. When terracing, if a combination privacy yard wall and retaining wall are utilized, that wall cannot exceed ten (10) feet in height, as measured from the low side adjacent to residential uses, and twelve (12) feet when adjacent to non-residential uses. In each case, the wall cannot exceed seven (7) feet in height on the high side of the wall. See **Figure 5.12.2.1.E – Residential Terrace**.
4. Terraced walls shall be offset a minimum of four (4) feet and meet the following with an additional one (1) foot of offset for every one (1) foot of wall height above four (4) feet:
 - a. Each terrace shall be landscaped and cannot exceed a slope of 3:1.
 - b. Non-irrigated hydroseed may be used to landscape terraces.
 - c. Terraces and terraced walls shall be designed to include weep holes for drainage. Sleeves shall also be provided where irrigation landscape occurs within terraces.
 - d. All terracing shall be subject to review by the City Engineer and / or the Building Official.
5. Nothing herein is intended to relax the building code or other applicable City standards.
6. Retaining walls shall be of similar construction, appearance, and finish of the approved design theme for the village in which the wall is located.

*Solid Masonry Wall, View Fence,
or Combination Thereof*

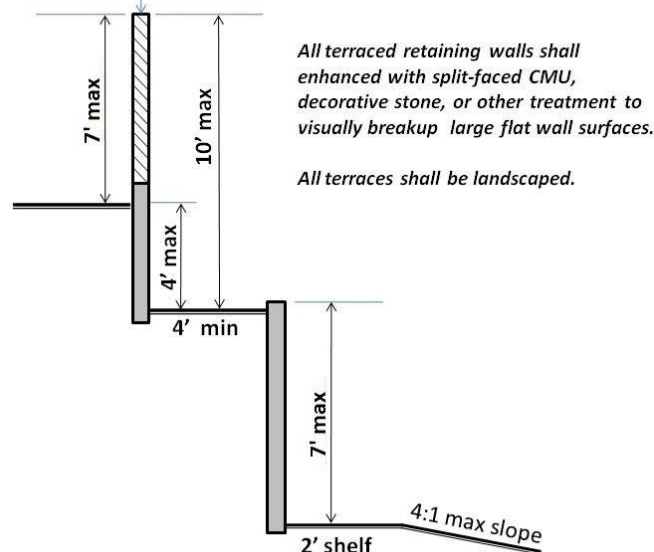
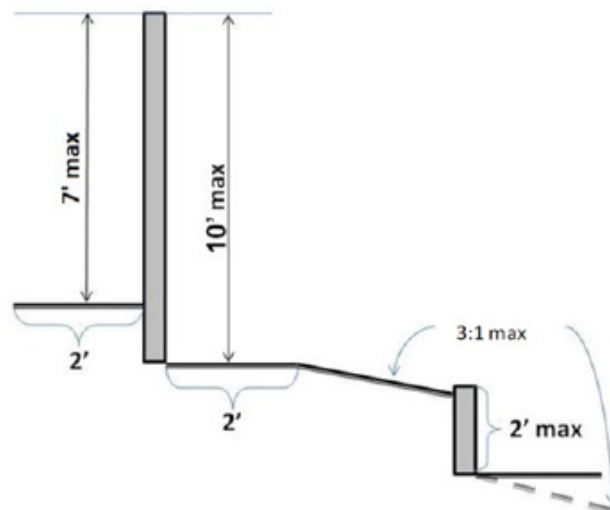


Figure F – Retaining Walls

F. Lots Adjacent to Retention Areas.

1. Walls adjacent to planned or natural retention areas, waterways, or similar features shall not exceed seven (7) feet in height on the lot side and shall not exceed ten (10) feet on the retention side as measured to the required two (2) foot shelf at the base of the wall.
2. The maximum slope of the retention shall be no greater than 3:1. If additional retention depth is required, retaining walls may be added in the sloped banks of the retention area. Such walls shall not exceed two (2) feet in height and shall be offset by no less than four (4) feet.
3. The maximum slope between walls shall not exceed 3:1. See **Figure 5.12.2.1.F: Residential to Retention**.
4. All terraced walls shall be subject to review by the City Engineer and the Building Safety Division.
5. All retaining walls are subject to review by the City Engineer or designee. Nothing herein is intended to relax the building code or other applicable City standards.

Figure 5.12.2.1.F: Residential to Retention



5.12.2.2 Single-Family Walls and Fences

A. Location and Placement

1. The location and placement of walls shall take into consideration topography, pedestrian comfort along adjacent paths/trails, and natural view sheds.
2. To the greatest extent possible, walls shall be sited to maximize pedestrian connectivity and minimize environmental impact in sensitive areas.
3. Development should recognize and employ mitigation strategies for sizeable grade differences between sides and rear of lots to minimize walls that create sight visibility and / or privacy concerns.

4. Grade changes should be transitioned through landscaped, sloped banks where possible in sensitive desert areas. Landscaped banks are preferred as opposed to retaining walls where possible.
5. Retaining visual access to common areas heightens safety and a sense of “openness” in an area. Utilize view or partial view fencing along edge conditions abutting activated open space and trail corridors.
6. Ground or wall mounted equipment are encouraged to be located away from private resident spaces, such as porches and patios.
7. Ground or wall mounted equipment shall be screened from public view to the greatest extent possible through screen walls and landscaping.

B. Thematic Character, Color and Materials

1. Innovative wall designs are encouraged to reduce the visual impact of large vertical expanses of wall.
2. Perimeter or theme walls adjacent to streets with a classification of collector, arterial, or higher shall:
 - a. Soften transitions between horizontal and vertical planes.
 - b. Incorporate texture to walls and other vertical surfaces to soften large expanses of hard surfaces using two or more of the following:
 - c. Incorporation of decorative stone or masonry pillars with caps.
 - d. Inlays, materials, or color accents, capping, decorative pilasters, wrought iron, planters or other approved features that adds visual interest.
 - e. Incorporate decorative wrought iron trellises or artistic features in context with the area.
 - f. Wall geometry follows the horizontal and vertical characteristics of the terrain and street network.
 - g. Incorporate raised planters or other structural elements, as approved by the Zoning Administrator.
3. Individual subdivision walls shall be consistent with the thematic character of the development through the use of common integrative elements such as colors, materials, and architectural styles.
4. Retaining and tiered walls should reflect the overall identity or character of the development and be cognizant of access requirements for on-going maintenance.
5. Materials and finishes should be durable and easily maintained, resistant to graffiti and water staining, and be able to withstand variations in the climate.

5.12.2.3 Multi-Family Walls and Fences

- A. Entry signage, refuse enclosures, perimeter walls, and other appurtenances shall be consistent with the thematic character of the development through the use of common integrative elements such as colors, materials, and architectural style.
- B. Walls adjacent to retention areas, trails, parks, or other useable open space areas shall incorporate regular undulation or variation in materials. View fencing is strongly encouraged.
- C. Perimeter walls shall integrate at least three (3) of the following treatments:
 - 1. Integration with one or more of the following: inlays, materials or color accents, capping, decorative pilasters, wrought iron, planters, or other approved features that adds visual interest. Strong geometric patterns are strongly discouraged.
 - 2. Incorporation of raised planters.
 - 3. Incorporation of decorative stone or masonry pillars with caps.
 - 4. Incorporation of decorative wrought iron trellises or artistic features in context with the area.
 - 5. Other alternative design as approved during the Site Plan Review Process.

5.12.3 Non-Residential and Mixed-Use Walls and Fences

- A. *Height of Fences and Walls.*
 - 1. Fences and walls for Commercial uses shall not exceed ten (10) feet in height except that boundary line fences abutting Residential uses shall meet the requirements shown in Section 5.12.2 Residential unless otherwise specified within this VPCD or alternatively approved through Site Plan or Preliminary Plat.
 - 2. Residential and Non-residential uses within mixed-use areas are encouraged to integrate with adjacent uses to create a cohesive mixed-use community. Fences and walls within mixed-use are discouraged between compatible uses.
 - 3. *Fence and Walls Adjacent to Streets.* Fences and walls shall not exceed ten (10) feet in height on the high side. The low side shall not exceed twelve (12) feet in height, except as specified elsewhere within this Section.
 - 4. *Retaining Walls.* Any wall retaining a minimum of twelve (12) inches of earth shall be considered a retaining wall and shall meet the following:
 - a. If retaining requirements exceed ten (10) feet in height, then terracing shall be required.
 - b. When terracing walls, the first wall at grade level shall not exceed ten (10) feet in height and each retaining wall above the first wall shall not exceed twelve (12) feet in height.
 - c. When terracing, if a combination wall and retaining wall are utilized, that wall cannot exceed twelve (12) feet in height, as measured from the low side of the wall. The wall cannot exceed ten (10) feet in height on the high side of the wall.

- d. Terraced walls shall be offset a minimum of four (4) feet and meet the following with an additional one (1) foot of offset for every one (1) foot of wall height above four (4) feet:
- e. Each terrace shall be landscaped and cannot exceed a slope of 3:1.
- f. Non-irrigated hydroseed may be used to landscape terraces.
- g. Terraces and terraced walls shall be designed to include weep holes for drainage. Sleeves shall also be provided where irrigation landscape occurs within terraces.
- h. All terracing shall be subject to review by the City Engineer and / or the Building Official.
- i. Nothing herein is intended to relax the building code or other applicable City standards.
- j. Retaining walls shall be of similar construction, appearance, and finish of the approved design theme for the village in which the wall is located.

5. Fence and Walls Adjacent to Retention Areas.

- a. Walls adjacent to planned or natural retention areas, waterways, or similar features shall not exceed ten (10) feet in height on the high side and shall not exceed twelve (12) feet on the retention side as measured to the required two (2) foot shelf at the base of the wall.
- b. The maximum slope of the retention shall be no greater than 3:1. If additional retention depth is required, retaining walls may be added in the sloped banks of the retention area. Such walls shall not exceed two (2) feet in height and shall be offset by no less than four (4) feet.
- c. The maximum slope between walls shall not exceed 3:1.
- d. All terraced walls shall be subject to review by the City Engineer and the Building Safety Division.
- e. All retaining walls are subject to review by the City Engineer or designee. Nothing herein is intended to relax the building code or other applicable City standards.

B. Design

- 1. Walls facing retention areas, trails, parks, or other open space areas should utilize view fencing to the maximum extent feasible.
- 2. All fences and walls shall be consistent with the established thematic character of the development through the use of common architectural elements such as colors, materials and architectural style.
- 3. Commercial and mixed-use (excluding industrial and employment) walls facing public streets, retention areas, trails, parks, or other open space areas shall comply with at least one (1) of the following:
 - a. Option 1: Openings distributed throughout the length of the wall equal to at least twenty (20) percent of the wall surface, constructed into the surface or created by using see-through pattern blocks, tubular steel, or wrought iron bars, wood, or other grillwork.

- b. Option 2: Terracing in wall height at intervals of at least every twenty (20) feet throughout the length of the wall.
 - c. Option 3: Use of a secondary material, texture or color that is visually contrasting throughout the length of the wall on at least twenty (20) percent of the wall surface.
 - d. Option 4: Decorative features, such as columns or a continuous overhang cap along the length of the wall.
 - e. Option 5: A variety of shrubs, trees and/or vines covering or overhanging at least one-third (1/3) of the wall length.
- C. Articulation - Walls adjacent to retention areas, trails, parks, or other active open space shall incorporate regular undulation or variation in materials.

5.13 Open Space

5.13.1 Open Space and Amenities

Open space and amenities comprise an essential component to the character, feel, and engagement of people with spaces. The minimum requirements for open space and useable open space for each type of use has been illustrated in **Table 5.13.1.A: Required Open Space**. Individual development parcels **are not** required to provide additional Usable Open Space beyond the master planned amenities as shown on **Exhibit 4.3.6: Parks/Open Space and Trails Master Plan** and **Table 4.3.6: Public / Private Park and Open Space Acreage**.

Table 5.13.1.A: Required Open Space						
Description	Single-Family Residential Uses	Multi-Family Residential Uses	Mixed-Use Uses	Commercial Uses	Schools	Industrial Uses
Usable Open Space Percentage of Net Site Area	None Required. See Section 4.3.6: Public/Private Parks and Open Space .					
Total Open Space Percentage of Net Site Area	16%	20%	10%	10%	20%	10%

Vistancia has significant open space planned and constructed throughout the master planned community. In an effort to address the development of future planned open space, certain information should be provided at the time of preliminary plat or site plan submittal. Where a development parcel is planned to be developed, the following preliminary information shall be provided:

- A. Location and approximate area of any preserved or natural open space;
- B. Location and approximate area of any proposed park area, public or private and a description of the planned programming;
- C. Location, width and surface materials of proposed trails and approximate location of any proposed connection(s) to existing and future trail segments, preserved or natural open space or other community facilities per **Exhibit 4.3.6: Parks/Open Space and Trails Master Plan**;
- D. Provide preliminary details, in plan view, elevation, photograph or other method to explain design intent of any proposed signage, walls or fences, park programming or site furnishings;
- E. Proposed plant materials palette and tree locations to demonstrate landscape character.

The material provided above shall be utilized to communicate the design intent of the open space planned within the development parcel. The information provided shall be considered preliminary and is subject to refinement based on final engineering design or construction-related constraints.

5.13.1.1 Open Space and Amenities – Single Family

Vistancia residents recognize the importance of high-quality parks and recreation facilities. While the City's existing park system provides a solid foundation for creating a comprehensive and integrated network, it is also individual development's contribution of open space and recreational amenities that become an integral component in creating a community that is ultimately socially and physically connected.

In smaller lot residential projects, enjoyment of outdoor "living" areas, both private and community common areas, take on a more prominent role. More specifically, these common areas, combined with effective private open space allow for residents and their guests to alternate between recreation and relaxation as desired. In addition, Vistancia desires to be a responsible environmental steward of the land, especially in more sensitive areas where steep slopes, watercourses, drainage ways, and natural topographic features occur. In these instances, Vistancia will continue to take proactive steps to conserve and protect these natural spaces while allowing for their passive and active use. As such, residential development shall provide open spaces and amenities that contribute to both the environmental quality and aesthetic appearance of the community, while creating a variety of recreation opportunities. These objectives can be achieved through the following:

A. Network of Open Spaces

1. See **Table 5.13.1.A: Required Open Space** for minimum percentage of the project that shall be dedicated as open space and "activated" (or usable) open space.
2. Public or "common open space" areas shall be incorporated into the site as a primary design feature and not just as remnant pieces of land used as open space.
3. To promote safety, connectivity, and ease of on- going maintenance, open space tracts in excess of two hundred (200) feet in length shall meet or exceed thirty (30) feet in width for the entirety of the span.
4. The design of individual open space areas should not just meet minimum sizing requirements; rather, they should be designed to positively complement and contribute to the broader network of open spaces around the site and the connections among them.
5. Seek opportunities to foster interaction through increasing the size of the activated open space area and/or enhancement of the quality of project- related amenities.
6. Integrate and continue existing pedestrian walkways and/or multi-use trails from adjacent developed and undeveloped areas through the community's network of open space areas.
7. Whenever there is a pedestrian walkway / trail connection, it shall contain landscaping, view fencing, or combinations thereof, and low-level accent lighting that meets minimum safety lighting levels and is dark sky compliant.

8. The built environment should not detract from the scenic beauty of the natural environment which is accomplished by minimizing disturbances to the natural environment where possible in the following manner:
 - a. Open space areas shall retain and enhance connections to natural areas that may exist off-site or may provide a habitat for wildlife.
 - b. Preserve Vistancia's historical, cultural, and natural environmental assets within dedicated open space areas.
 - c. Preserve sensitive natural areas as they extend across property boundaries where possible, such as creating continuous corridors of undisturbed open space.
 - d. Restore disturbed areas to blend with the natural environment, matching original or adjacent topography, plant material, and plant density.
 - e. When new development occurs adjacent to areas of preserved open space, provide a soft transitional edge between the open space and the new development.

B. Amenity Placement and Orientation

1. Placement of outdoor uses and activity areas, otherwise referred to as "amenities", should be balanced throughout Vistancia, and provide access for people of all ages and abilities to the greatest extent possible.
2. Amenities in remote or hard to see locations are discouraged.
3. Where possible, include flexible activity spaces and select amenities that allow for year-round programming to contribute to the vibrancy, health, and sense of safety of the community.
4. When provided, guest parking should be located conveniently adjacent to neighborhood or pocket parks, and/or significant community amenity areas.

C. Amenity Types

1. "Activated" open space areas shall be clearly designated on the Preliminary and Final Plans.
2. Primary amenity types include, but are not limited to:
 - a. Parks or recreation areas (private or dedicated), such as but not limited to programmed neighborhood or pocket parks.
 - b. Reserved or dedicated hillside preserves.
 - c. Common area pools, spas, and/or recreation centers.
 - d. Racquet and sport courts, or multipurpose fields such as basketball, volleyball, baseball, pickle ball, etc.

3. Secondary amenity types include, but are not limited to:
 - a. Passive amenity areas including, but not limited to, ramadas and barbecue areas, bench seating areas, and specified interpretive or demonstration facilities. For example, butterfly habitats, or interactive gardens, etc.
 - b. Retention basins and floodway areas when improved with active or passive amenities as described above.
 - c. Linear parks with fitness equipment, scenic nodes, or shaded rest areas.
 - d. Designated or reserved equestrian, hiking, local connectors, and multi-use trails.
 - e. For the purposes of computation, a thirty (30) foot corridor width may be calculated, provided the corridor is improved with landscaping and pedestrian amenities such as benches (where appropriate) and pedestrian scale lighting.

5.13.1.2 Open Space and Amenities – Multi-Family

An individual development's contribution of open space and amenities become an integral component in creating a community that is ultimately "socially and physically" connected. In multi-family residential settings, enjoyment of outdoor "living" areas, both private and community common areas, take on a more prominent role within these types of developments. More specifically, these common areas, combined with effective private open space allow for residents and their guests to alternate between recreation or relaxation as desired.

A. Common or "Activated" Open Space Areas

1. See **Table 5.13.1.A: Required Open Space** for minimum percentage of the project that shall be dedicated as open space and "activated" (or usable) open space.
2. Publicly accessible (or "common") open space areas shall be incorporated into the site as a primary design feature and not just as remnant pieces of land used as open space.
3. Common open spaces should be conveniently located for the majority of units.
4. Each project shall provide "activated" or programmed spaces with the common open space area at the following rate:
5. "Activated" areas shall be unencumbered and be a minimum width of twenty (20) feet.
6. Amenities should be distributed equitably within the "activated" open space throughout the project.
7. Care should be taken to mitigate light trespass and / or noise generation when locating amenities areas adjacent to lower density residential uses.

B. Private Area Open Space within V-MU and V-MUCC

1. Patios shall be provided for each ground floor unit and be sized to meet or exceed sixty (60) square feet in area.

2. Balconies shall be provided for each upper unit and be sized to meet or exceed sixty (60) square feet in area.

C. Private Area Open Space within all districts except V-MU and V-MUCC

1. Patios shall be provided for each ground floor unit and be sized to meet or exceed one hundred (100) square feet in area.
2. Balconies shall be provided for each upper unit and be sized to meet or exceed sixty (60) square feet in area.

Note: The above ratios and dimensions are intended to establish general guidelines for establishing appropriate common and private area open spaces for most projects; however, they should not be construed to restrict or prohibit projects from offering innovative open space and amenities to its residents. Alternatives or deviations may be considered during the site plan review process, subject to Zoning Administrator approval.

D. Amenity Types

1. The following minimum amenities shall be provided strategically throughout the project:
 - a. Ramada or shaded seating areas
 - b. Barbeque areas
2. Additional project amenities shall be provided per the following **Table: 5.13.1.2.C Amenities Schedule** below:

Table: 5.13.1.2.C Amenities Schedule	
Total Units	Amenities Required
1- 99	One (1) Primary
100 - 199	One (1) Primary + One (1) Secondary
200 - 299	One (1) Primary + Two (2) Secondary
300+ units	Two (2) Primary + Two (2) Secondary

- a. Primary Amenities may include, but are not limited to the following:
 - i. Swimming pool (and/or Jacuzzi) and cool deck perimeter
 - ii. Clubhouse House (with or without combined fitness room);
 - iii. Multi-station co-working or conference room space;
 - iv. Fitness Center;
 - v. Outdoor "Living" Room;
 - vi. Roof Top Lounge;
 - vii. Sport Court;

- viii. Dog Park;
 - ix. Dog Washing Station;
 - x. Vehicle Maintenance Facility; or
 - xi. Community Kitchen.
- b. Secondary Amenities may include, but are not limited to the following:
 - i. Lawn games, such as bocce ball;
 - ii. Bike Maintenance Area;
 - iii. Tot lot / Jungle Gyms;
 - iv. Flex spaces for yoga or outdoor fitness stations; or
 - v. Parkour track or exercise course;
 - vi. Outdoor community garden.
 - c. Alternative Primary and Secondary amenity options may be considered during the Site Plan Review process, subject to Zoning Administrator approval.

5.13.1.3 Open Space and Amenities – Commercial and Mixed-Use

Requirements of this section shall not apply to industrial or employment uses within Commercial Core Overlay Areas 1 & 2. See **Exhibit 5.17.9 Commercial Core Overlay Areas**.

5.13.1.3.1 Public Spaces and Pedestrian Areas

- E. See Table 5.13.1.A: Required Open Space for minimum percentage of the project that shall be dedicated as open space and “activated” (or usable) open space.
- A. Each development should feature spaces, designed to the size and demands of the particular site, to maximize the opportunity for interaction, respite, and placemaking.
- B. Each space shall be appropriately sited to promote safety, comfort, and visibility.
- C. Larger developments that exceed ten (10) acres in size, and have one or more buildings that collectively exceed fifty thousand (50,000) square feet in area, shall be subject to the following:
 - 1. Projects between ten (10) and twenty (20) acres shall feature at least one centralized, public space, or a series of smaller connected spaces in the form of plazas, patios, or similar spaces, which are scaled to the size and demand of the particular use.
 - 2. Projects above twenty (20) acres in size shall feature at least two (2) public spaces, which are scaled for the anticipated intensity of uses and interconnected through enhanced pedestrian walkways.
 - 3. Identifiable architectural and thematic features should complement each other and collectively elevate the public spaces as a focal point.

4. The functional design of each public space shall employ two or more of the following elements:
 - a. Framing the public space with outdoor patios, seating, or dining areas.
 - b. Shading elements such as shade trees or structured shade elements.
 - c. Focal elements, including but not limited to, recreational or passive amenities, integrated art, or other features of equivalent impact.
 - d. Decorative lighting, including but not limited to bistro string lights, pedestrian-scale lighting, accent lights, or other features of equivalent impact.
 - e. Special event spaces such as stages or opportunities for mobile vending areas.
5. Pedestrian areas shall include a variety of shading options such as trees, trellises, canopies, and awnings for sun protection and heat reduction.
6. Pedestrian areas shall be defined utilizing a variety of options including accent landscaping, lighting, planter walls, paving treatments, and architectural elements.
7. Pedestrian refuge areas and rideshare drop off areas should be equipped with seating, pedestrian-scale lighting, and shade.
8. Provide pedestrian scale lighting in pedestrian activity areas. This helps to create a sense of security and enhance the pedestrian experience.

5.14 Landscape Requirements

The process of development, with its alteration of the natural topography and vegetation and creation of impervious cover can have a negative effect on the ecological balance of an area by causing increases in air temperatures and accelerating the processes of runoff, erosion, and sedimentation. The economic base of the City can and should be protected through the preservation and enhancement of the unique natural beauty and vegetative space. Recognizing that the general objectives of this Section are to promote and protect the health, safety, and welfare of the public, these landscaping regulations are adopted for the following specific purposes:

- A. To aid in stabilizing the environment's ecological balance by contributing to the process of air purification, oxygen regeneration, groundwater recharge and storm water runoff retardation, while at the same time aiding in noise, glare, and heat abatement;
- B. To provide visual buffering between land uses of differing character;
- C. To enhance the beautification of the City;
- D. To protect the character and stability of residential, business, institutional and industrial areas;
- E. To preserve the value of land and building; and,
- F. To conserve energy and other natural resources.

5.14.1 Interpretation and Scope

- A. The provisions of this Section shall apply to a lot, site, or parcel of land when an application is being made for:
 - 1. Site plan approval pursuant to **Section 21-320: Site Plan** of the Code.
 - 2. Signs pursuant to **Section 5.17 Signage** of the Standards where landscaping is required.
 - 3. Subdivisions pursuant to **Section 24: Subdivisions; Stormwater Pollution Management** of the Code.
- B. Notwithstanding the application of **Section 5.14.1.A: Interpretation and Scope** of the Standards above, these provisions shall not apply to the following:
 - 1. An individual lot containing single family or duplex residence.
 - 2. Restoration of a building that has been damaged or destroyed by fire, explosion, flood, tornado, riot, act of the public enemy, or accident of any kind. For purposes of this paragraph, "restoration" means the act of putting back into a former or original state.
 - 3. Site Plans that included landscaping that were approved prior to the adoption of this VPCD.
 - 4. Lots or sites subject to the provisions governing amendment to approved site plans, set forth in **Section 21-320: Site Plan** of the Code unless such site plan amendments will:
 - a. Increase the number of stories in a building on the lot;
 - b. Increase by more than ten (10) percent or ten thousand (10,000) square feet, whichever is less, the combined floor areas of all buildings on the lot; or
 - c. Increase the building or parking coverage on the lot by more than two thousand (2,000) square feet.

5.14.2 General Landscape Requirements

- A. *Required Landscape Areas.* No part of any landscape area shall be used for any other use such as parking or display, except for required on-site retention areas or when such use is shown on the approved landscape plan.
 - 1. *On-Site Landscaped Areas.* All development projects requiring an approved on-site landscape plan shall provide on-site landscaped areas located in accordance with the following standards and requirements shown in **Table 5.14.2.A.1: On-Site Landscaped Areas** and the following:

Table 5.14.2.A.1: On-Site Landscaped Areas

Description	Single-Family Residential Uses	Multi-Family Residential Uses	Mixed-Use Uses	Commercial Uses	Schools	Industrial Uses
Street Frontage Areas Adjacent to Arterial, Collector or Local Street Where Common Area Exists	1 Tree / 3 Shrubs Per 30 LF of Street Frontage	1 Tree / 3 Shrubs Per 30 LF of Street Frontage	1 Tree / 3 Shrubs Per 30 LF of Street Frontage. 1 Tree / 3 Shrubs Per 50 LF of Street Frontage When Building Frontage With Building Access Is Within 25'.	1 Tree / 3 Shrubs Per 30 LF of Street Frontage	1 Tree / 3 Shrubs Per 30 LF of Street Frontage	1 Tree / 3 Shrubs Per 30 LF of Street Frontage
Drainage Areas Including Retention and Detention /Open Space Areas	1 Tree / 5 Shrubs Per 1,000 SF of Area	1 Tree / 5 Shrubs Per 600 SF of Area	1 Tree / 5 Shrubs Per 800 SF of Area	1 Tree / 5 Shrubs Per 800 SF of Area	1 Tree / 5 Shrubs Per 800 SF of Area	1 Tree / 5 Shrubs Per 600 SF of Area

- a. Water storage facilities, wireless communication facilities and similar land uses shall be exempt from the On-Site Landscaped Area requirements with the exception that street frontage landscaping shall be required.
- b. Mini-storage facilities and similar uses shall be considered industrial developments for the purposes of landscape requirements regardless of zoning designation.
- c. A landscaped area along all street frontages shall be established and maintained between the street right-of-way and any building, on-site parking area, residential property line or perimeter screen wall. The area of this landscape strip may be used to satisfy, to the extent provided, the on-site landscaped area set forth in this Section. See **Table 5.4.1.1.A: Single-Family Residential Development Standards**, **Table 5.4.1.2: Multi-Family Residential Development Standards** and **Table 5.4.2: Non-Residential and Mixed-Use Development Standards** for required landscape width adjacent to streets. Public utility facilities providing an essential service may be exempt from this standard as determined by the Zoning Administrator, provided that the development includes the required plantings as set forth in this Section. Single-family residential subdivisions may provide an average of the frontage requirement along arterial roadways to accommodate wall undulation.
- d. All such landscaped areas shall be held within a tract unless determined otherwise by the Zoning Administrator. Front lot lines are exempt from the street frontage landscaping requirement.
- e. For all single-family subdivisions, On-Site Landscape Areas shall consist of street frontage landscaping, required retention, and open space areas. See **Table 5.13.1.A: Required Open Space** for required amount of open space.
 - i. All portions of the development site not occupied by buildings, structures, vehicle access and parking areas, loading, and unloading areas, and approved storage areas shall be landscaped in accordance with the provisions of this Section. Future building pads within a phased development shall be maintained weed and dust free.

- ii. All required useable open space areas may be included within the On-Site Landscaped Area.
 - iii. For the purposes of calculating required landscape area, net site area shall exclude rights-of-way, school playfields, and any required landscape buffer.
 - iv. In the Commercial Core, the following requirements shall apply: A minimum park size of fifteen (15) acre shall be allowed to qualify for public park requirements subject to complying with provisions in Section 4.3.6 Parks and Open Space. 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 fifty (50) percent.
2. *Street Frontages and Rights-of-Way.* All street rights-of-way classified as collector or higher contiguous with the proposed development or located within the interior of a development not used for street pavement, curbs, gutters, sidewalks, or driveways shall be landscaped in addition to the required on-site landscaped areas listed above. Right-of-way landscaping shall be designed to minimize water usage and maintenance obligations.
- a. The installation of street trees, shrubs, and vegetative ground cover shall be required for projects in an amount equal to or greater than what is shown in **Table 5.14.2.A.1: On-Site Landscaped Areas**. Residential subdivisions shall be exempt from this provision where lots front onto a street.
 - b. The required plantings shall be located in the street right-of-way landscaped area between back of curb and sidewalk, or within the required on-site landscape areas as shown on **Table 5.4.1.1.A: Single-Family Residential Development Standards**, **Table 5.4.1.2: Multi-Family Residential Development Standards** and **Table 5.4.2: Non-Residential and Mixed-Use Development Standards**, and shall be designed and located to enhance the proposed development project and the streetscape.
 - c. Such planting requirements shall be in addition to the landscape requirements in **Section 5.14.2: General Landscape Requirements** of this Section. All additional plantings in excess of the requirement may be used to satisfy the on-site landscaping requirements.
 - d. Future phases of contiguous development shall include street frontage and right-of-way landscaping with the first phase of development. The area and plantings provided for subsequent phases shall count only towards the landscape requirements for the future development. This requirement may be modified for large-scaled projects as approved by the Zoning Administrator.
3. *Landscape Buffers.* A landscape buffer shall be provided in the manner, context and density specified in **Table 5.14.2.A.3: Landscape Buffers**:

Table 5.14.2.A.3: Landscape Buffers

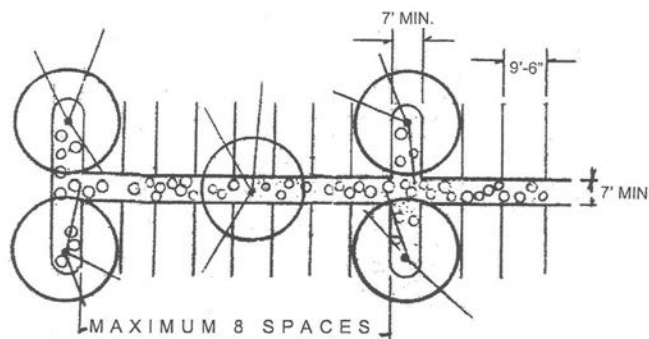
Landscape Buffer		Single-Family Residential Uses (Feet)	Multi-Family Residential Uses (Feet)	Mixed-Use Uses (Feet)	Commercial Uses (Feet)	Schools (Feet)	Industrial Uses (Feet)
		Proposed Use					
Single-Family Residential	Existing Use	0 FT	15 FT	15 FT	20 FT	0 FT	60 FT
Multi-Family Residential		15 FT	0 FT	0 FT	20 FT	0 FT	40 FT
Mixed-Use Uses		15 FT	0 FT	0 FT	0 FT	20 FT	40 FT
Commercial Uses		20 FT	20 FT	0 FT	0 FT	20 FT	30 FT
Schools		0 FT	0 FT	20 FT	20 FT	0 FT	30 FT
Industrial Uses		60 FT	40 FT	40 FT	30 FT	30 FT	0 FT
Landscape Material		Density		Minimum Size at Planting			
Trees		3 Per 1,000 SQ FT		50% 24 Inch Box 50% 15 Gallon. 36 Inch Box Tree or Larger May Be Substituted For 15 Gallon Trees At A Rate of 1.5 Trees For Every Required 15 Gallon Tree			
Shrubs		5 Per 1,000 SQ FT		5 Gallon			
Vegetative GroundCover		20% of Area		1 Gallon			
Inert GroundCover		100% of Area		Decomposed Granite (Minimum Size 3/4 Inch) at 2 Inch Depth			

- a. For the purposes of this Section, the buffer utilized when adjacent to a residential use will be determined on the basis of the land use scheduled or utilized for said area.
- b. Landscape Buffers are not exclusively for landscape. Landscape Buffers are intended to provide separation between uses with landscape material to help screen differing uses from each other. Walls, fences, monumentation, utilities, signage, trails, etc. may be developed within a Landscape Buffer.
- c. Landscape Buffers shown in **Table 5.14.2.A.3: Landscape Buffers** show total landscape buffer required between uses.
- d. Existing landscape buffers may count towards the required Landscape Buffer between uses.
- e. Landscape Buffers shown in **Table 5.14.2.A.3: Landscape Buffers** may be reduced or waived by the Zoning Administrator for developments within zoning districts, excluding V-MUCC, based on the following conditions about each other:
 - i. Compatible uses;
 - ii. Compatible architecture;
 - iii. Compatible site conditions;
- f. Landscape Buffers shown in **Table 5.14.2.A.3: Landscape Buffers** are not required for any use except for industrial within the V-MUCC Zoning District.

4. Parking Area Landscaping.

- a. Surface Parking. For all developments exceeding fifteen thousand (15,000) square feet of gross floor area, ten (10) percent of all parking lot areas, exclusive of service drive aisles, shall be landscaped. The requirement for general industrial and manufacturing developments as delineated in **Table 5.3.2: Non-Residential and Mixed-Use Zoning Districts Permitted Uses** or for developments containing fifteen thousand (15,000) square feet or less shall be five (5) percent of the parking lot area. The parking landscape area shall be located entirely within the exterior curbs of the surface parking area. All surface parking areas shall incorporate the following elements and see **Figure 5.14.2.A.4: Parking Area Landscaping**.
 - i. 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.
 - ii. Each landscape island shall be a minimum width of seven (7) feet, measured from back of curb to back of curb and equal the length of the parking stall(s).
 - iii. Landscaped medians shall be provided for all double rows of parking which exceed thirty (30) total spaces. Each median shall be a minimum width of seven (7) feet of which a two (2) foot parking overhang on both sides may be included. Curb breaks may be provided to accommodate drainage flows. A deviation or alternative to this requirement may be considered by the Zoning Administrator provided the intent of the landscape median is satisfied.
 - iv. The landscaped area within the parking may be used to satisfy the on site landscape requirements in **Section 5.14.2.A: On-Site Landscaped Areas**.

Figure 5.14.2.A.4: Parking Area Landscaping



- b. Multi-Level Parking Structures.
 - i. For projects that utilize free standing multiple level parking structures, a minimum ten (10) foot landscape area shall be located around the perimeter of the structure.
 - ii. For projects that utilize both surface and freestanding multi-level parking structures, the required parking area landscape shall be the combined requirements of the above.

5. Parking Landscape Improvements.

a. Surface Parking.

- i. Surface parking areas shall contain one (1) tree and three (3) shrubs for every parking island (one stall in length).
- ii. Landscaped parking medians shall contain one (1) shrub for every five linear feet of landscaping. A minimum of one (1) tree shall be provided between landscape islands. A seven (7) foot wide planter area shall be provided to accommodate full tree maturity.
- iii. All plantings within surface parking areas may be used to satisfy the landscape requirements in **Section 5.14.2.A.1: General Landscape Requirements** of the Standards.
- iv. Shrubs within a landscape island or median shall be maintained to a maximum height of three (3) feet, and all trees at maturity within such planters shall maintain a minimum clearance of six (6) feet from the lowest branch to the adjacent grade elevation.

b. Multi-Level Parking Structures. The landscape area provided at the perimeter of multiple level parking structures shall contain one (1) tree and three (3) shrubs for every twenty (20) feet of structure perimeter.

6. Drainage Facilities (Public and Private). Drainage facilities shall be completely landscaped with plantings and ground surface materials as shown on Table 5.14.2.A.1: On-Site Landscaped Areas. Such landscaping shall provide for erosion protection while allowing for the efficient utilization of the structure.

7. Building Foundation. Where Building Foundation landscape is required or provided, the planting area shall be a minimum width of five (5) feet between the building and parking lot and the planter area shall comprise a minimum of fifty (50) percent of the façade(s) length and may count towards the on-site landscape area requirements. A deviation or alternative to this requirement may be considered by the Zoning Administrator.

- a. Building foundation planter areas shall include one (1) shrub for every five (5) linear feet. All plantings within building foundation planter areas may be used to satisfy the landscape requirements in **Section 5.14.2.A.1: General Landscape Requirements**. A deviation or alternative to this requirement, including but not limited to, raised planters with seatwalls, decorative planter boxes, potted trees/shrubs, may be considered by the Zoning Administrator provided the intent of the building foundation planter is satisfied.

B. Design Standards.

1. *Minimum Size of Trees and Shrubs* - Unless otherwise specified herein, all required trees shall be a minimum of fifteen (15) gallon in size and at least fifty (50) percent of those trees must be twenty-four (24) inch box or larger in size. A development may substitute

thirty-six (36) inch box trees in place of fifteen (15) gallon trees at a substitution rate of 1.5 trees for every 1 required fifteen (15) gallon tree. Saguaros with a minimum of six (6) foot in height may be substituted at a rate of one (1) to one (1) for a required twenty-four (24) inch box tree. All shrubs shall be a minimum of one (1) gallon in size and at least forty (40) percent of those shrubs shall be five (5) gallon or larger in size to satisfy the landscape requirements in **Section 5.14.2.A.2: General Landscape Requirements**.

- a. All trees shall be of a size at the time of installation to conform with the standards established in the Arizona Nursery Association Grower's Committee Recommended Tree Specifications.
2. *Limitation On Use of Turf* - The use of turf (lawn) shall be limited to a maximum of twenty (20) percent of the development. This provision may be waived by the Zoning Administrator for those projects that require a greater amount of turf due to the nature of their use (i.e. recreation centers, schools, parks, or other open space areas that are located adjacent to amenities such as ramadas, play structures and other amenities which active the areas for residents to use). **Turf areas that are not accessible via a sidewalk, pathway, or trail, or those that occupy slopes in excess of 6:1 shall be prohibited. Turf areas within the right-of-way or any space less than 8 feet in length or width shall be prohibited.**
3. *Substitution of Ground Covers* - Upon approval of the Zoning Administrator or designee, the installation of twenty (20) square feet of vegetative ground cover in any landscaped area shall substitute for one (1) required shrub, up to a maximum of twenty (20) percent of the required shrubs in any particular landscaped area. No substitution shall be made for the required shrubs along any street frontage.
4. *Ground Surface Treatment*- All landscaped areas shall be finished with a natural topping material which may include, but not limited to, the following:
 - a. Turf (subject to **Section 5.14.2.B.2: General Landscape Requirements**,
 - b. Ground cover,
 - c. Planting,
 - d. Decomposed granite shall meet the following;
 - i. North of the CAP, a minimum size of three quarter (3/4) inch screened material, with a minimum depth of two (2) inch shall be provided.
 - e. South of the CAP, a minimum size of three quarter (3/4) inch minus material, with a minimum depth of two (2) inch shall be provided. River rock, expanded shale, or bark (or as approved by plan review) at a two (2) inch minimum depth.
 - f. A pre-emergent herbicide shall be applied to the ground prior to and after the placement of natural surface materials (decomposed granite, river run rock, etc.) in any landscaped area to prevent weed growth.
5. *Irrigation Standards* - All landscaped areas shall be supported by an automatic irrigation system which may be a spray, flood, or drip type system. A backflow prevention device

as approved by the City shall be required with the installation of all irrigation systems. All irrigation systems and landscaped areas shall be designed, constructed, and maintained to promote water conservation and prevent water overflow or seepage onto the street, sidewalk, or parking areas.

- a. A separate water meter shall be installed for landscaping that is installed within the right-of-way and maintained by the City. For developments in which the property owner is to maintain the right-of-way landscaping, the right-of-way irrigation system shall be separated or isolated from the on-site irrigation system.
6. *Obstructions to Visibility* - All landscaping and landscaped materials established in close proximity to a driveway or street intersection shall be installed and maintained in compliance with the City's visibility triangle requirements. All ground covers within surface parking areas shall be designed to minimize interference with surveillance capabilities or vehicular and pedestrian circulation.
7. *Protection of Landscaped Areas from Vehicular Damage* - Permanent containment barriers (concrete curbs or bumper guards) shall be installed and properly secured within or adjacent to all proposed parking areas and along all driveways and vehicular access ways to prevent the destruction of landscape materials by vehicles. All trees and shrubs shall be installed a minimum of two and a half (2.5) feet from back of curb.
8. *Obstructions of Fire Hydrants* - All plant materials shall be planted so that at maturity the edge of the plant will be no closer than three (3) feet to any fire hydrant or fire suppression device.
9. *Landscape Screening* - All mechanical equipment, electrical meters and similar utility devices shall be screened from public view with appropriate plantings.
10. *Trails* - All trails required by the Rivers and Trails Master Plans shall include landscaping and hardscape materials as determined by the Community Services Master Plan, unless otherwise addressed within the VPCD or Peoria Zoning Ordinance.
11. *Acceptable Landscape Materials*.
 - a. Plant materials utilized in landscaped areas shall be included on the most recent edition of the *Phoenix Active Management Area Low Water Use Plant List*, unless otherwise approved by the Zoning Administrator.
 - b. No artificial plant materials may be used to satisfy the requirements of this Section.
 - c. Palm trees shall not be installed within the right-of-way unless the maintenance for the palm trees is provided by the owner.
 - d. Pollen producing vegetation such as the Mulberry tree (*Morus Alba*) or Olive tree (*Olea Europea*) shall be prohibited.

5.14.3 Landscape Plan Submittal Requirements

A. Conceptual Landscape Plan

1. Submittal Requirements – If these landscape regulations apply to a lot or site that is subject to site plan review as set forth in **Section 21-320: Site Plan**, of the Code, or that is processed as a subdivision plat, then a conceptual landscape plan shall be submitted as part of the Site Plan or Preliminary Plat application.
2. Plan Format and Content. Submittals for multi-family and non-residential developments shall conform to the guidelines of the Site Plan and Design Review Process Guide. Submittals for single-family residential developments shall conform to the guidelines of the Subdivision Development Process Guide.
 - a. Process guides are available from the Community Development Department. Plans Review- Conceptual Landscape Plans shall be reviewed for compliance and approved in accordance with the requirements of this Section.

B. Final Landscape Plan Review.

1. Plan Format and Content – Final landscape plans shall conform to the guidelines of the Final Landscape Plan Review Process Guide available from the Community Development Department. Final irrigation plans shall be included with the submittal.
2. Final Landscape Plan Review
 - a. The final landscape plans for multi-family and non-residential development projects shall be submitted with the building permit application and shall be approved prior to the issuance of building permits.
 - b. Final landscape plans for subdivisions shall be reviewed by the Planning Division at the time of off-site improvement plan review. Landscaping installation with the public right-of-way shall be subject to the bonding requirements as established by the City.
3. Plans Review – The City shall review final landscape plans for conformance with the approved conceptual landscape plans.

- #### **C. Landscape Plan(s) Preparation** – All landscape plans submitted to the City for review shall be prepared and sealed by a registered Arizona Landscape Architect. Such regulations are governed by the State of Arizona Board of Technical Registration.

5.14.4 Landscape Installation and Maintenance

A. Landscape Completion.

1. Except as otherwise provided in this Section in these Standards below, all landscaping must be completed in accordance with the approved landscape plan before a Certificate of Occupancy may be issued for any building on the lot.
2. If the property owner provides the Community Development Director documented assurance that the landscaping will be completed within six (6) months, the City may issue one (1), six (6) month temporary Certificate of Occupancy and permit the property owner to complete the landscaping during the six (6) month period. For purposes of this Subsection, "documented assurance" means a cash bond, cash deposit, or irrevocable letter of credit in an amount equal to 110% of the cost to install the landscaping and irrigation system.

B. Landscape Maintenance.

1. Owner Maintenance.

- a. The property owner and/or Lessee shall maintain all landscape materials both on-site and in the adjacent right-of-way in accordance with the approved landscape plan(s).
- b. Required landscaping must be maintained in a healthy, growing condition at all times. The property owner is responsible for regular weeding, mowing of grass, irrigating, fertilizing, pruning, and other maintenance of all planting as needed. Any plant that dies must be replaced with another living plant that complies with the approved landscape plan within thirty (30) days after notification by the City.
- c. Any damage to utility lines resulting from the negligence of the property owner or his agents or employees in the installation and maintenance of required landscaping in a utility easement or public right-of-way is the responsibility of the property owner. If a public utility disturbs a landscaped area in a utility easement, it shall make every reasonable effort to preserve the landscaping materials and return them to their prior locations after the utility work. If, nonetheless, some plant materials die, it is the obligation of the property owner to replace the plant materials.
- d. Any public land landscaping that does not meet the criteria of **Section 5.14.4.B.3: Landscape Installation and Maintenance** in these Standards shall be maintained by the owners of the adjacent properties.

2. City Maintenance of Public Lands - The City may accept responsibility for the maintenance and operation of landscaping and appurtenances as described by one of the following categories:

- a. Equestrian trails and multi-use paths along the AC/DC canal, CAP canal, New River, Agua Fria River, and Skunk Creek corridors.
- b. Street rights-of-way abutting municipal public facilities.
- c. Flood control facilities which have been accepted for operation and maintenance by the City.
- d. Areas identified for City maintenance by the City Council.

3. Conditions for Accepting Maintenance – Prior to the City accepting for maintenance any landscaping and appurtenances as described in **Section 5.14.4.B.2.: Landscape Installation and Maintenance** in these Standards above, the following conditions shall have been satisfied:
- a. A separate landscape and irrigation plan, prepared in accordance with **Section 5.14.3 B: Landscape Plan Submittal Requirements**, shall be prepared and approved for any area to be considered for City Maintenance. The plans may be part of the same submittal, but on different sheets than landscape and irrigation plans for areas to be maintained by the private property owner.
 - b. Prior to construction of landscaped areas to be maintained by the City, the owner/ developer shall provide cash, certified check, or negotiable bond in an amount sufficient to provide the installation of the landscaping and irrigation system.
 - c. The landscaping shall be inspected and approved by the City for compliance with the approved landscape plan.
 - d. The subsequent completion of a ninety (90) day maintenance period wherein the developer shall be responsible for all watering, weeding, and replacement of all dead or dying plant materials.
 - e. A final inspection called by the developer or his representative at the completion of the ninety (90) day maintenance period resulting in final approval and acceptance by the City.

5.14.5 Permits

Permits for landscape and irrigation installation are required for backflow prevention, electrical connections, and all work performed within the public right-of-way.

5.14.6 Streetscape Design

A key element in streetscape design, specifically for the purpose of building and reinforcing brand identity, is the selection of colors, material patterns, plant palettes, wall designs and so forth. Developers should provide a balanced design using continuity of elements and areas of distinction by:

- A. Continuously threading the landscape palette through each defined section of roadway. Plant material shall be selected from the Phoenix Active Management Area Low Water Use Plant List. The use of turf is prohibited.
- B. In urban settings, wider sidewalks may be used in lieu of planting strips to increase pedestrian capacity. In these areas, trees may be located in tree grates in order to provide shade and a “green” edge along the streetscape while maximizing sidewalk capacity.
- C. Linear arrangements of street trees along the street edge can be applied with flexibility to maintain visibility windows.

1. Varying the spacing allows avoidance of conflicts with streetlights, driveways, traffic signs and so forth.
 2. While flexibility is provided, design shall predominately locate trees and architectural elements to provide shade along streetscapes, transit stops and at pedestrian rest areas.
- D. Improve the aesthetic quality and pedestrian experience by providing meandering detached sidewalks with intervening landscaping along arterial and collector roadways.
 - E. Disrupt long expansive walls along arterial and collector streets by introducing visual penetrations such as pathways, open space, view fencing, and other design techniques.
 - F. The use of lighting fixtures in both a utilitarian application, as well as accent features should be used to create a distinctive street corridor.
 - G. The location and concentration of utility cabinets and other mechanical equipment can degrade a streetscape.
 1. To the extent feasible, employ design solutions, including but not limited to, vaulting, screening from view through landscaping placement, utilization of color treatments and/or artistic wraps and redirecting away from intersections.
 - H. Encourage opportunities for secondary, smaller installations and/or niches within the streetscape that may be programmed for elements such as, but not limited to, public or private art, pedestrian seating areas, streetscape furnishings, or other interpretative elements.
 - I. In urban settings, streetscape furnishings/seating and bike racks take on a greater importance in activation of the streetscape.
 1. Design and placement of these features are encouraged to be implemented in a coordinated and cohesive manner at appropriate intervals.
 - J. Wayfinding should be integrated as appropriate through strategic placement, and selection of color and materials to create a continuous and harmonious balance with the streetscape design, while maintaining its purpose and efficiency.

5.14.7 Landscape Requirements – Multi-Family

- A. Use of native vegetation and low water plants shall conform to the Phoenix Active Management Area Low Water Using Plant List, unless otherwise approved by the Zoning Administrator, and be planted in conjunction with an efficient water system.
- B. Landscaping shall be provided at the foot of buildings to soften the transition between paved areas on the ground plane and building materials on the vertical plane.
- C. Potted plants, ornamental landscaping, and architectural features are encouraged to enhance courtyards, plazas, and other gathering areas.
- D. Flowering trees and shrubs should be used to provide color and accentuate entrances and activity areas.

- E. Landscaping should be used to define areas such as building entrances, key activity hubs, focal points, and the street edge.
- F. Landscape design should not preclude visibility or surveillance capabilities to common areas and units.
- G. "Hostile Vegetation" such as Ocotillo, Cacti or other plant types that discourage pedestrian movement or vandalism may be placed under windows or adjacent to long, remote expanses of perimeter walls.

5.14.8 Landscape and Shading – Non-Residential and Mixed-Use

A. Design

1. Landscaping shall be designed to:
 - a. Provide shade for pedestrians and parking areas.
 - b. Define areas such as building entrances, key activity hubs, focal points, and the street edge;
 - c. Provide screening for unattractive/unsightly service areas.
 - d. Serve as buffers between dissimilar uses.
 - e. Screen drive-through/drive-up lanes through a mixture of trees and shrubs.
2. Landscaping or other design solutions should be provided in appropriate locations along the building edge to soften the transition between paved areas on the ground plane and building materials on the vertical plane.
3. Landscape design should not preclude visibility or surveillance capabilities.
4. Tree grates are encouraged within plazas or along street edges within urbanized areas where a continuous walking surface is needed to provide shade.
 - a. Grate sizes should be a minimum of five feet in diameter.
 - b. Knockouts must be provided to enlarge the inside diameter for supporting a larger tree trunk as the tree grows.
5. Tree guards should extend vertically from tree grates and serve to protect trees in highly active areas.
 - a. Tree guards shall be a similar color in relation to other site furnishings.

B. Plant Palette Selection

1. The selection of trees, shrubbery, as well as accent, color or ground cover planting should be done in groupings and clusters to create strong accent points and highlight major entries to developments while maintaining long-term viability and health of the plant.
2. Native vegetation and drought-resistant plants should be used throughout the site to minimize water usage.

3. Plant materials should be carefully selected and placed where their root growth habits will not cause damage to sidewalks and other paved surfaces or underground facilities. (Refer to *Phoenix Active Management Area Low Water Use Plant List*)
 4. Palm trees should only be used for accent purposes in executing a particular design theme.
 5. The use of natural and artificial turf/sod is prohibited, except as an integral part of an active open space, or common gathering area.
 6. Potted plants and other ornamental landscaping should be utilized when appropriate to add vibrancy and enhance courtyards, plazas, and other gathering areas.
 7. Flowering trees, plants, arbors, trellises, and container plantings should be used to provide color and accentuate entrances, arcades, sidewalk shops, and outdoor dining areas.
 8. "Hostile Vegetation" such as ocotillo, cacti or other plant types that discourage pedestrian movement or vandalism should be placed under windows or adjacent to long, remote expanses of perimeter walls that are not otherwise designed as an amenity.
- C. *Landscape Lighting*. Landscape lighting should be used to illuminate and accentuate an architectural or landscape feature that is unique to the project, and not be used solely to attract attention. Lighting may include decorative elements incorporated into the planting materials themselves such as rope lighting within theme trees. Lighting shall be sited in a manner in which the lighting does not exceed its subject and does not create light pollution.
- D. *Irrigation and Maintenance*
1. Permanent landscape irrigation shall be provided for all landscape materials, with the irrigation system designed to promote water conservation, including prevention of run-off and overspray.
 2. Landscape areas shall be properly maintained in accordance with standards set in the *Arizona Nursery Association* guidelines.

5.15 Screening

The screening standards are intended to assure compatibility of uses, minimize deterioration of properties and property values, and to enhance the health and safety of the residents of Peoria. The following screening standards establish general development standards for screening between uses of differing character, density, or intensity and for screening certain uses and activities on a site from public view.

A. Use of Screening

1. *Wall or Fence.* A masonry wall or fence a minimum of six (6) feet in height above grade, or as otherwise approved, shall be constructed and maintained between the following uses of differing intensity or character:
 - a. Single-family and multi-family developments
 - b. Different multi-family developments
 - c. Residential and non-residential uses
 - d. Different non-residential uses
 - e. Rear and/or side lot areas and adjacent public rights-of-way
 - f. Recreational vehicle or boat storage areas and areas with public rights-of-way, residential, or non-residential uses
2. *Educational and Municipal Facilities.* Public elementary and secondary and similar private educational facilities, as well as municipal facilities, are exempt from the screening provisions of this Section.
3. *Loading and Delivery Bays.* All loading and delivery bays shall be screened from street view in accordance with the provisions of **Section 5.16.3 Off-Street Loading Requirements.**
4. *Outdoor Storage.* All outdoor storage for Commercial and Industrial uses, and for materials, equipment, vehicles, or other similar items, shall be screened from public view, public uses, and areas such as rivers, washes, equestrian and bike paths, parks, golf courses, and other public open spaces. Such screening shall consist of a wall or fence with a minimum height of six (6) feet, or a height that will adequately screen the stored items as determined by the Planning Manager during the Site Plan review process. Agriculturally related activities are exempt from this provision.
5. *Utilities.* All utility substations, wells, storage facilities, or other utilities shall be screened from public view. Such screening shall consist of a wall, fence, or landscape screen of a height adequate to screen the facility, as determined by the Planning Manager during the Site Plan review process.
6. *Mechanical Equipment.* All roof mounted mechanical equipment, except for single-family uses, shall be fully screened from public view unless otherwise specified elsewhere in this Section.

5.15.1 Residential

A. Mechanical Equipment and Utilities

1. Noise generating equipment should be located away from residential units, public spaces, and pedestrian areas.
2. Backflow preventers for landscape irrigation and domestic water shall not be located at visually prominent locations and shall be well-screened with shrubs, berming, or low-screen walls.
3. Ground and roof mounted mechanical equipment shall be screened from public view.
4. Roof access ladders and roof drains/downspouts shall be internalized within the building.

B. Refuse Enclosures

1. Internalize and orient enclosures away from arterial streets and abutting residential areas.
2. Enclosures shall be architecturally compatible through the use of common colors, materials, and design.
3. Enclosures should be placed in convenient locations for tenant convenience and pickup service.
4. Refuse enclosures should not create blind spots or hiding areas.

5.15.2 Non-Residential and Mixed-Use

5.15.2.1 Loading, Service, and Refuse Areas

- A. Outdoor loading, service and refuse areas shall be integrated into the building design to conceal them from view to the greatest extent feasible or shall be oriented away from arterial streets and abutting residential areas.
- B. Where it is not practical to locate the loading, service and refuse areas pursuant to Subsection (A) above, they shall be screened from view by:
 1. A decorative wall or fence at least eight (8) feet tall that incorporates similar finishes, materials, and details of the primary buildings, or
 2. A vegetative screen planted along the full length of the area to be screened and at least eight (8) feet high at the time of planting, or
 3. Alternatives that meet the intent of this Section as approved by the Zoning Administrator.
- C. Refuse enclosures shall be sited in a safe manner that avoids blind spots and/or hiding areas while minimizing the visual prominence of such facilities.
- D. If visible from arterial streets and abutting residential areas, roll-up doors are discouraged; however, where such doors occur, the doors should be recessed a minimum of twelve (12) inches into the building to provide a shadow line.
- E. Locate and orient all loading, service and refuse areas away from arterial streets, abutting residential areas, and public space, to the greatest extent possible.

5.15.2.2 Outdoor Storage and Shopping Carts

- A. Outdoor storage, service yards and/or garden facilities shall:
 - 1. Be located in areas least visible from public-rights-of-way or view.
 - 2. Be enclosed by a decorative block wall at least eight (8) feet in height.
 - 3. Have decorative block with similar finishes or details that blends in with the primary building.
- B. The design of shopping cart storage facilities should complement the established architectural theme of the center.

5.15.2.3 Mechanical Equipment and Utilities

- A. Utility cabinets of any height shall not be located within sight visibility triangles (per Engineering Department detail) associated with driveways and road intersections with the exception of utility cabinets less than thirty (30) inches in height may be located within the first one hundred fifty (150) feet of the site, but may not be located in a seventy-five (75) by seventy-five (75) triangle at the intersection of two (2) arterials.
- B. Mechanical equipment, ground and roof mounted, shall be screened from public view.
- C. For projects abutting single-family residential homes, mechanical equipment shall be screened from all adjacent second story windows. Roof access ladders and roof drains/downspouts shall be internalized within the building.
- D. All gas tank vent piping shall be screened from arterial streets and public view.
- E. Noise generating equipment should be located away from residential units, public spaces, and pedestrian areas.
- F. Backflow preventers for landscape irrigation and domestic water shall not be located at visually prominent locations and shall be well-screened with shrubs, berming, or low-screen walls.

5.15.3 Employment and Industrial

5.15.3.1 Loading, Service, and Refuse Areas

- A. Outdoor loading, service and refuse areas shall be integrated into the building design to conceal them from view to the greatest extent feasible or shall be oriented away from arterial streets and abutting residential areas.
- B. Where it is not practical to locate the loading, service, and refuse areas pursuant to Subsections (1) above, they shall be screened from view by:

A decorative wall or fence at least eight (8) feet tall that incorporates similar finishes, materials, and details of the primary buildings, or an alternatives that meet the intent of this section as approved by the Zoning Administrator.
- C. Roll-up doors should be recessed a minimum of twelve (12) inches into the building to provide a shadow line. Unless they are completely screened from view, roll-up doors facing residential areas are prohibited.

- D. Service and roll-up doors shall be painted to match the building or trim colors.
- E. Locate and orient all loading, service, and refuse areas away from arterial streets, abutting residential areas, and public space.
- F. Trash enclosures shall be safely sited to avoid blind spots and/or hiding areas.

5.15.3.2 Mechanical Equipment and Utilities

- A. Utility cabinets of any height shall not be located within sight visibility triangles (per Engineering Department detail) associated with driveways and road intersections.
- B. Mechanical equipment, ground and roof mounted, shall be screened from public view.
- C. For projects abutting single-family residential homes, mechanical equipment shall be screened from all adjacent second story windows. Roof access ladders and roof drains/downspouts shall be internalized within the building.
- D. All gas tank vent piping shall be screened from arterial streets and public view.
- E. Noise generating equipment should be located away from residential units, public spaces, and pedestrian areas.
- F. Backflow preventers for landscape irrigation and domestic water shall not be located at visually prominent locations and shall be well-screened with shrubs, berming, or low-screen walls.

5.16 Parking

It is the intent of this Section to regulate and ensure the provision of adequate motor vehicle parking and loading spaces for each land use. The purpose of the regulations and development standards set forth in this Section aims to alleviate traffic congestion and vehicular/pedestrian conflicts.

5.16.1 Plans Required

Applications for a building permit for new construction, additions, alterations or change in use shall include a site plan at an appropriate scale that clearly shows proposed site improvements relating to parking as required by this Section. All plans shall show the location, arrangement and dimensions of off-street parking area(s), parking spaces, parking lanes, aisles/driveways, points of ingress and egress, walls, landscaping, and barriers. Sidewalks, pedestrian ways, bicycle facilities and their access shall also be shown. The access or driveway locations, width and spacing as well as sight lines and distances, the arrangement of spaces, stall dimensions, surfacing, striping, and lighting shall be in compliance with adopted City standards.

5.16.2 Parking Requirements

Off-street parking spaces shall be provided according to the following provisions and standards.

A. General Provisions.

1. *Floor Area.* The term "floor area" for the purpose of calculating the number of required parking spaces shall be the "Gross Floor Area" of the structures plus defined exterior use areas minus ten (10) percent except as may hereinafter be provided or modified.
2. *Change of Use or Occupancy of Buildings.* Off-street parking and loading spaces as required herein shall be provided at the time of any new uses of land or construction of a new building. Any change of use or occupancy of any building or buildings, including additions thereto, requiring more parking shall not be permitted until such additional parking spaces as required by this Section are provided.
3. *Parking for a Residential Use.* Off-street parking facilities for residential uses shall be utilized solely for the parking of licensed and operable passenger vehicles owned by the occupants of the residence or the parking of passenger automobiles by guests of said occupants. Parking and storage requirement for recreational vehicles, commercial vehicles, utility trailers and boats shall be as required by the City of Peoria Parking Code and **Section 5.16.2.B: Off Street Parking Requirements** of this Section. Under no circumstances shall required parking facilities for a residential structure be used for storage of commercial vehicles or equipment or for the parking of vehicles belonging to the employees, owners, tenants, or customers of business or manufacturing establishments except as provided in **Section 14: Motor Vehicle and Traffic** of Code.
4. *Parking Stall Dimensions.* The following shall be the minimum parking stall size as shown below in **Table 5.16.2.A.4: Parking Stall Dimensions**.

Table 5.16.2.A.4: Parking Stall Dimensions

Type	Width	Length*
Standard	9.5 feet	20 feet
Van Accessible	16 feet	20 feet
Accessible	11 feet	20 feet
Compact	8 feet	16 feet
Parallel	8 feet	24 feet

* The front of the parking space may overhang two (2) feet into a landscape strip or pedestrian walkway, however, any parking spaces protruding over a pedestrian walkway shall maintain at least a four (4) foot wide clearance for pedestrian access.

5. *Parking Aisle Dimensions.* The following shall be the minimum parking aisle width as shown in **Table 5.16.2.A.5: Parking Aisle Dimensions** below.

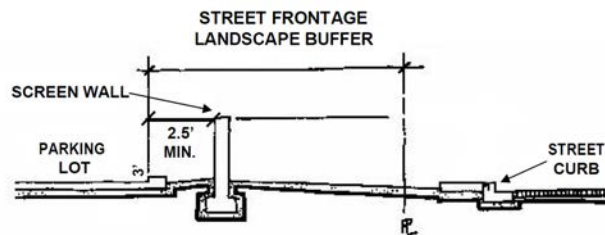
Table 5.16.2.A.5: Parking Aisle Dimensions

Parking Angle	One-Way Aisle	Two-Way Aisle
90 degree	24 feet	24 feet
60 degree	18 feet	22 feet
45 degree	15 feet	20 feet
30 degree	13 feet	20 feet

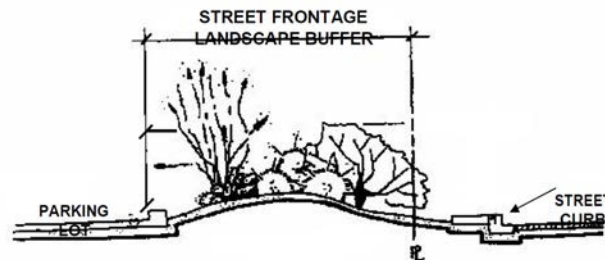
6. *Compact Parking.* Compact parking spaces shall not exceed fifteen (15) percent of the total required parking spaces. Projects providing parking in excess of the minimum required number of spaces may utilize any combination of compact and standard spaces for excess parking areas.
7. *Parking Lots.* Parking lots shall be designed in groupings no larger than two hundred (200) spaces. Larger lots shall be divided by buildings, plazas, or significant landscaped areas oriented for pedestrian use.
8. *Within Structures.* The off-street parking requirements may be furnished by providing spaces designed within the principle building or a parking structure. However, no building permit shall be used to convert said parking structures into a dwelling unit, living area, or other activity until other adequate provisions are made to comply with the required off-street parking provisions of this Section.
9. *Circulation Between Bays.* Parking areas shall be designed so that circulation between parking bays occur within the designated parking lot and does not depend upon a public street or alley. Parking area designs which require backing into a public street are prohibited except for one, two or three-family dwellings.

10. *Surfacing.* All areas intended to be utilized for parking space, access aisles, and driveways shall be paved with concrete or asphalt to control dust and drainage. Areas for outdoor storage of material and equipment may be covered with decomposed granite to provide a dust free surface. Such area shall not be considered as part of a required landscape area.
11. *Striping.* Except for one, two and three-family dwellings, all parking stalls shall be marked with painted lines not less than four (4) inches wide.
12. *Lighting.* Parking lots used during hours of darkness shall be illuminated. Any lighting used to illuminate an off-street parking area shall be so arranged as to direct the light down and/or away from adjoining property, abutting residential uses and public rights-of-way.
13. *Protruding Vehicles.* All on-site parking stalls shall be designed and constructed so that parked vehicles shall not protrude over a property line.
14. *Screening and Landscaping.* All off-street parking lots of four (4) or more spaces shall be screened from the street view and adjacent residential districts by a landscaped berm, decorative wall, or combination thereof at least three (3) feet high, as measured at finished grade adjacent to the parking area to be screened. All walls shall be installed a minimum of two and one-half (2.5) feet back from the edge of the parking stall. Parking area landscaping shall be provided in accordance with **Section 5.14: Landscape Requirements** of this document. See **Figure 5.16.2.A.14: Screening and Landscaping**.

Figure 5.16.2.A.14: Screening and Landscaping



SECTION AT TYPICAL SCREEN WALL



SECTION AT TYPICAL LANDSCAPED BERM

15. Maintenance. It shall be the joint and separate responsibility of the owner and/or lessee of the principal use, uses or building to maintain in a neat and adequate manner, the parking space, access ways, striping, landscaping, and required fences or screening.
 16. *Use of Required Parking Areas for Parking Only.* Required off-street parking spaces in any district shall not be utilized for open storage, sale or rental of goods, or storage of inoperable vehicles, except when permitted as a Temporary Use.
 17. *Signs.* No sign shall be so located as to restrict the sight lines and orderly operation and traffic movement within any parking area. All signs shall conform to the requirements of **Section 5.17: Signage** of this document.
 18. *Parking Canopies, Non-Residential and Multi-Family Residential Land Uses.*
 - a. Covered parking canopies may be located within the required side and rear building setbacks but may not encroach into required landscaped buffers. The height of such structures shall be limited to ten (10) feet from grade and the structures shall drain onto the property on which they are located.
 - b. The height of parking canopies not within the required side or rear building setbacks shall be limited to fifteen (15) feet from grade.
 - c. All parking canopies are subject to the **Chapter 5.9 Architecture**.
 - d. Setbacks are measured from property line to nearest edge of canopy.
 - e. All required landscaping, parking or otherwise, shall be provided.
 - f. This portion of the VPCD is not intended to supersede approved zoning stipulations or conditions of approval.
- B. *Off-Street Parking Requirements.* See **Table 5.16.2.B Off-Street Parking Requirements** for the minimum number of off-street, paved parking spaces shall be provided and maintained by ownership, easement and/or lease for and during the life of the respective uses hereinafter set forth. Any proposed uses not listed is **Table 5.16.2.B Off-Street Parking Requirements** will be determined through the site plan approval process.

Table 5.16.2.B: Off-Street Parking Requirements

Use	Descriptions	Parking Ratio
Administrative & Financial		
Professional Offices	Facilities for general office work providing professional, business administrative, informational services, or facilities that house governmental agencies and similar uses	One (1) space per three hundred (300) SF of floor area
Financial Services	Institutions providing financial advice and services in a bank, or similar financial institutions, to include accessory office building, automatic teller machine and similar uses	One (1) space per one hundred fifty (150) SF of floor area
	Financial institutions with drive-through facilities	Sixty (60) linear feet of stacking space per lane exclusive of drive aisles and parking spaces
Unspecified Office Use (Shell Building)		One (1) space per one hundred seventy-five (175) SF of floor area
Automobile Related		
Auto Services	Facilities providing general vehicle service or repair, and similar services	a) A queuing space of one hundred (100) linear feet exclusive of drive aisles and parking spaces
		b) Three (3) spaces per service bay, plus
		c) One (1) space per three hundred (300) SF of gross floor area excluding service bay
Automobile Rentals or Dealerships	Facilities for sale or rental of new or used auto, boat, RV, truck, trailer, camper, motor home or Motorcycle. (Outdoor vehicle display spaces are not required to meet dimensional requirements of this Section)	a) One (1) space per one thousand (1000) SF of gross floor area, plus
		b) One (1) space per six thousand (6,000) SF outdoor vehicle display area
Automobile Towing and Impound Facilities	Facilities for towing, dismantling, recycling, impound and storage of junk vehicles, to include sanitary landfills and similar uses	a) One (1) space per one thousand (1000) SF of floor area
		b) Minimum of four (4) spaces
Car Washes	Facilities for the cleaning of vehicles	a) One (1) space per three hundred (300) SF office floor area, plus
		b) A queuing space of one hundred (100) linear feet exclusive of drive aisles and parking spaces
	Self service facilities for the cleaning of vehicles	Minimum of four (4) spaces
Eating & Drinking Establishments		
Restaurants	Eating establishments providing self-services or with high turnover rate and similar services	a) One (1) space per fifty (50) SF of serving area, plus
		b) One (1) space per two hundred (200) SF for preparation area
	- with drive-through services	a) Eighty (80) linear feet of stacking space from the entrance of the drive-through lane to the menu board exclusive of drive aisle and parking spaces, plus
		b) Eighty (80) linear feet of stacking space from the menu board to the pickup window.
	- with outdoor seating	One (1) space per three hundred (300) SF of serving area
Taverns, Bars, Pubs and Lounges	Establishments licensed to sell alcoholic beverages to be consumed on the premises, often with limited food service	a) One (1) space per fifty (50) SF of serving area, plus
		b) One (1) space per two hundred (200) SF for preparation area

Table 5.16.2.B: Off-Street Parking Requirements Continued

Use	Descriptions	Parking Ratio
Entertainment & Recreation		
Indoor Public Assembly	Facilities providing a variety of indoor public assemblies in a convention or reception center, meeting hall, social or private club, music hall, theatre and similar places, excluding taverns, bars, pubs, lounges and adult uses	a) One (1) space per five hundred (500) SF of floor area, or
		b) One (1) space per four (4) fixed seats of design capacity
Indoor Recreation	Facilities providing a variety of indoor health and sports activities in a sporting complex, stadium, skating rinks, pool hall, dance hall, tennis and racquet clubs, game room, video arcade, bingo hall, community center, fitness center and similar indoor facilities	One (1) space per three hundred (300) SF of floor area
		a) Two (2) spaces per lane, plus
		b) Two (2) spaces per billiard table, plus
	Bowling alleys	c) One (1) space per each five (5) visitor gallery seats
Outdoor Amusement and Recreations	Facilities providing a variety of outdoor amusement, entertainment, and similar activities in an amusement park, fairground, zoo, auditorium and similar places, to include special outdoor events such as carnivals or outdoor concerts. Outdoor recreations include a variety of outdoor health and sport activities in a racetrack, stables, rodeo ground, outdoor shooting range, swimming and tennis clubs, miniature golf and similar places	One (1) space per one thousand (1,000) SF activity area
		a) One (1) space per three hundred (300) SF of main building floor area, plus
		b) One (1) space per every two (2) practice tees in driving range, plus
	Golf course and driving range	c) Four (4) spaces per each green in the playing area
General Industrial & Manufacturing		
Intense Manufacturing and processing	Facilities that include the use of chemicals, heavy equipment and machinery for the fabrication and processing of goods.	a) One (1) space per one thousand (1,000) SF of warehouse area, plus
		b) One (1) space per three hundred (300) SF office floor area
Light Industrial and Manufacturing	Facilities providing light manufacturing and assembly services in printing and publishing plants, computer processing centers, research laboratories, mail order stores, parcel delivery plants, commercial dry cleaning and laundry plants, environmental facilities, radio, T.V and other communications facilities, and similar facilities	a) One (1) space per five hundred (500) SF of warehouse area, plus
		b) One (1) space per three hundred (300) SF office floor area
Outdoor storage	Facilities providing exterior storage of construction equipment and materials, recyclable material, and similar uses	a) One (1) space per five thousand (5,000) SF of designated outdoor area, plus
		b) One (1) space per three hundred (300) SF office floor area
		c) Minimum of four (4) spaces
Unspecified Industrial Use (Shell Building)		One (1) space per five hundred (500) SF of floor area

Table 5.16.2.B: Off-Street Parking Requirements Continued

Use	Descriptions	Parking Ratio
Warehousing	Facilities providing warehousing of material and goods and similar uses	a) One (1) space per one thousand (1,000) SF of warehouse area, plus
		b) One (1) space per three hundred (300) SF office floor area
	Mini-storage facilities and similar uses	One (1) space per fifty (50) units
Wholesale, distribution	Facilities providing wholesale or distribution of trucks, trailers, boats, new and used cars, bulk fuel, machines, appliances, equipment, building material, lumber, plant nurseries, produce and similar merchandise in indoor or outdoor storage areas to include machine shops, lumberyards, import/export shops, moving, rental, or storage companies, market sales yards, and similar facilities	a) One (1) space per five hundred (500) SF of sales or display area, plus
		b) One (1) space per one thousand (1,000) SF of indoor storage area, plus
		c) One (1) space per two hundred (200) SF of retail or office floor area
General Retail		
Retail, Rentals and Sales	Establishments providing general retail sales and services for art, music, sports supplies, clothing, grocery, drug, video rentals and sales, electronic equipment, gift and souvenir, furniture, appliance, household equipment, hardware, and similar products in a single store on a single lot, not part of a shopping center (less than 50,000 SF)	One (1) space per three hundred (300) SF of floor area
	Establishments providing drive-through services including liquor stores, laundries and dry cleaners, pharmacies and similar services	One hundred (100) linear feet of stacking space exclusive of drive aisles and parking spaces.
	Establishments providing general retail sales and services in a shopping centers (a commercial establishment planned, developed, owned or managed as a unit and more than 50,000 SF)	One (1) space per three hundred (300) SF of floor area.
Note: for any center with more than fifteen percent (15%) of floor area in public assembly uses, including theaters, restaurants, schools, health spas, bars or cocktail lounges, there shall be required, in addition to these standards, ten (10) spaces per one thousand (1,000) SF of public area within these uses		
Unspecified Retail Use (Shell Building)		One (1) space per two hundred fifty (250) SF of floor area
Institutional		
Child care	Facilities providing daily care of children in a nursery, day care or pre-school center	a) One (1) space per four hundred (400) SF of floor area
		b) Minimum of one (1) drop off lane
Public, social and cultural services	Facilities providing public, social, non-profit, or institutional services in a library, museum, art gallery, post office, treatment, detention, or release center, halfway house, employment agency, shelter, and similar civic/public, cultural, and social institution (excluding group home)	One (1) space per three hundred (300) SF of floor area
School	Public, charter or private educational institutions for Elementary and Junior High	a) One (1) space per three (3) fixed seats of auditorium based on design capacity plus
		b) Minimum of ten (10) spaces for visitors parking
	Senior High	a) Two (2) spaces per classroom, plus
		b) One (1) space per employee, plus
		c) One (1) space per three (3) fixed seats of auditorium based on design capacity plus
	d) Minimum of ten (10) spaces for visitors parking.	

Table 5.16.2.B: Off-Street Parking Requirements Continued

Use	Descriptions	Parking Ratio
Secondary Education	Public or private facilities providing education in a college, university, trade or vocational school, and similar institutions	a) Five (5) spaces per classroom, plus
		b) One (1) space per three (3) fixed seats of auditorium based on design capacity
Senior care	Facilities providing long-term care for seniors in a nursing or convalescent home, hospices or similar care facility (excluding group home)	One (1) space per five (5) beds and one (1) space per three hundred (300) SF for staff
Utility	Structures, equipment, or facilities providing for public/ private utility and services, including radio, television, communication transmission, tower and similar structures	One (1) space per use
Intense Retail		
Commercial Sales (with or without outdoor sales and display area)	Establishments providing heavy retail sales, rentals and services for mobile homes, appliances, machines, equipment, hardware, lumber and building material, upholstery, grain, feed, seed, fertilizer, farm and garden supplies and similar products in store with outdoor storage such as home improvement stores, furniture shops, monument engraving shops, swap meet farmers markets and similar intense retails with outdoor sales operations	One (1) space per three hundred (300) SF of sales floor area
Commercial Service Establishments combining retail, showroom with workshop.	Establishment combining retail, office, showroom with workshop, such as interior decorator, custom dressmaking or tailor, photographer, minor household appliance repair and similar activities.	One (1) space per five hundred (500) SF floor area
Lodging		
Hotels or Motels	Places for lodging with ancillary facilities to include sleeping rooms, restaurants, lounges, resorts, meeting rooms and similar uses	a) One (1) space per room, plus
		b) One (1) space per one hundred (100) SF of restaurant and bar serving area, plus
		c) One (1) space per one hundred (100) SF of outdoor seating serving area
		d) Ten (10) minimum spaces for visitors parking, plus
		e) One (1) space per two hundred (200) SF of meeting room floor area
Lodging Accommodations	Establishments providing accommodation in a bed and breakfast, lodge, to include fraternity, sorority, and similar facilities	One (1) space per room
Recreational Resorts	Facilities providing overnight stops in Recreational Vehicle Park, travel trailer park, overnight camp ground and similar places	a) One (1) space per three hundred (300) SF of gross activity area, or
		b) One (1) space per RV or trailer
Medical		
Health Clinics	Facilities providing medical, dental, optical care or preventative medicine and clinical research studies in a clinic or laboratory, including accessory offices	One (1) space per two hundred (200) SF of floor area
Hospitals	Facilities providing medical or surgical care, emergency medical and similar services	a) Two (2) spaces per bed, plus
		b) One (1) space per employee
		c) Minimum thirty (30) spaces for emergency services
Veterinarian Hospitals or Clinics	Establishments for medical, surgical, and emergency care of animal, to include veterinary office and clinics without animal boarding	a) One (1) space per two hundred fifty (250) SF of floor area

Table 5.16.2.B: Off-Street Parking Requirements Continued

Use	Descriptions	Parking Ratio
Personal Services		
General Professional Services	Establishments providing general professional services such as appliances repair, cabinet and carpentry making, custom dressmaking and alteration, watch and clock repair, dry cleaning and laundry, locksmith, messenger delivery, pest control, photographic developing and printing, blueprint production, travel information and similar professional services	One (1) space per two hundred (200) SF of floor area
Personal Improvement	Establishments providing personal services such as tanning, massage therapy, manicure, hair and beauty treatment, tattoo and body piercing, palm reading, fortune tellers, and similar services	One (1) space per one hundred fifty (150) SF of floor area
Pet Care	Establishments for sheltering, and grooming of animals	One (1) space per two hundred (200) SF of floor area
Residential		
Single-Family	One (1) attached or detached residence on a single lot	With On-Street Parking 2.0 Spaces/Unit Without On-Street Parking 3.0 Spaces/Unit
Multi-Family	Multiple residences on a single lot	Efficiency/Studio 1.0 Space/Unit One Bedroom 1.5 Spaces/Unit Two or More Bedrooms 2.0 Spaces/Unit Guest Parking 0.1 Space/Unit
Transportation		
Air Travel	Facilities providing aviation transport and services in an airport, heliport, or helistop to include aircraft repair and sales, and similar services	a) One (1) space per one hundred (150) SF of waiting room floor area, plus
		b) One (1) space per five hundred (500) SF of maintenance floor area, plus
		c) One (1) space per two hundred (200) office floor area
Road Travel	Facilities providing bus, rail and motor freight, and school bus transportation, parking and maintenance in terminals, and similar facilities	a) One (1) space per one hundred (150) SF of waiting room floor area, plus
		b) One (1) space per five hundred (500) SF of maintenance floor area, plus
		c) One (1) space per two hundred (200) office floor area
Water Travel	Facilities providing boat charters, marinas, marina fuel and similar services	a) One (1) space per one hundred fifty (150) SF of waiting room floor area, plus
		b) One (1) space per two hundred (200) SF of office floor area

Table 5.16.2.B: Off-Street Parking Requirements Continued

Use	Descriptions	Parking Ratio
Special Uses		
Recreation Center	Facilities providing recreational amenities for community members	See Entertainment & Recreation above
Golf Club	Golf Club associated with an adjacent golf course	See Entertainment & Recreation above
Standards Golf Maintenance Facility	Maintenance facility associated with an adjacent golf course	One (1) space per employee
Water Reclamation Facility	Facilities associated with the reclamation of wastewater	One (1) space per employee
Water Production and Storage	Facilities associated with the production and storage of water	One (1) space per employee
Power Substation	Facilities associated with the distribution of energy	One (1) space per employee
Solar Panel Energy Production	Facilities associated with the commercial production or storage of energy produced from solar technologies	One (1) space per employee
Emergency Response Facilities	Facilities providing police, fire or medical or other types of emergency services	One (1) space for entry two (2) employees
Churches or similar places of worship	Facilities providing religious worship or study in a church, temple, synagogues and similar places	One (1) space per four (4) seats in main assembly area based on design capacity
Funeral Services	Facilities providing burial preparation and/or funeral services in a cemetery, services in a cemetery, crematorium, mausoleum, funeral home and chapel, mortuaries and similar facilities	a) One (1) space per every three (3) fixed seats in main viewing rooms based on design capacity, plus
		b) One (1) space per funeral vehicle

1. Additional Residential Parking Requirements.

- a. An improved residential driveway shall be provided between a public or private street or alley and a garage, carport, or other parking space. The driveway shall consist of concrete, asphalt, sealed aggregate pavement, or masonry. Crushed rock or aggregate is an acceptable driveway surface as long as it is a minimum of three inches deep and contained by a permanent border.
- b. The driveway within the front yard setback for single family, two family and three family residential occupancies, may be applied against the required off-street parking requirement provided the parking area occurs on an improved, dustproof parking surface as specified herein and meets the minimum dimensional requirement for standard parking stalls. All standard front-entry garage and carport entrances shall be setback a minimum of twenty (20) feet from the street right-of-way line unless otherwise stated in **Section 5.4.1 Residential Development Standards**. In no case shall a standard front-entry garage or carport be located closer than eighteen (18) feet from the street right-of-way line, access easement or private roadway tract unless otherwise approved by the Zoning Administrator through the site plan process. Driveways for side entry garages shall be excluded from this requirement.
- c. It shall be unlawful to park or store any vehicle within the front or side yard of a single-family residence use unless such parking or storage is on an improved, dustproof-parking surface such as concrete or asphalt, "chip seal", or crushed rock or aggregate that is a minimum of three inches thick. All crushed rock or aggregate shall be contained by a permanent border. Parking within the front yard of a single residence use shall be on or contiguous to a driveway as specified herein. All parking and vehicle storage shall be parallel with the driveway's prime orientation, excluding side entry garage layouts.
- d. The maximum or total defined driveway width may be expanded to accommodate floor plans that offer a combination of both front and side loading garages.
- e. The total cumulative parking and/or maximum width of the driveway within the front yard for lots that are eighty-five (85) feet wide or less shall be thirty (30) feet or fifty (50) percent of the lot width, whichever is less.
- f. For lots that exceed eighty-five (85) feet in width, the total cumulative parking and/or maximum width of the driveway within the front yard shall be forty (40) feet. In no case shall the front yard exceed a total of forty-five (45) percent of driveway or parking area. Lots that exceed eighty-five (85) feet in width may incorporate a front yard circular drive provided the maximum total driveway width is forty (40) feet. The front yard should not exceed a total of forty-five (45) percent of improved surface (concrete, asphalt, or masonry).
- g. The Planning Manager may approve additional paved areas, not to exceed fifty (50) percent, on irregularly shaped lots resulting from curvilinear streets, topography, or other unique conditions so long as the intent and purposes of this Section are preserved.

- h. All areas not utilized as the driveway, or designated as parking or vehicle storage shall be landscaped. In no instance shall parking or vehicle storage occur in any front yard on landscaped area.
- 2. *Calculating Spaces.* In case of fractional results in calculating parking requirements, the required numbers of the sum for the various uses shall be rounded up to the nearest whole number if the fraction is 0.5 or greater.
- 3. *Accessible Parking.* All off-street parking areas for multiple family, commercial, or industrial uses shall provide spaces for use by disabled persons according to the following standards:
 - a. Accessible parking spaces for multiple family housing shall be provided as follows:
 - i. Where parking is provided for all residents, one (1) accessible parking space shall be provided for each accessible dwelling unit;
 - ii. Where parking is provided for only a portion of the residents, an accessible parking space shall be provided on request of the occupant of an accessible dwelling unit; and
 - iii. Where parking is provided for visitors, two percent (2%) of the spaces, or at least one (1) space shall be accessible.
 - b. Accessible parking for health care facilities shall be provided as follows:
 - i. At facilities providing medical care and other services for persons with mobility impairments: The number of parking spaces required in Subsection 5.c. herein.
 - ii. At outpatient units and facilities: Ten percent (10%) of the total number of parking spaces provided serving each such outpatient unit or facility; and
 - iii. Units and facilities that specialize in treatment or services for persons with mobility impairments: Twenty percent (20%) of the total number of spaces provided serving each such unit or facility.
 - c. Accessible parking spaces for all other facilities shall be provided as follows in **Table 5.16.2.C: Number of Accessible Spaces.**

Table 5.16.2.C: Number of Accessible Spaces	
Required Parking	Required Number of Accessible Spaces
1 to 150	4% of Total
151 and above	3% of Total

- d. Each accessible parking space shall meet the following minimum requirements for size: Width of eleven (11) feet and length of twenty (20) feet, with an adjacent access aisle on the right side five (5) feet in width. Two accessible parking spaces may share a single five (5) foot wide access aisle. Every aisle shall lead directly to a curb ramp and accessible route of travel. See **Table 5.16.2.D: Accessible Parking Dimensions.**

Table 5.16.2.D: Accessible Parking Dimensions

A. Width of Stall 11 feet.	
B. Width of Access Aisle: 5 feet (always on the right of a single space).	
C. Length of Stripe: 18 feet.	
D. Overall Width of Single Space: 16 feet.	
E. Overall Width of Double Space: 27 feet	

*Measurements Taken for a 90 Degree Angle of Parking

- e. All accessible parking spaces shall be prominently outlined on all four (4) sides and shall have the international symbol of accessibility displayed on the ground within each space.
 - i. The access aisle shall be included within the outlined area. The color scheme of the accessible parking space shall contrast with that of the surrounding regular parking spaces.
 - ii. Furthermore, all accessible parking spaces shall be identified by a sign on a stationary post or object. These signs shall not be obscured by vehicles parked in the space.
 - iii. The bottom of the sign shall be located not less than three (3) feet and no more than six (6) feet above the grade and shall be no less than five (5) feet to the centerline of the space.
 - iv. Accessible parking spaces shall be designated as reserved for the physically disabled by a sign showing the international symbol of accessibility in any color scheme on a contrasting background. Such signs must, at a minimum, display the word "Reserved Parking" or "Accessible Parking Only". Van accessible spaces shall have an additional sign indicating "Van Accessible" below the accessibility symbol. (Note: all measurements for accessible parking spaces per City of Peoria's zoning requirements are wide enough to accommodate vans or similar large-size vehicles.)

- f. Accessible parking spaces serving a particular building shall be located on the shortest accessible route of travel from adjacent parking to an accessible entrance. In parking facilities that do not serve a particular building, accessible parking shall be located on the shortest accessible route of travel to an accessible pedestrian entrance of the parking facility.
 - i. In facilities with multiple accessible building entrances with adjacent parking, accessible parking spaces shall be dispersed and located near accessible entrances.
 - ii. Wherever practical, the accessible route of travel shall not cross lanes for vehicular traffic.
 - iii. Where crossing vehicle traffic lanes are necessary, the route of travel shall be designated and marked as a crosswalk. Where parking is provided in a parking garage or under shade canopies, the ratio of covered to uncovered non-accessible spaces.
 - iv. In parking garages, not less than twenty percent (20%) of the accessible spaces shall be designated for high-profile vehicles, with a minimum head room clearance of nine feet (9) six (6) inches provided in all parking, maneuvering and circulation areas serving such spaces.
 - v. Special signage shall be provided to identify high profile accessible parking spaces and to direct users to the location of both high profile and standard height accessible parking spaces are high profile spaces.
- g. Accessible parking spaces and access aisles shall be level, with surface slopes not exceeding 1:50, two percent (2%) in all directions.
- h. Whenever a parking area built before the effective date of this Subsection does not have sufficient accessible parking spaces to comply with this Subsection, existing non-accessible parking spaces may be combined and converted to accessible parking spaces and associated aisles, provided that the overall reduction in total number of required parking spaces does not exceed five percent (5%) of the off-street parking spaces otherwise required by this Code.

4. Joint Use Parking.

- a. Up to fifty percent (50%) of the parking facilities required by this Section for a religious institution, cultural center or an auditorium incidental to a public or parochial school may be supplied by the off-street parking facilities by the following daytime uses: banks, business offices, retail stores, personal service shops, household equipment or furniture shops, clothing or shoe repair or service shops, manufacturing, wholesale and similar uses.
- b. Other joint use of parking on adjacent commercial uses to reduce total parking spaces may be allowed with a parking study submittal by a Registered Professional Engineer, to be approved through the site plan approval process.

c. Conditions Required for Joint Use:

- i. The building or use for which application is being made to utilize the off-street parking facilities provided by another building or use shall be located within three hundred (300) feet of such parking facilities;
- ii. The applicant shall show that there is no substantial conflict in the operating hours of the two buildings or uses for which joint use of off-street parking facilities is proposed;
- d. A properly drawn legal instrument, executed by the parties concerned for joint use of off-street parking facilities, duly approved as to form and manner of execution by the City Attorney shall be filed with the City Clerk and recorded with the County Record

5. Off-Site Parking.

- a. Any off-site parking which is used to meet the requirements of this Section shall be regulated by this Section and shall be subject to the conditions listed below:
 - i. Off-site parking shall be developed and maintained in compliance with all requirements and standards of this Section;
 - ii. Reasonable access from off-site parking facilities to the use being served shall be provided;
 - iii. The site used for meeting the off-site parking requirements of this Section shall be under the same ownership as the principal use being served, under public ownership, or shall have guaranteed permanent use by virtue of a perpetual lease filed with the City Clerk and County Recorder;
 - iv. Off-site parking for multiple-family dwellings shall not be located more than two hundred (200) feet from any commonly used entrance of the principal use served, unless approved through the site plan approval process;
 - v. Off-site parking for non-residential uses shall not be located more than three hundred (300) feet from the primary entrance of the principal use being used, unless approved through the site plan approval process.

5.16.3 Off-Street Loading Requirements

A. General Provisions

1. Unless otherwise specified in this Section, loading spaces or berths shall be at least forty-five (45) feet in length and all loading berths shall be at least twelve (12) feet in width and fourteen (14) feet in height, exclusive of aisle and maneuvering space and required parking space.
2. Loading berths of thirty (30) feet by ten (10) feet for office use, motels and hotels, restaurants, day care centers, long term care facilities, and other similar facilities may be provided for all or part of the required loading berths if approved through the site plan approval process.

3. Such space may occupy all or any part of any required yard space, except front and corner side yards, and shall not be located closer than fifty (50) feet to any residential zoning district unless screened by a masonry wall not less than ten (10) feet in height. Loading spaces located within side yards shall not be visible from a public street.
 4. Sufficient room for turning and maneuvering vehicles shall be provided on the site so that vehicles shall cross a property line only by driving forward.
 5. Each loading berth shall be accessible from a street, alley or from an aisle or drive connecting with a street or alley, without traversing a residential district.
 6. The loading area, aisles, and access drives shall be paved so as to provide a durable dust-proof surface and shall be so graded and drained so as to dispose of surface water without damage to private or public properties, streets, or alleys.
 7. Bumper rails shall be provided at locations where needed for safety or to protect property.
 8. If the loading area is illuminated, lighting shall be deflected down and/or away from abutting residential sites so as to not cause any annoying glare.
 9. No regular repair work or servicing of vehicles shall be conducted in a loading area.
 10. Off-street loading facilities shall be located on the same site with the use for which the berths are required.
 11. If more than one use is located on a site, the number of loading berths provided shall be equal to the sum of the requirements prescribed in this Section for each use. If more than one use is located on a site and the gross floor area of each use is less than the minimum for which loading berths are required but the aggregate gross floor area is greater than the minimum for which loading berths are required, off-street loading berths shall be provided as if the aggregate gross floor area were used for the use requiring the greatest number of loading berths.
 12. Off-street loading facilities for a single use shall not be considered as providing required off-street facilities for any other use.
 13. At the time of initial occupancy, major alterations, or enlargement of a site, or of completion of construction of a structure or of a major alteration or enlargement of a structure, there shall be provided off-street loading berth requirements. The number of loading berths provided for a major alteration or enlargement of a site or structure shall be in addition to the number existing prior to the alteration or enlargement.
 14. Space allocated to any off-street loading berth shall not be used to satisfy the space requirements for any off-street parking facility.
- B. *Number of Spaces Required.* Unless otherwise provided in this Section every office, hotel, restaurant, department store, freight terminal or railroad yard, hospital, industrial plant, manufacturing establishment, retail establishment, storage warehouse or wholesale establishments, and all other structures devoted to similar mercantile or industrial pursuits, which has an aggregate gross floor area of five thousand (5,000) square feet or more shall provide off-street truck loading or unloading berths in accordance with the following **Table 5.16.3.B: Number of Spaces Required.**

Table 5.16.3.B: Number of Spaces Required	
Square Feet of Aggregate Gross Floor Area Devoted to Such Use	Required No. of Berths
5,000 SF up to and including 40,000	1
40,001 SF up to and including 100,000	2
100,001 SF up to and including 160,000	3
160,001 SF up to and including 240,000	4
240,001 SF up to and including 320,000	5
320,001 SF up to and including 400,000	6
400,001 SF up to and including 490,000	7
For each additional 100,000 SF	1 additional

5.16.4 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 of residential, commercial or a combination of uses while 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 **Figure 5.16.4.A: Shared Parking Example – Parking Demand Over Time**. 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 two hundred (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, fewer total parking spaces may be provided while meeting the parking requirements of each use. This allows each land use to utilize parking spaces which the other uses do not currently need.

A. This strategy, termed "shared parking," provides a number of benefits:

1. Land that would otherwise be used for parking is available for revenue-generating uses or for open space.
2. Having less land dedicated to parking generally means a more attractive development, lower capital and operating costs, and fewer negative environmental impacts.

3. 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.
 4. Mixed-use development tends to have activity over a greater portion of the day, improving security and creating a livelier environment.
- B. Although shared parking provides many benefits, it is not without its weaknesses. Many of these stems from the variability of parking demand as well as the cooperation necessary to share a finite resource. Among these weaknesses are the following:
1. If land uses change, the amount of parking provided may end up being insufficient or excessive.
 2. Opportunities for reserved or time-restricted parking are limited.
 3. Implementing a shared parking program requires more initial work and more subsequent monitoring and enforcement than do standard parking strategies.
 4. Creating a mixed-use development is more complicated than creating a single-use development.
 5. Design and operation of parking can be more difficult, as shared parking areas need a uniform structure.
- C. However, the size and complexity of the proposed mixed-use development within the Commercial Core, necessitates additional restrictions:
1. Uses which are assumed to be able to share parking are:
 - a. uses located on the same block or;
 - b. uses located on adjacent blocks that will be parking in the same lot or structure.
 - c. This restriction limits the walking distance between parking locations and destinations to three hundred (300) feet in many cases.
 2. Residential development will not be included in shared parking calculations, if it is reasonable to assume that these 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.

Table 5.16.4: Shared Parking Example – Project Data, Figure 5.16.4.A: Shared Parking Example – Parking Demand Over Time, and Figure 5.16.4.B: Shared Parking Example – Parking Supplied provide an example of basic shared parking calculations for a typical mixed-use development.

Table 5.16.4: Shared Parking Example - Project Data

Uses	Total Area	Measurement	Use %	# of Spaces	Factors
Destination Retail	7,000	S.F.	54%	19	1 per 200
Convenience Retail		S.F.	65%		1 per 200
Office	21,000	S.F.	100%	84	1 per 250
Restaurant		S.F.	20%		1 per 83.3
In-Line Restaurant		S.F.	20%		1 per 66.6
Medical		S.F.	100%		1 per 250
Fitness		S.F.	51%		1 per 154
Ice Skating		S.F.	0%		1 per 156
Conference Center		S.F.	100%		1 per 54.5
Hotel Restaurant		S.F.	20%		1 per 200
Hotel Guest Rooms		Rooms	45%		Rooms x 1
Cinemas		Seats	0%		Seats / 3
Single-Family Residential		Units	100%		3 Per Unit
Multi-Family Residential		Units	100%		1.9 Per Unit
Total S.F.	28,000	Sub-Total		103	
Total Seats	0	Plus 5%		5	
Total Rooms	0	Total		108	
Total Units	0				
Peak Time of Day: 10:00a.m. Weekday					
Total Parking:			0		
Percent of Required Parking:			0%		

As indicated in **Table 5.16.4: Shared Parking Example – Project Data**, the example development consists of seven thousand (7,000) square feet of street-level destination retail space and three upper floors (twenty-one thousand [21,000] square feet) of office space. If typical parking standards were applied, the retail space would require thirty-five (35) parking spaces (one space per two hundred [200] square feet) and the office space would require eighty-four (84) parking spaces (one space per two hundred fifty [250] square feet), for a total of one hundred nineteen (119) spaces.

Figure 5.16.4.A: Shared Parking Example – Parking Demand Over Time 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 one hundred three (103) spaces.

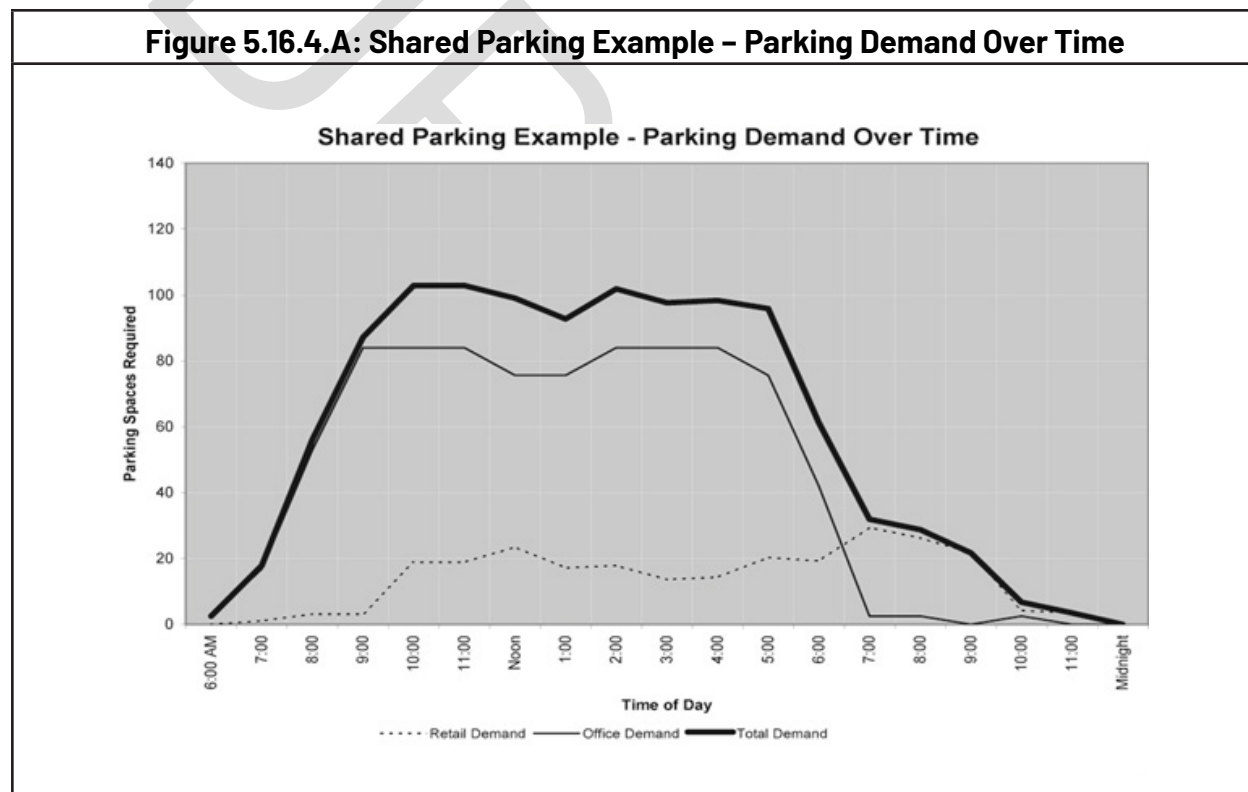
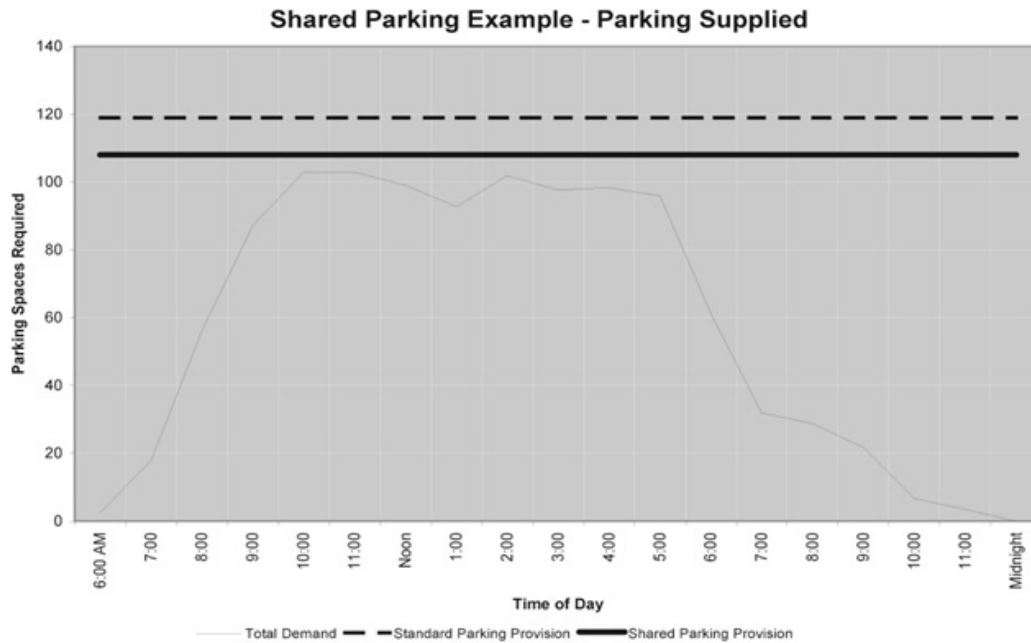


Figure 5.16.4.B: Shared Parking Example – Parking Supplied provides a comparison between the requirements calculated using typical parking ratios (one hundred nineteen [119] spaces) and the shared parking model (one hundred three [103] spaces plus a five (5) percent contingency factor, for a total of one hundred eight [108] spaces). For this particular example, the shared parking model suggests that parking can be reduced by nine (9) percent while still meeting all of the expected parking demand.

Figure 5.16.4.B: Shared Parking Example – Parking Supplied



5.16.5 Parking – Surface Areas, Structures, and Garages

- A. Entrances into parking lots should be defined through architectural enhancements, enhanced landscaping, and lighting.
- B. Rideshare or drop off areas should be centralized near the primary entry, conveniently accessed internally from the community, and be well lit and clearly marked.
- C. Guest parking shall be dispersed throughout the community, as well as located conveniently adjacent to significant community common areas and frequently utilized resident areas.
- D. Dead end drive aisles are discouraged.
- E. Surface parking areas, elevators, stairwells, and pedestrian walkways leading into these areas should be visible from multiple perspectives for safety.
- F. Covered parking structures should incorporate architectural embellishment when located adjacent to high visible public areas, such as near the primary entry or adjacent to streets designated as collector and above.
- G. Detached garages shall incorporate similar color, material, and roof elements as the principal buildings.
- H. Garage doors should appear to be set into the walls rather than flush with the exterior wall.
- I. Ground-level parking structures should be screened from view by two (2) or more of the following:
 - 1. Walls containing architectural details, such as banding or similar architectural embellishments incorporated into the building design.
 - 2. Trees and shrubs.
 - 3. Grillwork, greenscreens or decorative metal artwork or panels.

5.16.6 Parking Lots, Structures, and Drive-Through Lanes

A. Parking Lot

1. Buildings in commercial developments should be the focal point of the site with parking as a supporting feature. Locate parking lots to the rear or side of buildings to create a building- focused streetscape.
2. The visual impact of large parking fields shall be interrupted and broken into a series of smaller, connected parking lots with intervening building placement, defined landscaped medians and pedestrian paths.
3. Design parking and circulation to minimize conflicts between pedestrians and vehicles.
4. Primary drive aisle intersections shall be distinguished with decorative pavers or other architectural elements, to enhance awareness of the potential for conflicts between crossing vehicles.
5. Developments exceeding ten (10) acres in size or containing one or more buildings exceeding fifty thousand (50,000) square feet in area, should employ carpool spaces, electric vehicle charging areas, bike share locations, and ridesharing and passenger pick-up and drop-off areas in key locations.
6. Minimize impervious surfaces and break up or disconnect the flow of runoff over impervious surfaces. Where possible, use low impact elements such as pavers or grasscrete in lieu of concrete slabs to enable more stormwater to infiltrate the ground.
7. Parking lots should employ Low Impact Design (LID) strategies and direct surface runoff to landscaped water harvesting areas and/or rain gardens including but not limited to curb cuts to direct runoff into landscaped areas, porous pavement, pavers, infiltration trenches, native landscaped rain gardens, and bioretention swales.
8. Light fixtures shall be sited, directed and/or shielded to provide uniform lighting levels on the property and accentuate pedestrian pathways.
9. The light source shall be full cutoff, with the light source either recessed within the fixture or shielded in a manner to prevent and / or minimize glare and upward illumination above the horizontal surface.
10. The style of light standards and fixtures should be consistent with the style and character of the architecture proposed and be compatible with the overall quality and character of lighting within the surrounding area.
11. Parking canopies shall incorporate a design utilizing color and materials similar to the principal structure or center on the site.

B. Parking Structures

1. The ground level of all parking structures shall be screened from view by one or more of the following:
 - a. Walls containing architectural details and embellishments.
 - b. Trees and shrubs.

- c. Grillwork and/or greenscreens incorporating decorative metal artwork or panels.
 - d. An alternative design such as the incorporation of building elements, murals or programmed areas that meets the intent of the screening requirements.
- 2. Substantial massing should occur at the corners of parking structures to anchor the building and keep the structure proportions in accordance with a conventional commercial building.
- 3. Horizontal openings of parking structures should be broken up with vertical elements, that allow for integrated design in contextual proportions of the center or area.
- C. Drive-Through Lanes
 - 1. Drive-through lanes should not be located at intersections and/or on corner lots.
 - 2. All drive-through stacking lanes shall be screened from the view of public streets, pedestrian activity areas, and adjoining residential properties through building orientation or architectural integration. Architectural integration may include vegetative screen or decorative walls measuring three (3) feet from grade of the driving lane and situated so not to disrupt safe traffic flow.
 - 3. Drive-through lanes and noise generating areas, including menu boards and pickup windows, should be located away from adjacent sensitive uses, such as residential areas and outdoor dining areas, to reduce the impacts of noise and emissions that could be caused by stacking cars.
 - 4. Drive-through lane, including entry and exit points, shall be separated from vehicular parking areas and access aisles through curbing, landscaping, etc.
 - 5. Drive-through service windows should be oriented away from pedestrian activity areas, residential areas, and public streets to the maximum extent practical.
 - 6. Drive-through menu boards should be screened from street view and architecturally integrated with the building design.
 - 7. Drive-through windows and canopies shall be incorporated into the massing and should reflect the design and detailing of the primary building.

5.17 Signage

The intent of this Section is to regulate the type, placement, and physical dimensions of signs located in Vistancia. It is in the public interest, and desired by the citizens of the community, and stated in the Peoria Comprehensive Master Plan, to regulate signs for the following reasons:

- A. To promote the public health, safety and welfare within the City of Peoria by protecting the public from damage and injury which may be caused by the faulty and uncontrolled construction of signs.
- B. To promote the public safety, welfare, convenience, and enjoyment of travel and the free flow of traffic within the City of Peoria.
- C. To protect pedestrians, motorists, and property owners of the City of Peoria from damage or injury caused, or partially attributed to, the distractions and obstructions of signs which are improperly situated, sized and designed.
- D. To promote the effectiveness of signs by preventing they're over concentration, improper placement and excessive size.
- E. To protect and preserve property values in the City of Peoria by precluding the visual and physical intrusion of incompatible, unsafe, and undesirable signs in industrial, commercial, and residential areas throughout the City of Peoria.
- F. To promote, encourage and preserve the existing and developing natural and man-made beauty of the City of Peoria.
- G. To promote economic development by creating an aesthetically attractive, natural, and man-made image that will induce industrial, commercial and residential users to locate in the City of Peoria.

5.17.1 Interpretation And Scope

- A. If there is a conflict between provisions of this Section and other provisions of this or other regulations/ordinances of the City of Peoria, the more restrictive provisions shall apply.
- B. The provisions of this Section shall apply to the erection, design, construction, alteration, use, location, and maintenance of all signs within the City of Peoria, except as specified in this Section.

5.17.2 Exceptions

- A. The provisions of this Section shall not apply to:
 - 1. Tablets, grave markers, headstones, statuary or remembrances of persons or events noncommercial in nature.
 - 2. Works of fine arts when not displayed in conjunction with a commercial enterprise which may derive direct commercial gain from such display.
- B. Signs not visible beyond the boundaries of the lot or parcel upon which they are located, or from any public right-of-way or thoroughfare, providing that such sign does not constitute a traffic hazard.

1. The erection, construction and maintenance of official traffic, fire and police signs, signals and devices that are markings of the State of Arizona and the City of Peoria or other authorized public agency, nor the posting of notices as required by law.
- C. Advertising on bus passenger shelters located within the public right-of-way and on private property adjacent to the public -right-of-way as approved by City Council and Contract Number L.C.O.N.4989 on June 27, 1989 as amended and modified from time to time.
 1. City of Peoria municipal uses for public notices and/or temporary special events.
- D. Portable electronic signs used by the City of Peoria for special events. Such signs shall be restricted to traffic control copy.

5.17.3 Requirement Of Conformity

It shall be illegal for a sign to be placed or maintained in the City of Peoria except as provided in this Section.

- A. All signs maintained contrary to the provisions of this Section are declared to be nuisances, and such nuisances may be abated as provided by law.
- B. Any person, firm, or corporation violation of any provisions of this **Section 5.17: Signage** or failing to comply with any order or regulations made hereunder shall be guilty of a Class 2 Misdemeanor as defined in Arizona Revised Statutes.
- C. Placement and/or the location of all signs shall be in accordance with the sight distance requirements for arterial and collector streets as described in the City of Peoria Infrastructure Guidelines.

5.17.4 Signage Approval

The City reviews all signage requiring a permit through the Sign Permit process. See **Section 21-837: Administration** of Code for administration of the sign permit process.

5.17.5 Prohibited Signage.

- A. *Prohibited Signage.* Signs that are not specifically authorized are expressly prohibited. Prohibited Signs include, but are not limited to the following:
- B. Any non-public signs in existing and future public right-of-way, as defined in the Peoria General Plan or the Peoria Street Classification Map, whichever is more restrictive, or on public property. The City may install Signs on its own property to identify public buildings and uses, and to provide necessary traffic control;
- C. Sign permits required for signs as specified in **Section 5.17.6: Sign Types and Requirements** of this document;
- D. All roof-mounted signs;
- E. All portable signs, except as otherwise provided. Portable signs shall include, but are not limited to, signs which are mounted, attached, or painted on trailers, boats or vehicles when

used as additional signage on or near the business premises. Business vehicles displaying signage or advertising shall be parked in an assigned parking space, a minimum of fifteen (15) feet from any street right-of-way line;

- F. Flag-mounted signs, except as otherwise provided;
- G. All signs having intermittent or flashing illuminations, signs having animated or moving parts or which may be carried or worn by a person or animal, or that emit sound except as may otherwise be provided in this Section;
- H. Freestanding wall changeable copy/marquee signs:
 - I. All banners, pennants, streamers, balloons, flags, search lights, strobe lights, beacons, inflatable signs, except as otherwise provided;
- J. Any sign imitating an official traffic control sign, device, or obscuring such signs or devices, except as may otherwise be provided in this Section;
- K. All signs mounted on, or applied to trees, utility poles, rocks or City owned property, except as otherwise provided;
- L. Any sign placed on private property without the property owner's written approval;
- M. Temporary or permanent "A-frame" sandwich signs, except as otherwise permitted herein;
- N. Vehicle signs. Vehicle signs are exempt if the vehicle is consistently used in the normal daily conduct of the business (e.g., delivery or service vehicle). The vehicle shall be operable, properly licensed, and parked in a lawful manner. The intent of these regulations is to prohibit the use of vehicle signs as permanent freestanding signs in order to protect the aesthetic qualities of the City's built environment and promote the effectiveness of permitted signs as provided for in this Section;
- O. Signs that are illegally displayed on City right-of-way or on City property; and;
- P. Any sign which interferes with or confuses traffic or presents a traffic hazard; and
- Q. Signs advertising Home Occupations.

5.17.6 Sign Types And Requirements

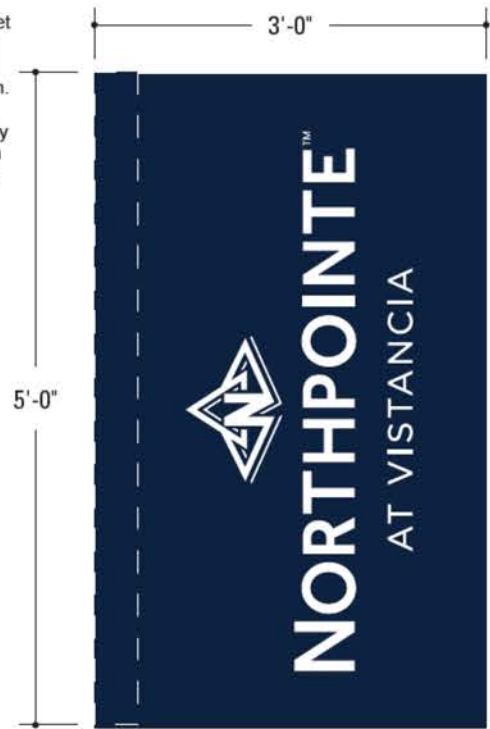
- A. The following sign standards outlined in **Sections 5.17.6.1 through 5.17.6.7** shall apply to all of the VPCD except as follows:
- B. Vistancia Market Place more specifically referred to as Parcels A-24, D-9 and D-10 (see **Section 5.17.7 Vistancia Marketplace, Vistancia Point Signage Requirements** for applicable signage standards);
- C. Vistanica Point more specifically referred to as Parcels D-3A and D-5 (see **Section 5.17.7 Vistancia Marketplace, Vistancia Point Signage Requirements** for applicable signage standards); and
- D. Commercial Core Overlay Areas 1 and 2 (see **Section 5.17.8 Vistancia Commercial Core Signage Requirements** for applicable signage standards);

5.17.6.1 Residential Permitted Signage.

The following signs are permitted, subject to the criteria listed under each sign:

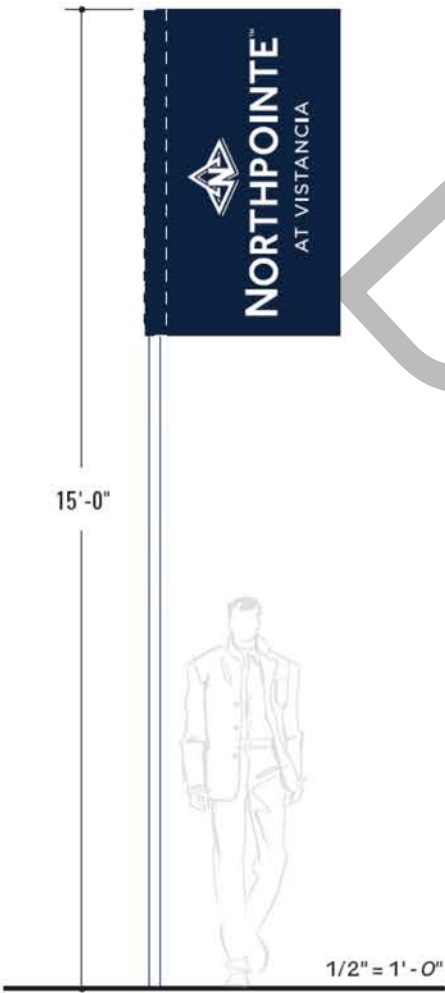
- A. *Address Sign.* A sign consisting of numerals and/or letters identifying a property address.
 - 1. Letter and numeral height regulated by Building and Fire Codes;
 - 2. No sign permit required.
- B. *Flags.* For example, flag, see **Exhibit 5.17.6.1: Flags.**
 - 1. Flag poles shall not exceed thirty (30) feet in height.
 - 2. No more than three (3) flags and one pole are allowed on Residential sites, and the maximum sign area allowed is twenty-four (24) square feet per flag.
 - 3. Flags must meet minimum principal building setbacks and shall not be located in any required utility easements.
 - 4. Depending on the height, a building permit may be required.
- C. *Residential Freestanding Monument Signs.* A sign which is erected or mounted on its own self-supporting permanent structure or base detached from any supporting elements of a building or wall.
 - 1. Such signs, including their supporting structures, shall not exceed eight (8) feet in height except when abutting a Major Arterial. Residential freestanding monument signs abutting a Major Arterial shall not exceed ten (10) feet in height.
 - i. The maximum sign area allowed is forty-eight (48) square feet.
 - 2. Multi-Family Dwellings. The total sign area for permanent signs requiring permits is one (1) square foot for each dwelling unit. However, in no instance may this total sign area exceed sixty-four (64) square feet with no more than thirty-two (32) square feet on any one street. Such signs shall be located at least five (5) feet from any property line.
 - 3. All such signs shall have monument-type bases of masonry construction. A comparable alternate basic material may be used upon approval by the City;
 - 4. All such signs shall require a landscape area equal to four (4) square feet for each square foot of sign area. This landscape area shall be located around the base of the sign.
 - 5. All such signs shall be located a minimum of one (1) foot from the edge of street right-of-way;
 - 6. Such signs shall not include any advertising copy;
 - 7. Such signs may be illuminated only by externally illuminated indirect or internal lighting;
 - 8. Sign permit required.

Exhibit J: Flags
Alternative signs can be used in lieu of those detailed in this document as long as they meet the design character of those detailed in this document and the standards approved herein. Alternative signs that are proposed must be approved by City staff and will not require a major or minor amendment to the PCD.



BUILDER ATTENTION FLAGS

- **SUBSTRATE** – NYLON NAVY BLUE FLAG MATERIAL WITH 4" FLAT SEWN SLEEVE WITH WHITE PRINTED GRAPHICS MOUNTED TO 15' HIGH WHITE POWDERCOATED ATTENTION FLAG POLE



Motivational Systems Inc

☐ Fresno (559) 431-2502
☐ Las Vegas (702) 253-6470
☐ Livermore (925) 440-1900
☒ Phoenix (602) 936-2680

☐ Sacramento (916) 635-0234
☐ San Diego (619) 474-8246
☐ Southern Ca. (951) 228-2637

PROJECT
NORTHPOINTE AT VISTANCIA

CLIENT
LAND RESOURCE INC

JDO# / PO#
460-58574-OGD

MO#
244232

AE
JENNIE AVILA

DESIGNER
RAEHEL STEWART

ORIGINAL DATE
10-05-20

REVISIONS

SCALE
1" = 1' - 0"

MAC FILE NAME (GD7)
NORTHPOINTE AT VISTANCIA FLAG

CLIENT APPROVAL
☐ As is ☐ With revision(s)

Signature _____ Date _____

Your signature indicates final approval of this design, releasing MSI from responsibility of incorrect information. This is an original MSI design. All rights to use or reproduce in whole or in part, in any form or to fabricate or produce any likeness thereof shall remain the exclusive right of MSI. Colors shown are not true matches to final product. For exact color match, refer to actual materials being used. ©

- D. *Nameplate Signs*. A sign to identify occupants of residences, offices, businesses, or other types of uses.
1. Such signs shall include only the name of the resident, business, agency, or other establishment occupying premises and times of occupancy.
 2. Only one nameplate sign per dwelling unit or business is allowed.
 3. One- and Two-Family Dwellings. One name plate sign per dwelling unit not exceeding two (2) square feet in area, giving the name only of the land or building on which displayed or of the owner or lessee thereof. Each individual multi-family dwelling unit shall be allowed one nameplate sign; a sign permit shall not be required for such signs.
 4. Such signs shall be freestanding, wall mounted or building mounted only and shall be placed no higher than five (5) feet above the ground.
 5. Such sign shall not exceed two (2) square feet in area.
 6. Signs may be internally or externally lit, or backlit.
 7. Signs may not project more than four (4) inches.
 8. No sign permit required.
- E. *Permanent Subdivision Identification Signs*. A permanent sign used to identify a recorded subdivision.
1. Such signs shall not exceed sixty-four (64) square feet in area.
 2. A sixty-four (64) square foot sign may be displayed on one or both sides of a street providing direct access to the subdivision and serving as a major entry;
 3. Such signs shall be wall mounted and shall include a landscape area equal to at least four (4) square feet for each square foot of sign area;
 4. Such signs shall not exceed eight (8) feet in height if the sign is a freestanding monument sign; such signs may be located on perimeter walls higher than eight (8) feet as provided by **Section 5.6.1: General Provisions** of this document.
 5. Such signs shall consist of only the name of the subdivision for which the sign is intended;
 6. Such signs shall not include any advertising copy;
 7. Such signs may be only externally illuminated. No internal lighting allowed.
 8. Sign permit required.
- F. *Perimeter Wall / Screen Wall Signs* (residential). A sign consisting of individually mounted characters on a perimeter or screen wall surrounding a development.
1. The maximum quantity of perimeter wall signs is two (2) per street frontage providing direct access to the development.
 2. The maximum allowed height of the sign is eight (8) feet or the height of the attached wall, whichever is less.
 3. The maximum projection of the sign is fourteen (14) inches.

4. The maximum allowed area of the sign is thirty-two (32) square feet per sign.
 5. Signs may be externally lit or backlit.
 6. Sign permit required.
- G. *Window Signs.* A sign or signage placed in windows so as to attract the attention of persons outside of the building where the sign or signage is placed.
1. No limit, non-commercial messages only;
 2. No sign permit required.

5.17.6.2 Non-Residential Permitted Signage.

The following signs are permitted, subject to the criteria listed under each sign:

- A. *Address Sign.* A sign consisting of numerals and/or letters identifying a property address.
1. Letter and numeral height regulated by Building and Fire Codes;
 2. No sign permit required.
- B. *Awning/Canopy Sign.* A sign which is printed, painted, or affixed to an awning or canopy.
1. Maximum sign area allowed is twelve (12) square feet;
 2. Such sign shall only be displayed on the ground floor awnings;
 3. Flashing or intermittent illumination of awnings is prohibited;
 4. Sign permit required.
- C. *Building-Mounted Wall Sign.* A permanent sign attached to, painted on, or erected against the wall or fascia of a building with the exposed face of the sign in a plane parallel to the face of the wall or fascia.
1. Primary identification signs located on buildings over three (3) stories in height shall be placed only in the top twenty-five (25) percent of the wall to which it is attached, and shall not project above the roofline;
 2. The area of such signs is dependent on business frontage at a ratio of two (2) square feet per one linear foot, up to the maximum. In no case shall the area of one sign exceed four hundred (400) square feet;
 3. Such signs shall not project more than fourteen (14) inches from a wall or fascia;
 4. Such signs may be illuminated only by internal or externally indirect lighting, or backlit;
 5. For buildings constructed on the property line of a parcel which abuts a public right-of-way or easement (e.g., no building setback), building mounted wall signs may extend fourteen (14) inches in the public right-of-way or public easement provided such signs are located higher than eight (8) feet above ground level.
 6. Sign permit required.

- D. *Changeable Copy/Marquee Sign.* A sign which utilizes changeable letters or copy and is intended to display factual information about activities on the premises (not including service station price component signs).
1. There shall be only one such sign on each lot or parcel of land.
 2. Such signs may be either building-mounted wall or freestanding monument types only. Freestanding wall changeable copy/marquee signs are prohibited.
 3. Freestanding monument changeable copy/marquee signs are subject to the same requirements as all freestanding signs. However, a maximum of two-thirds of the allowable area of such signs shall be utilized for changeable copy/marquee purposes.
 4. Building-mounted wall changeable copy/marquee signs shall be a maximum of sixty-four (64) square feet and are subject to the same height and landscaping requirements as all wall or fascia-mounted signs.
 5. Such signs may be illuminated only by internal lighting or by externally indirect lighting.
 6. Sign permit required.
- E. *Drive-through Sign.* A permanent sign for uses with a drive-through.
1. Drive-through signs shall not exceed six (6) feet in height nor thirty-six (36) square feet in area and shall not exceed a maximum of two (2) per drive-through lane;
 2. Changeable copy is permitted;
 3. Sign permit required.
- F. *Flags.*
1. Flag poles shall not exceed fifty (50) feet in height.
 2. For Non-Residential uses, one flag is allowed per twenty-five linear feet of street frontage, with a maximum of six (6) per premises. The max sign area allowed is thirty-six (36) square feet per flag.
 3. Flags must meet minimum principal building setbacks and shall not be located in any required utility easements.
 4. Depending on the height, a building permit may be required.
- G. *Non-Residential Freestanding Monument Signs.* A sign which is erected or mounted on its own self-supporting permanent structure or base detached from any supporting elements of a building or wall.
1. Such signs, including their supporting structures, shall not exceed eight (8) feet in height except when abutting a Major Arterial. Non-residential freestanding monument signs abutting a Major Arterial shall not exceed twelve (12) feet in height.
 2. The maximum sign area allowed shall not exceed forty-eight (48) square feet except when abutting a Major Arterial. Non-residential freestanding monument signs abutting a Major Arterial shall not exceed sixty (60) square feet.

3. Standards are based on the entire center or campus where applicable.
 4. Sign must be located along the qualifying street frontage.
 5. All primary monument Signs shall be located a minimum of sixty (60) feet away from all other primary and Secondary Monument signs.
 6. All such signs shall have monument-type bases of masonry construction. A comparable alternate basic material may be used upon approval by the City;
 7. All such signs shall require a landscape area equal to four (4) square feet for each square foot of sign area. This landscape area shall be located around the base of the sign.
 8. All such signs shall be located a minimum of one (1) foot from the edge of street right-of-way;
 9. Such signs may be illuminated only by externally illuminated indirect or internal lighting;
 10. Sign permit required.
- H. Non-Residential Freestanding Monument Signs for uses not part of a complex/center or commercial/industrial building, signs shall be in accordance with the following regulations.
1. Sign area for permanent signs requiring permits shall be based on the floor area of the use occupying the premises as specified below:
 - a. For users occupying less than twenty thousand (20,000) square feet of floor area, the total sign area shall be the maximum of one and one-half (1.5) square feet for each one (1) linear foot of business front footage up to a maximum of one hundred twenty (120) square feet.
 - b. For users occupying more than twenty thousand (20,000) square feet of floor area and less than fifty thousand (50,000) square feet of floor area, the total sign area shall be the maximum of one and one-half (1.5) square feet for each one (1) linear foot of business front footage up to a maximum of two hundred fifty (250) square feet.
 - c. For users exceeding fifty thousand (50,000) square feet of floor area, the total sign area shall be the maximum of one and one-half (1.5) square feet for each one (1) linear foot of business front footage up to a maximum of four hundred (400) square feet.
 2. Freestanding monument signs and freestanding wall signs shall not be counted as a portion of the total sign area of the user but shall be restricted to the following.
 - a. One freestanding monument sign or one freestanding wall sign for each street upon which the lot has frontage, up to a maximum of four (4) signs;
 - b. Such signs shall not be closer than thirty (30) linear feet to any residential district;
 - c. Such signs shall be located a minimum of sixty (60) linear feet from any other freestanding sign;
 - d. Such signs shall conform to the provisions of **Section 5.17.6: Sign Types and Requirements**.

- I. Non-Residential Freestanding Monument Signs for users which are a part of a complex/center or commercial building, signs shall be in accordance with the following regulations.
 1. Sign permits required for signs as specified in **Section 5.17.6: Sign Types and Requirements;**
 2. Sign area for permanent signs requiring permits shall be based on the floor area of the use occupying the premises as specified below:
 - a. For users occupying less than twenty thousand (20,000) square feet of floor area, the total sign area for one such business shall be the maximum of one and one-half (1.5) square feet for each one (1) linear foot of business front footage up to a maximum of one hundred twenty (120) square feet.
 - b. For users occupying more than twenty thousand (20,000) square feet of floor area and less than fifty thousand (50,000) square feet of floor area, the total sign area for one such business shall be the maximum of one and one-half (1.5) square feet for each one (1) linear foot of business front footage up to a maximum of two hundred fifty (250) square feet.
 - c. For users occupying more than fifty thousand (50,000) square feet of floor area, the total sign area for one such business shall be the maximum of one and one-half (1.5) square feet for each one (1) linear foot of business front footage up to a maximum of four hundred (400) square feet.
 3. Building-mounted wall signs must be used, except as provided in **Section 5.17.6.2: Non-Residential Permitted Signage.**
- J. When a site is developed as a complex/center or commercial building, one (1) freestanding monument sign or freestanding wall sign per street frontage of the entire site, up to a maximum of four (4) signs if the site is encircled by street frontage, is permitted in accordance with the following.
 1. If a multiple tenant commercial building exceeds fifty thousand (50,000) square feet, each freestanding monument sign shall not exceed a total area of forty-eight (48) square feet nor eight (8) feet in height. Each permitted freestanding wall sign shall not exceed a total area of ninety (90) square feet nor exceed five (5) feet in height.
 2. A freestanding sign identifying only an individual business rather than the center shall be obtained only by the approval of the Peoria City Council. Such Sign shall be counted as a portion of the total sign area allowed for the individual user and must be located a minimum of sixty (60) linear feet from any other freestanding sign.
- K. *Freestanding Municipal Recreation/Entertainment Facility Identification Sign.* A sign which is erected or mounted on its own self-supporting permanent structure or base which is utilized to identify and advertise municipal recreation/entertainment facilities and events.
 1. One such sign shall be allowed for a facility which is comprised of one hundred (100) gross acres or more;

2. Such signs, including their supporting structures, shall not exceed thirty-five (35) feet in height and two hundred square (200) feet in area. A minimum of fifty (50) percent of the total sign area shall be limited to the facility name and/or logo. The sign area for such signs shall not be included in the total sign area allowed for the facility;
 3. Such signs may contain advertising panels and/or electronic devices such as reader boards utilized for advertising on-site and off-site events, services, and products, including but not limited to municipal events;
 4. All such signs shall be located a minimum of five (5) feet from the street property line.
 5. Such signs may be illuminated; however, off-site signs shall not be illuminated if located within two hundred (200) feet of a residential use or residential zoning district;
 6. Sign permit required.
- L. *Freeway Monument Sign.* A freestanding monument sign located on property adjacent to a freeway or highway.
1. General Requirements.
 - a. Sign must be located along the qualifying highway frontage.
 - b. Signs are only permitted for non-residential zoned properties.
 - c. Base of sign must be at least thirty-five (35) percent of the full sign width.
 - d. Minimum separation: two hundred (200) feet separation from other Freeway Monument Signs, fifty (50) feet from non-highway lot lines, and two hundred (200) feet from residentially zoned property.
 - e. Maximum height allowed is sixty (60) feet with an additional three (3) feet allowed for architectural detail.
 - f. The maximum sign area allowed is two hundred fifty (250) square feet.
 - g. For every six hundred (600) linear feet of highway frontage, one (1) freeway monument sign is allowed, for every one thousand three hundred twenty (1,320) linear feet, two (2) Freeway Monument Signs are allowed per site, and for every two thousand six hundred forty (2,640) linear feet, three (3) Freeway Monument Signs are allowed per site.
 - h. Freeway Monument Signs shall not be counted as a portion of the total sign area of the user(s).
 - i. All such signs shall require a landscaped area equal to four (4) square feet of landscaping for each square foot of sign area and shall be located around the base of the sign.
 - j. Such signs may be illuminated by externally illuminated indirect or internal lighting and may be backlit.
 - k. Freeway Monument Signs shall be subject to all applicable Arizona Department of Transportation sign regulation standards.
 - l. Sign permit required.

- M. *Freestanding Canopy Sign*. Signs on freestanding canopies, such as fuel canopies, and shade structures.
1. The maximum allowed sign area for a Freestanding Canopy Sign is twelve (12) square feet per side of the structure.
 2. Signs may be internally or externally lit or may be backlit.
 3. Sign permit required.
- N. *Gas Station Monument Sign*. Monument sign for a property containing a gas station/fuel service station.
1. The maximum allowed height is eight (8) feet.
 2. The maximum sign area allowed is thirty-two (32) square feet including sixteen (16) square feet of changeable copy.
 3. In accordance with Arizona Administrative Code, Gas Station Monument Signs shall be permitted in lieu of a primary or secondary monument for stand-alone gas stations, maximum one (1) per frontage. Commercial centers containing gas stations shall be allowed Gas Station Monuments Signs in addition to primary and Secondary Monuments Sign.
- O. *Internal Center Sign*. Internal freestanding signage within a non-residential center.
1. Standards are based on the entire center or campus where applicable.
 2. The maximum quantity is one (1) sign per parcel, or one (1) sign per acre, whichever is greater. Individual parceled pads within a center are eligible for Internal Center Signs.
 3. The maximum height of an Internal Center Sign is three (3) feet.
 4. The maximum area of an Internal Center Sign is six (6) square feet.
 5. Signs must be located internal to a site, outside of all street frontage landscape areas and buffers.
 6. No sign permit required.
- P. *Nameplate Signs*. A sign to identify occupants of residences, offices, businesses, or other types of uses.
1. Such signs shall include only the name of the resident, business, agency, or other establishment occupying premises and times of occupancy.
 2. Only one Nameplate Sign per dwelling unit or business is allowed.
 3. Such signs shall be freestanding, wall mounted or building mounted only and shall be placed no higher than five (5) feet above the ground.
 4. Such sign shall not exceed two (2) square feet in area.
 5. Signs may be internally or externally lit, or backlit.
 6. Signs may not project more than four (4) inches.
 7. No sign permit required.

- Q. *Perimeter Wall / Screen Wall Signs* (non-residential). A sign consisting of individually mounted characters on a perimeter or screen wall surrounding a development.
1. Perimeter Wall/Screen Wall Signs may only be utilized in non-residential developments if primary monuments and Secondary Monument Sign have not be utilized.
 2. The maximum quantity of perimeter wall signs is one (1) per street frontage.
 3. The maximum allowed area of the sign is forty-eight (48) square feet per sign or less than fifty (50) percent of the wall area, whichever is less.
 4. Signs may be externally lit or backlit.
 5. Sign permit required.
- R. *Projecting Sign*. A pedestrian-oriented sign that is attached to and supported by a building or other structure.
1. The minimum height of a Projecting Sign is eight (8) feet above adjacent sidewalks and/or ground level.
 2. The minimum projection is fourteen (14) inches from the building, and the maximum projection is three (3) feet from a wall or less than the depth of an awning/canopy if attached.
 3. Signs may be externally illuminated or backlit.
 4. The maximum sign area is twelve (12) square feet.
- S. *Secondary Monument Sign*. A freestanding monument located adjacent to a nonresidential development.
1. Standards are based on the entire center or campus where applicable.
 2. Maximum quantity based on amount of street frontage. One (1) Secondary Monument Sign is allowed for centers with zero to five hundred ninety-nine (0-599) linear feet of frontage. For centers with one thousand (1,000) linear feet of frontage or more, One (1) additional Secondary Monument Sign is allowed for each additional three hundred (300) linear feet of frontage above one thousand (1,000) linear feet of frontage.
 3. Maximum height is twelve (12) feet along parkways, eight (8) feet along major arterial streets, and six (6) feet for all other roads.
 4. Maximum sign area is forty-eight (48) square feet for parkways, thirty-two (32) square feet for other major arterials, and twenty-four (24) square feet for all other roadways.
 5. All Secondary Monument Signs shall be located a minimum of sixty (60) feet away from all other primary and Secondary Monument Signs located in the same center or parcel.
- T. *Window Signs*. A sign or signage placed in windows so as to attract the attention of persons outside of the building where the sign or signage is placed.
1. Window Signage shall be limited to twenty-five (25) percent of the total window area in which it is placed;

2. Window Signage shall not be placed above the ground floor of the building;
3. No sign permit required.

5.17.6.3 Signage for Non-Residential Uses in Residential Zoned Districts

Signs permitted for non-residential uses in the residential Zoning Districts.

- A. Sign permits required for signs specified in **Section 5.17.6: Sign Types and Requirements.**
- B. An identification sign may display only the name of the building or Tenant business with a total maximum sign area not exceeding thirty-two (32) square feet. Such sign may be wall-mounted with a maximum height of ten (10) feet, or it may be freestanding according to the following requirements.
 1. One freestanding identification sign shall be permitted with a maximum height of five (5) feet. A second such freestanding sign shall be permitted for a property having greater than eighty (80) linear feet of frontage. Where two (2) freestanding signs are permitted, they shall be located at least sixty (60) feet apart;
 2. A freestanding identification sign shall be located at least five (5) feet from any property line;
 3. A landscaped area shall be provided on-site along the street frontage at the base of the freestanding sign, with said landscaped area to have a minimum area of four (4) square feet for each one (1) square foot of sign area.
- C. In addition to the above, each Tenant may be allowed two (2) square feet of non-illuminated sign area, identifying his business, to be located on the wall immediately next to the entry of the Tenant's business.
 1. No permit required.
- D. In addition to the above, directory with a maximum area of six (6) square feet and a maximum height of six (6) feet may be permitted behind the required front yard setback.
 1. No permit required unless such sign is visible from off-premises.
- E. All wall or fascia-mounted signs for individual businesses shall be uniform in terms of colors, shapes, and maximum vertical dimension with all other such signs in the center or as otherwise provided for in a sign package approved by the Plans Review Committee.

5.17.6.4 Temporary Residential Signage.

- A. *New Subdivision Sign.* A temporary sign to advertise the opening of a new subdivision.
 1. One (1) sign is allowed per street frontage.
 2. The maximum allowed height of signs is sixteen (16) feet.
 3. The maximum sign area allowed is thirty-two (32) square feet. Developments over one hundred fifty (150) acres may have a sign up to ninety-six (96) square feet on perimeter streets.

4. Signs may remain in place for up to three (3) years but must be removed once all lots in the subdivision are sold.
5. Sign permit required.

B. Subdivision Flags.

1. Each subdivision is allowed up to six (6) flags. Flags are limited to fifteen (15) square feet each, with a maximum height of thirty (30) feet. Flags may be displayed for up to three (3) years.
2. For new subdivisions and/or new developments only.
3. Maximum quantity is per new development or per model complex.

C. Yard Sign. Must be identified in Model Home Complex Building Permit.

1. One (1) yard sign allowed per property with a maximum area of six (6) square feet, and a maximum height of five (5) feet.
2. Signs may be displayed for up to three (3) months.
3. Must be located on a developed lot.
4. No permit is required.

D. Neighborhood Sign.

1. One (1) sign is allowed per street frontage.
2. The maximum allowed area of the sign is six (6) square feet per sign, with a maximum height of five (5) feet.
3. Signs may be displayed for up to two (2) weeks.
4. Must be located within neighborhood common areas.
5. No permit is required.

E. Temporary Undeveloped Property Signs. A temporary sign used to advertise the availability of undeveloped property.

1. For properties under one (1) acre, such residential signs shall not exceed six (6) square feet in area and five (5) feet in height, such non-residential signs shall not exceed sixteen (16) square feet in area and eight (8) feet in height.
2. Signs may be displayed for up to one (1) year.
3. A permit is required for signs greater than seven (7) feet in height.
4. For properties greater than one (1) acre, such signs shall not exceed thirty-two (32) square feet in area and eight (8) feet in height. Signs may be displayed up to one year and may be renewed two (2) times for three (3) years total. Each property is allowed one (1) sign plus one (1) additional sign for every six hundred (600) linear feet of street frontage (a minimum spacing of one hundred fifty (150) linear feet must be maintained between signs).

5. Signs must be placed over thirty (3) feet from any intersection or driveway, and one hundred (100) feet from all signs over six (6) square feet.
6. Sign permit required.

5.17.6.5 Temporary Non-Residential Signage.

A. *Special Promotion Signs.* A temporary sign which is painted or displayed upon cloth or other flexible material, used for the promotion of goods or services for a specified period of time for non-residential properties.

1. Special Promotion Signs shall be displayed a maximum of thirty (30) days per installation, a maximum of four (4) times per year.
2. For the purpose of this regulation, special event signs shall include wall-mounted banners, pole-mounted banners, A-frame, and T-frame signs.
3. Wall-mounted banners used to promote special sales or product promotions shall be limited to a maximum total area of thirty-two (32) square feet. Two (2) wall-mounted banners are allowed for each property.
4. Two (2) pole-mounted banners with a maximum area of thirty-two (32) square feet and a maximum height of fifteen (15) feet are allowed. The maximum width for a pole-mounted sign is three (3) feet.
5. One (1) A-frame or T-frame sign is allowed with a maximum area of six (6) square feet and a maximum height of three (3) feet.
6. All such signs shall include wind cuts to reduce sign billowing or sailing and shall be securely fastened to a building or other permanent structure. Such signs and/or banners shall not be mounted to trees or other landscaping elements.
7. Individual balloons and balloon arches/clusters shall be allowed provided they are securely fastened to permanent structures and setback from all streets and driveways a distance equal to the tether of the balloon.
8. Sign permit required for each install.

B. *Grand Opening / New Business.*

1. Includes banners, balloons, flags, pennants and, streamers.
2. This sign type has no area or height restrictions.
3. Signs may be displayed for up to sixty (60) days.
4. Signs must be obtained within six (6) months of receiving a valid business license.
5. Not permitted for Home Occupations.
6. Merchandise may be displayed adjacent to business if a minimum of four (4) feet clearance is maintained, allowing unobstructed pedestrian access and vehicular circulation.
7. No permit is required.

C. *Temporary Undeveloped Property Signs.* A temporary sign used to advertise the availability of undeveloped property.

1. For properties under one (1) acre, such residential signs shall not exceed six (6) square feet in area and five (5) feet in height, such non-residential signs shall not exceed sixteen (16) square feet in area and eight (8) feet in height.
2. Signs may be displayed for up to one (1) year.
3. A permit is required for signs greater than seven (7) feet in height.
4. For properties greater than one (1) acre, such signs shall not exceed thirty-two (32) square feet in area and eight (8) feet in height. Signs may be displayed up to one year and may be renewed two (2) times for three (3) years total. Each property is allowed one (1) sign plus one (1) additional sign for every six hundred (600) linear feet of street frontage (a minimum spacing of one hundred fifty (150) linear feet must be maintained between signs).
5. Signs must be placed over thirty (30) feet from any intersection or driveway, and one hundred (100) feet from all signs over six (6) square feet.
6. Sign permit required.

D. *Temporary Special Condition Signs.* In addition to temporary signage permitted by use/development character, the following signs are allowed when special conditions occur.

1. *Sale, Lease, or Rent Sign.* A temporary sign used to advertise the availability of real property.
 - a. For properties under one (1) acre, such signs shall not exceed six (6) square feet in area and five (5) feet in height;
 - i. Limited to one sign per property. A residential property abutting an arterial or collector roadway may have one (1) additional sign, maximum four (4) square feet in size. The additional sign shall be placed in a manner where it is visible from the abutting roadway.
 - ii. Placement: Where freestanding signage is not possible or prohibited, the sign may be displayed within a window of the subject property.
 - iii. Duration is limited to while the property is offered for sale, lease or rent until ten (10) days after completion or execution of a lease, sale, or rental transaction.
 - b. For properties greater than one (1) acre, such signs shall not exceed thirty-two (32) square feet in area and eight (8) feet in height. Signs may be displayed while property is offered. Each property is allowed one (1) sign plus one (1) additional sign for every six hundred (600) linear feet of street frontage (a minimum spacing of one hundred fifty (150) linear feet must be maintained between signs). A sign permit may be necessary if the sign exceeds seven (7) feet.

E. *Temporary Use.*

1. Signs are permitted for the duration of the approved temporary use permit.
2. Temporary use permit is required and an active building permit.

3. One (1) banner is allowed with a maximum area of twenty-four (24) square feet.
 4. Three (3) A-frame or T-frame signs are allowed with a maximum area of six (6) square feet, and a maximum height of three (3) feet.
 5. Vehicle mounted signs, flashing lights, search lights, and portable signs are prohibited.
- F. *Property Under Construction Sign.* A sign which identifies the parties included in an "in-process" construction project.
1. Such signs shall only be displayed on the actual construction site.
 2. Such sign shall not exceed eight (8) feet in height nor thirty-two (32) square feet in area.
 3. All such signs shall be removed prior to the issuance of a Certificate of Occupancy for the site.
 4. All construction signs shall be constructed and installed to standards defined by the Building Safety Director.
 5. No sign permit required, but such signs shall be constructed to standards required for a permanent sign as described by the Arizona Sign Association.
- G. *Future Development Sign.* A sign which announces the proposed development of property, prior to the issuance of building permit.
1. Three (3) of such signs shall be permitted as follows: one (1) along the Loop 303 frontage, one (1) on Lone Mountain Road between El Mirage Road and the 303, and one (1) either on El Mirage Road north of Vistancia Boulevard or along the southern boundary of Village D.
 2. The sign along the Loop 303 frontage shall not exceed thirty-five (35) feet in height nor four hundred (400) square feet in area. If this sign has two (2) faces and the interior angle between the two faces is less than ninety (90) degrees, the area will be the area of one face only. The signs along Lone Mountain Road and El Mirage Road shall not exceed twenty-five (25) feet in height nor two hundred (200) square feet in area.
 3. Such signs shall be permitted for an initial interval of three (3) years, and then may be extended in additional one (1) year increments at the request of the Developer and discretion of the Planning Manager. Signs shall be removed prior to issuance of Certificate of Occupancy on the parcel where such sign is located.
 4. Such signs shall not be internally illuminated;
 5. All such signs shall be located on the development site;
 6. Only one (1) sign shall be displayed per street frontage;
 7. Sign permit required.
- H. *Holiday Decorations.* Items or objects used to embellish and ornament physical features in celebration of a particular holiday.
1. Holiday Decorations may be displayed for civic, patriotic, or religious holidays;
 2. Such decorations shall not be displayed in such a manner as to constitute a traffic hazard;

3. Such decorations shall not be displayed more than twenty-eight (28) days prior to the specified holiday and must be removed nineteen (19) days after the specified holiday;
4. No sign permit required.
- I. *Lead-In Signs/Residential Roadway Signs.* A temporary sign used to direct pedestrian or vehicular traffic to a new residential development within the City of Peoria.
 1. These signs are only allowed in rights-of-way adjacent to residential zoned property and shall be located a maximum of four (4) mile radius from the subject owner's/resident's property within the City of Peoria.
 2. Such signs shall not exceed three (3) feet in height nor six (6) square feet in area.
 3. No more than one (1) sign per turning movement within radius.
 4. Such signs may only be in-place three (3) hours before and three (3) hours after an event.
 5. Placement limitations per ARS 16-1019, such signs may be located within the City right-of-way provided they are not: hazardous to the public; within a roadway median or traffic circle; affixed to any City-owned utility pole, traffic control device or safety barrier; located in a manner that interferes with the requirements of the Americans with Disabilities Act; located in a designated commercial tourism, commercial resort and hotel sign free zone; and otherwise in violation of a requirement found in this Section.
- J. *Political Signs/Non-Commercial Messages.* A temporary sign used to advertise the candidacy of an individual, ballot proposition/issue, or to encourage citizens to vote. Such signs shall be permitted within all zoning districts.
 1. Such signs may be located within the public right-of-way, and on private property if the owner or their appointed agent grants permission.
 2. Except as provided herein, such signs shall not be located on City-owned property, buildings, or structures.
 3. Contact information of the party responsible for the sign must be listed on the back of the sign.
 4. Such signs may be displayed up to ninety (90) days prior to primary elections and up to fifteen (15) days after the general election.
 5. Such signs shall not exceed thirty-two (32) square feet in area, or sixteen (16) square feet when adjacent to rural or local roadways and may not exceed eight (8) feet in height no matter the location.
 6. Placement limitations per ARS 16-1019, such signs may be located within the City right-of-way provided they are not: hazardous to the public; within a roadway median or traffic circle; affixed to any City-owned utility pole, traffic control device or safety barrier; located in a manner that interferes with the requirements of the Americans with Disabilities Act; located in a designated commercial tourism, commercial resort and hotel sign free zone; and otherwise in violation of a requirement found in this Section.
 7. No sign permit required.

- K. *Sign Walkers*. A person who wears, holds, or balances a sign that conveys a commercial message, including a costume sign. A “costume sign” is defined as clothing that is integral to the conveyance of a commercial message. Commercial logos and other commercial identification on shirts, hats and other aspects of personal appearance are not costume signs.
1. No sign displayed by a Sign Walker shall exceed six (6) feet in any one direction and twelve (12) square feet in area per sign face.
 2. Sign may be displayed during daylight hours only.
 3. Shall not be located adjacent to local or collector roads in Residential Zoning Districts.
 4. Shall be at least thirty (30) feet away from any street intersection or driveway entrance.
 5. Shall not be located in any drive aisle, parking stall, driveway, or on sidewalks in a manner that provides less than a four (4) foot free and clear pathway for pedestrians.
 6. Shall not be located within a median or on a street.
 7. Shall not be located on walls, boulders, planters, other signs, vehicles, utility facilities, or any structure.
 8. Shall not compromise public safety in any manner.
 9. No sign permit required.

5.17.6.6 Vistancia Master Plan Signage

- A. *Master Planned Development Marketing Sign*. A temporary marketing identification sign listing participating developers/builders within a Master Planned Development. (See **Exhibit 5.17.6.6.A: Master Planned Development Marketing Sign**).
1. Such signs are only allowed for Master Planned Developments as defined herein.
 2. Such signs shall not exceed twenty-two (22) feet in height nor one hundred and seventy (170) square feet in area.
 3. Only one (1) such sign shall be displayed per street frontage (perimeter), with a maximum of ten (10) such signs for the Vistancia Master Planned Development. (See **Exhibit 5.17.6.6.B: Permanent and Temporary Freestanding Sign Map**; See **Table 5.17.6.6: Permanent and Temporary Freestanding Sign Matrix**).
 4. Master Planned signs shall be required for Master Planned Developments in lieu of temporary New Subdivision Signs.
 5. Such signs shall be in accordance with the sight distance requirements for arterial and collector streets as described in the City of Peoria Infrastructure Guidelines.
- B. *Temporary Master Planned Development Directional Sign*. A temporary sign to provide travel direction to a Master Planned Development. (See **Exhibit 5.17.6.6.C: Permanent and Temporary Freestanding Master Planned Development Directional Sign**).
1. Such signs are only allowed for Master Planned Developments as defined herein:

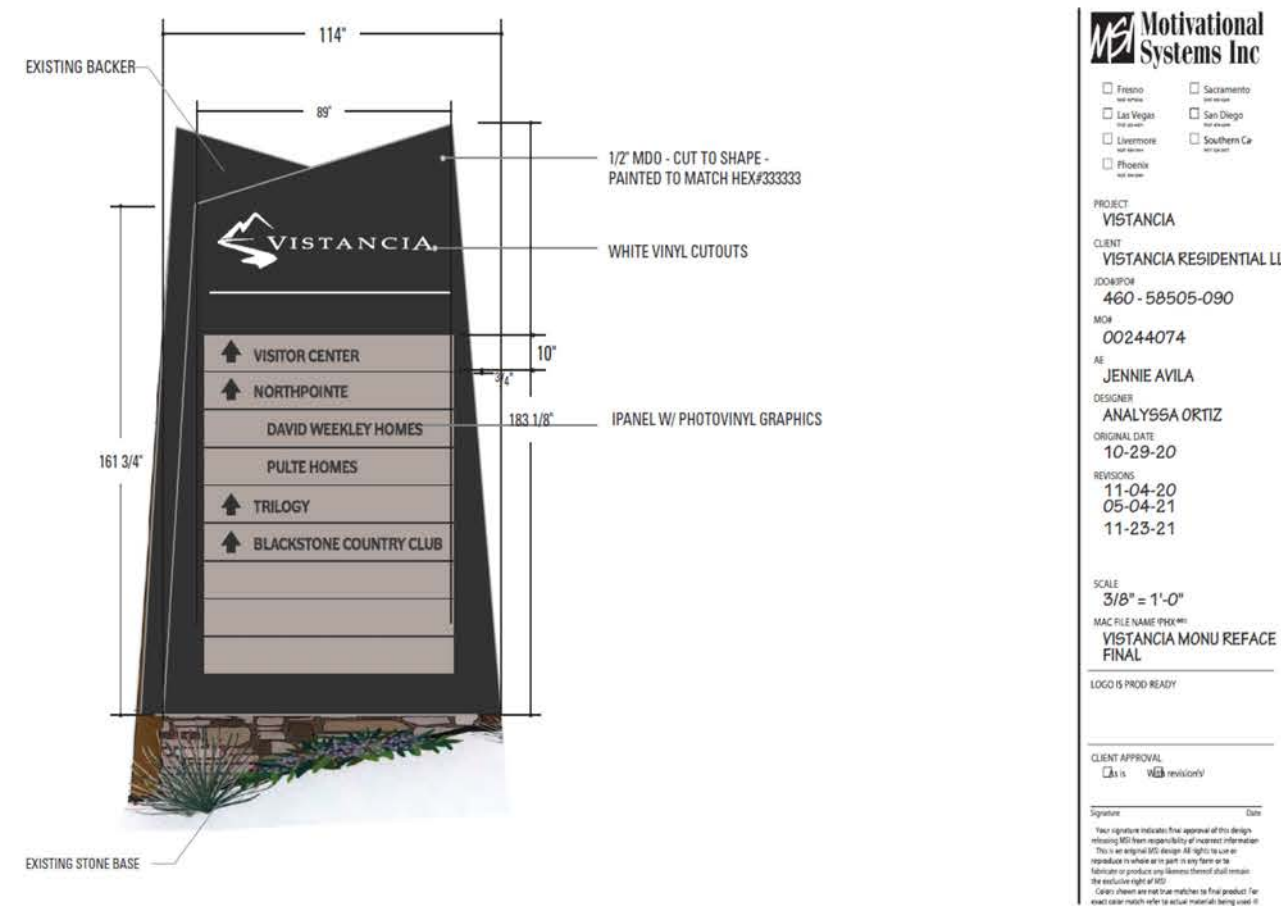
2. Such signs shall not exceed twenty (20) feet in height.
 3. A maximum of six (6) such signs may be erected for the Vistancia Master Planned Development. (See **Exhibit 5.17.6.6.B: Permanent and Temporary Freestanding Sign Map**; See **Table 5.17.6.6: Permanent and Temporary Freestanding Sign Matrix**).
 4. The total aggregate sign area of all such signs for the Vistancia Master Planned Development shall be nine hundred (900) square feet. The total area of one such sign shall not exceed one hundred seventy (170) square feet.
 5. Such signs shall be located only on major or minor arterial streets identified on **Exhibit 4.4.1: Roadway Master Plan**.
 6. Such signs must be located within an eight (8) mile radius of the Vistancia Master Planned Development.
 7. Such signs shall maintain a minimum one-half (1/2) mile separation from any other sign on the same street frontage for the same development. Such signs shall maintain a minimum one-fourth (1/4) mile separation from any other such sign on a different street frontage which advertises the same development.
 8. Such signs shall be placed only on undeveloped property not within a public right-of-way or easement. Placement on property not owned by the applicant requires written permission of the property owner of record.
 9. Advertising copy shall be permitted to provide the name of the Master Planned Development, travel directions and describe the type of product offered (e.g., single-family townhome, etc.), and the home builder(s) or subdivision(s) name.
 10. Signs may be externally illuminated with indirect and shielded light sources.
 11. Such signs may be maintained for a period of five (5) years, or until all the lots within the Master Planned Development are sold, whichever occurs first; extensions to the five (5) year time limit may be requested from the Planning and Zoning Commission.
 12. Sign permit required.
- C. *Master Planned Development Directional Sign*. A temporary or permanent sign used to provide directional information to residential, commercial, recreational, and other amenities within the interior of the development. (See **Exhibit 5.17.6.6.B: Permanent and Temporary Freestanding Master Planned Development Directional Sign**)
1. Such signs are only allowed for Master Planned Developments as defined herein:
 2. Such signs shall not exceed twenty (20) feet in height nor one-hundred and fifty (150) square feet in area.
 3. Forty-Five (45) such signs may be erected within the Vistancia Master Planned Development; however, the Planning Manager may authorize permits for more than forty-five (45) signs if the Planning Manager determines that all the following exists: (See **Exhibit 5.17.6.6.C: Permanent and Temporary Freestanding Sign Map**; See **Table 5.17.6.6: Permanent and Temporary Freestanding Sign Matrix**)

- a. Existence of additional intersections consisting of arterial and collector roadways as shown on **Exhibit 4.4.1: Roadway Master Plan**;
 - b. Need for additional identification of amenities or subdivision within the Master Planned Development;
 - c. Will not negatively impact upon the public health, safety, or welfare.
4. Such signs must be located within the interior of the project, a minimum of two hundred (200) feet from any perimeter street of the development;
5. Such signs shall be placed on property not within a public right-of-way or easement. Placement on property not owned by the applicant requires written permission of the property owner of record;
6. Permanent signs shall only identify amenities within the Master Planned Development and may be illuminated;
7. Temporary signs may identify individual subdivisions and may be maintained for a period of three (3) years, or until all lots within the subdivision are sold, whichever occurs first. Extensions to the three (3) year time limit may be requested from the Planning and Zoning Commission. Such signs shall not be illuminated;
8. Sign permit required.
- D. *Master Planned Development Identification Sign.* A permanent sign used to identify a Master Planned Development.
 1. Such signs are only allowed for Master Planned Developments as defined herein:
 2. Such signs shall not exceed fifteen (15) feet in height nor one-hundred and fifty (150) Square feet in area;
 3. A maximum of eight (8) such signs may be erected per Master Planned Development;
 4. Such signs shall only be located on major or minor arterial streets as shown on **Exhibit 4.4.1: Roadway Master Plan**;
 5. Such signs shall be located on property which was included in the original rezoning area or subdivision for the development. The applicant shall be responsible for furnishing documentation of the original rezoning area or subdivision plat;
 6. Such signs shall be placed on property not within a public right-of-way or easement. Placement on property not owned by the applicant requires written permission of the property owner of record;
 7. Such signs shall consist of only the name and/or logo of the Master Planned Development. The name of the project may include such words as "A Master Planned Community". Such signs may not identify a specific development or use within the project;
 8. Such signs shall be wall mounted and shall include a landscape area equal to eight (8) square feet for each Square foot of sign area;

9. Such signs may be illuminated;
 10. Sign permit required.
- E. *Temporary Subdivision Directional Sign.* A temporary sign not located on the premises, used to advertise a recorded subdivision.
1. Such signs may be maintained for a period of three (3) years, or until all the lots in the subdivision are sold, whichever occurs first; extensions to the three (3) year time limit may be requested from the Planning and Zoning Commission;
 2. Such signs may not be illuminated;
 3. A maximum of two (2) such signs may be erected per recorded subdivision;
 4. Such signs must be erected within two (2) miles of the subdivision for which the sign is advertising;
 5. Total signage area for each sign shall not exceed thirty-two (32) square feet including any snipe signs or sign additions. The maximum height of such signs shall not exceed eight (8) feet;
 6. Such signs shall maintain a minimum seventy-five (75) foot visibility triangle at street intersections, a minimum thirty-three (33) foot visibility triangle at driveways, shall not be located less than ten (10) feet behind the edge of pavement and shall not be located so as to create a hazard to pedestrian or vehicular traffic as determined by City Staff;
 7. The use of portable signs and in-ground sleeves for such signs is prohibited;
 8. Such signs shall be placed only on undeveloped property not within a public right-of way or public easement; placement on private property requires written permission of the property owner; such signs shall not be located within one hundred (100) feet of any existing structure;
 9. Advertising copy shall be permitted to provide travel directions and to describe the type of product offered (e.g., single-family, townhome, etc.);
 10. Final design and location submitted as part of a signage package to be reviewed and approved by the City;
 11. Sign permit required.

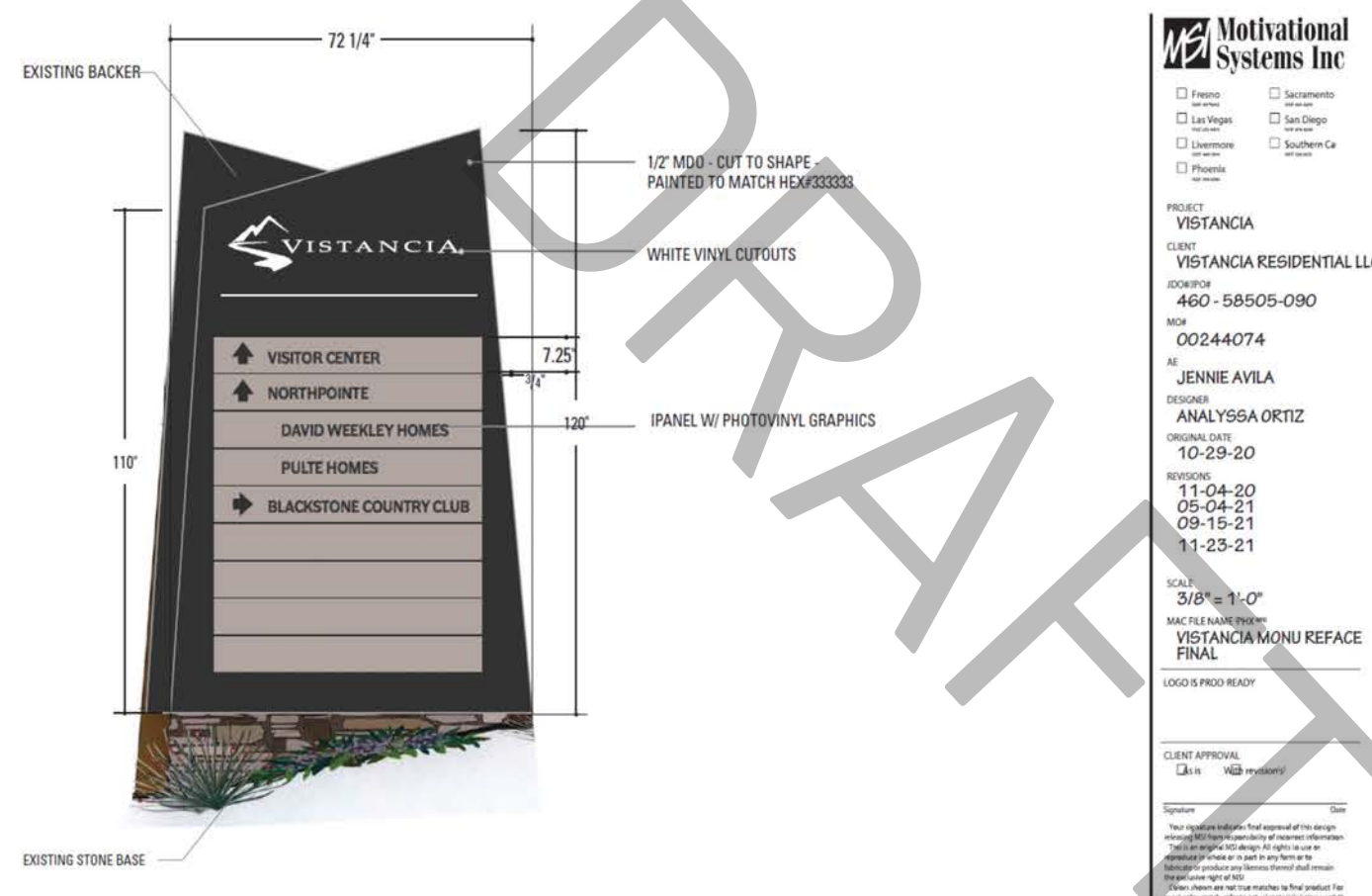
Master Planned Development Marketing Sign – Type A-I

Alternative signs can be used in lieu of those detailed in this document as long as they meet the design character of those detailed in this document and the standards approved herein. Alternative signs that are proposed must be approved by City staff and will not require a major or minor amendment to the PCD.



Master Planned Development Marketing Sign – Type A-II

Alternative signs can be used in lieu of those detailed in this document as long as they meet the design character of those detailed in this document and the standards approved herein. Alternative signs that are proposed must be approved by City staff and will not require a major or minor amendment to the PCD.



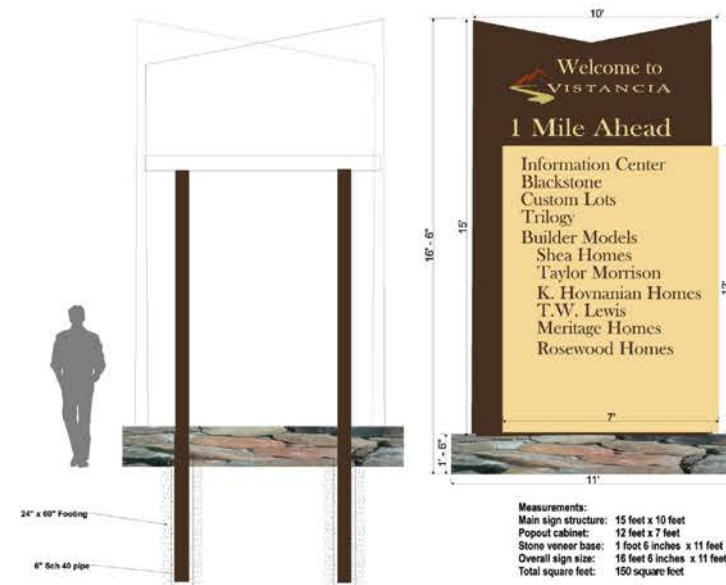


South of CAP only. See Northpointe Map for Northpointe at Vistancia (North of CAP) Sign Locations

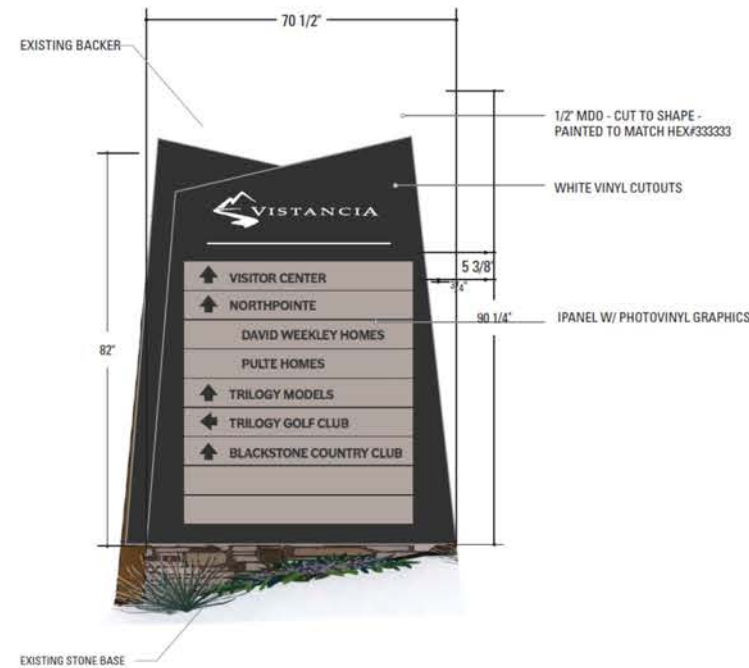


Northpointe at Vistancia Map

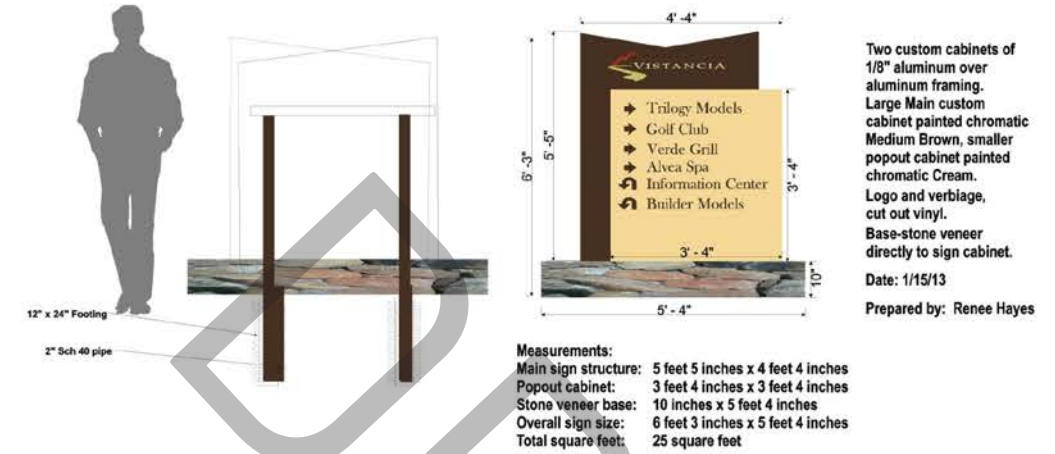
Temporary Master Planned Development Directional Sign – Type B



Master Planned Development Directional Sign – Type C-I



Master Planned Development Directional Sign – Type C-II



Master Planned Development Directional Sign – Type C-III

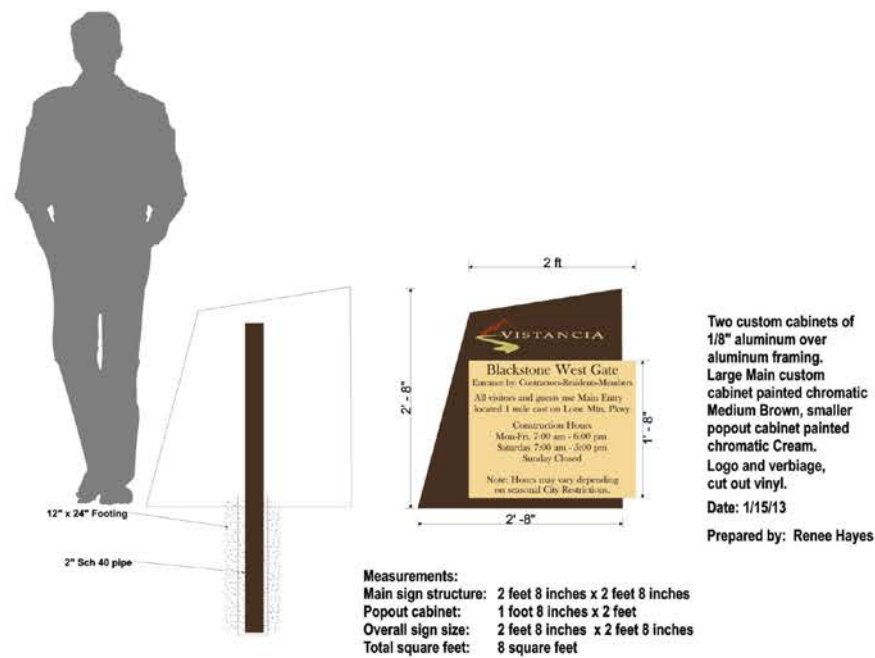


Exhibit I: Master Planned Development Directional Sign – Type C-IV



Alternative signs can be used in lieu of those detailed in this document as long as they meet the design character of those detailed in this document and the standards approved herein. Alternative signs that are proposed must be approved by City staff and will not require a major or minor amendment to the PCD.

Table 5.17.6.6: Vistancia Permanent and Temporary Freestanding Sign Matrix									
Section 14-34-8.F.1 - Master Planned Development Marketing Signs (Type I and Type II) - Not to Exceed 22 FT or 170 SF									
Max. Qty - 10	Sign #	Sign Type	Location	Height	Sign Area	Permit #	Install Date	Relocation Dates	Relocation Address
	1A	I	645' North of El Mirage Rd on East side of Vistancia Blvd	16'6"	150 sf		2004		
	2A	II	117' South of Lone Mountain Rd on East side of Vistancia Blvd	10'	69 sf		2005		
	3A	I	1.2 miles from Loop 303 on North side of Lone Mountain Rd	16'	150 sf		February 2012		
	4A	I	.1 mile from Loop 303 on North side of Lone Mountain Rd	16'6"	150 sf	SGN16-00113	March 2012	October 2018	1.71 Miles West of Loop 303 on the North side of Lone Mountain Parkway
	5A	TBD							
	6A	TBD							
	7A	TBD							
	8A	TBD							
	9A	TBD							
	10A	TBD							
Section 14-34-8.F.2 - Temporary Master Planned Development Directional Sign - Not to Exceed 20 FT or 170 SF									
Max. Qty - 6	Sign #	Sign Type	Location	Height	Sign Area	Permit #	Install Date	Relocation Date	Relocation Address
	1B	NA							
	2B	NA							
	3B	NA							
	4B	NA							
	5B	NA							
	6B	NA							
Section 14-34-8.F.3 - Master Planned Development Directional Sign (Type I, Type II, Type III, Type IV) - Not to Exceed 20 FT or 150 SF									
Max. Qty - 45	Sign #	Sign Type	Original Location and Relocation Addresses	Height	Sign Area	Permit #	Install Date	Relocation Date	Relocation Address
	1C	I	1308' North of El Mirage Rd on East side of Vistancia Blvd	8'7"			2004		
	2C	II	75' West of NW Corner of Calle De Baca and Westland Road, 273' West of North 115th Drive, South side of Lone Mountain Road (2014)	8'7"			October 2014	April 2021	VISTANCIA BLVD, NORTH OF LONE MOUNTAIN PARKWAY (EAST SIDE OF VISTANCIA BLVD)
	3C	I	350' South of Ridgeline on East side of Vistancia Blvd	8'7"			2004		
	4C	I	140' South of Whispering Ridge on East side of Vistancia Blvd	8'7"			2006		
	5C	I	61' East of Vistancia Blvd on North side of Lone Mountain Rd	8'7"		SGN15-0027	January 2012		
	6C	I	680' South of Westland Rd East side of Vistancia Blvd, 16' East of El Mirage, 54' South of Lone Mountain Road	8'7"			2006, 2018	April 2021	VISTANCIA BLVD, NORTH OF WESTLAND ROAD (EAST SIDE OF VISTANCIA BLVD)
	7C	III	109' North of Lone Mountain Rd on Sunrise Point	2'8"			January 2012		
	8C	I	414' East of Sunrise Point on North side of Lone Mountain Rd	8'7"		SGN15-00361	January 2012		
	9C	I	436' East of Sunrise Point on South side of Lone Mountain Rd	8'7"			2006	REMOVED DEC 2021	
	10C	I	457' West of Sunset Point on South side of Lone Mountain Rd	8'7"			2006	REMOVED DEC 2020	
	11C	I	519' East of Sunset Point on South side of Lone Mountain Rd	8'7"			2006	REMOVED DEC 2020	
	12C	IV	1069' East of Sunset Point on South side of Lone Mountain Rd	4'		SGN15-00226	April 2012		
	13C	IV	.1 miles East of Blackstone Dr on North side of Lone Mountain Rd	4'		SGN15-00228	September 2012		
	14C	I	65'6" North of Lone Mountain Rd on West side of Vistancia Blvd	8'7"			March 2013	May 2018	48' East of El Mirage, 16' North of Lone Mountain Parkway
	15C	I	210' East of 131st Ln on North side of Lone Mountain Rd	8'7"			2005	REMOVED 2018	
	16C	I	250 East of Westland Rd on North side of Lone Mountain Rd	8'7"			2005	REMOVED 2018	
	17C	I	50' North of Lone Mountain Road and 14' West of Westland Rd	8'7"			November 2014, July 2017		.3 Miles Northwest of Sunset Pointe on North side of Lone Mountain Parkway
	18C	I	914' East of El Mirage on the South side of Lone Mountain Rd	8'7"			2006	May 2018, REMOVED DEC 2020	19' North of Lone Mountain Road, 582' East of Morning Vista Drive

Table 5.17.6.6: Vistancia Permanent and Temporary Freestanding Sign Matrix Continued									
Section 14-34-8.F.3 – Master Planned Development Directional Sign (Type I, Type II, Type III, Type IV) – Not to Exceed 20 FT or 150 SF									
Max. Qty - 45	Sign #	Sign Type	Original Location and Relocation Addresses	Height	Sign Area	Permit #	Install Date	Relocation Date	Relocation Address
	19C	I	73' West of 137th Dr on North side of Lone Mountain Rd, 18' North of Lone Mountain Road, 253' East of 115th Drive	8'7"			October 2014, May 2018	REMOVED DEC 2020	
	20C	II	1400' North of Westward Skies Dr on West side of El Mirage, 310' Northwest of West Morning Vista Drive, West side of Lone Mountain Road.	2'8"		SGN15-00205	May 2015, May 2018	REMOVED DEC 2020	
	21C	IV	36' South of Sunset Point on Sunrise Point, 525'9" West of El Mirage on the South side of Lone Mountain Pkwy	4'		SGN15-00201	November 2014, May 2015	REMOVED DEC 2020	
	22C	II	207' North of Ridgeline Rd on the West side of Sunrise Point, 1400' North of Ridgeline Rd on West side of El Mirage	2'8"		SGN15-00204	November 2014, May 2015	REMOVED 2018	
	23C	II	79' East of Sunset Point on the South side of Ridgeline Rd	2'8"			November 2014	REMOVED 2018	
	24C	IV	48'2" West of Westward Skies Dr on the South Side of Ridgeline Rd	4'			February 2014	REMOVED 2018	
	25C	IV	1350' South of Westward Skies East side of El Mirage Rd	4'		SGN15-00202	May 2015	REMOVED DEC 2020	
	26C	IV	1400' South of Ridgeline Rd East side of El Mirage Rd	4'		SGN15-00203	May 2015	REMOVED DEC 2020	
	27C	IV	16' East of El Mirage Road , 172' South of Desert Mirage Drive	3'5"			May 2018	REMOVED DEC 2020	
	28C	NA	N. VISTANCIA BLVD. N. OF THE BRIDGE	9'		SGN20-00175	JUNE 2021		
	29C	NA	N. VISTANCIA BLVD. S. OF W. SONORAN VIEW DRIVE	7'		SGN20-00174	JUNE 2021		
	30C	NA	E. OF WHITE PEAK DRIVE & W. OF SONORAN VIEW DRIVE	7'		SGN20-00173	JUNE 2021		
	31C	NA	NEC OF WHITE PEAK DR & W. OF SONORAN VIEW DRIVE	5'		SGN20-00172	JUNE 2021		
	32C	NA	WHITE PEAK DRIVE, N. OF W. SONORAN VIEW DRIVE	5'		SGN20-00171	JUNE 2021		
	33C	NA	WHITE PEAK DRIVE, S. OF JAKE HAVEN DRIVE	5'			JUNE 2021		
	34C - TBD								
	35C - TBD								
	36C - TBD								
	37C - TBD								
	38C - TBD								
	39C - TBD								
	40C - TBD								
	41C - TBD								
	42C - TBD								
	43C -TBD								
	44C - TBD								
	45C - TBD								
Section 14-34-8.B.6 – Flags									
Max. Qty - TBD	Sign #	Sign Type	Location	Height	Sign Area	Permit #	Install Date	Relocation Date	Relocation Address
		NA							

5.17.6.7 Comprehensive Sign Plan.

The Comprehensive Sign Plan is intended to provide a flexible approach to allow signage not in strict compliance with the provisions of this Section. The purpose of the Comprehensive Sign Plan is to provide for the establishment of sign criteria tailored to a specific development or location that promotes superior design through architectural integration of the buildings, site, and signs. The Comprehensive Sign Plan will be appropriate for the development, provide adequate identification and information, encourage a good visual environment, promote traffic safety, and regulate to the extent necessary to be consistent with the purpose and intent of the City of Peoria Sign Code. The provisions set forth in this Section shall apply to both existing and proposed developments.

- A. The Comprehensive Sign Plan is intended to allow increased sign height and area as provided for in this Section. The application of this plan shall be limited to the following conditions.
 - 1. The Comprehensive Sign Plan may propose signage which in height and area is no more than twenty-five (25) percent greater than is permitted in the Zoning District in which the use is located;
 - 2. The Comprehensive Sign Plan shall not propose signage of a type that is otherwise prohibited by this Section;
 - 3. The Comprehensive Sign Plan shall be limited to those projects which individually or collectively exceed twenty-five (25) gross acres in size and meet the locational criteria set forth in **Section 5.17.6.7.E: Comprehensive Sign Plan** below;
 - 4. The additional height and area allowances of the Comprehensive Sign Plan shall not be applied to Freeway Monument Signs;
- A. A Comprehensive Sign Plan shall only be allowed, subject to meeting one (or more) of the use criteria identified below, and only on those parcels not specifically excluded in **Section 5.17.6 Sign Types and Requirements**.
 - 1. Areas designated and developed as Mixed-Use or Commercial on **Exhibit 4.3 Proposed Land Use Plan**;
 - 2. Stadiums, racetracks and similar recreation and entertainment facilities;
 - 3. Hospitals;
 - 4. Regional Parks;
 - 5. Designated Redevelopment Areas;
 - 6. Resort Developments;
 - 7. Centers for Higher Education.
- B. The applicant shall submit all of the documents, information, data, and other requirements for Comprehensive Sign Plan approval to the City. The applicant shall be responsible for furnishing any additional information and materials relevant to the application that the City reasonably believes is necessary in order to understand the application and to ensure compliance with the requirements of City codes.

- C. Application for the review and approval of a Comprehensive Sign Plan shall be submitted and reviewed concurrently with a site plan or preliminary subdivision plat.
1. Fees for the submittal and review of Comprehensive Sign Plans shall be as set forth by the City Council.
 2. The construction and placement of individual signs contained in the approved Comprehensive Sign Plan shall be subject to the issuance of a sign permit in accordance with **Sections 5.17.14: Permit Application and Expiration.**
- D. Comprehensive Sign Plans shall be evaluated based upon the following criteria.
1. **Size and Height:** All proposed signage shall be no larger than necessary or allowed for sufficient visibility and legibility. Factors to be considered in determining appropriate size and height include topography, traffic volumes, traffic speeds, visibility ranges, impact on adjacent properties, and copy size.
 2. **Location and Orientation:** All proposed signage shall respect both the developed and undeveloped surrounding environment. Signs should be located and oriented appropriately to allow sufficient visibility and legibility. Factors that may be considered in reviewing the appropriateness of the sign location and orientation may include; location relative to the surrounding streets, traffic volumes and access points, visibility angles and topographic features.
 3. **Colors, Materials and Types of Illumination:** Signs proposed under the Comprehensive Sign Plan shall be compatible with the architecture and theme of the specific development in which the signs are located. Compatibility with the specific development shall include color, materials, and architectural style. Signage should complement and enhance the character of the project. Signage illumination and movement shall conform to **Section 5.17.16: Permitted Lighting and Movements** of this document.
- E. All amendments to an approved Comprehensive Sign Plan shall be processed in accordance with the following procedures. Fees for the submittal and review of Comprehensive Sign Plan amendments shall be as set forth by the City Council.
1. *Minor Amendments:* Minor Amendments shall include any change which does not increase the number of signs nor increase the size or height of any sign beyond what was approved under the original Comprehensive Sign Plan Approval. All changes processed under the Minor Amendment procedures shall comply with all provisions of this Section and shall not deviate from the information provided in the original approval. Minor amendments shall be approved administratively by staff.
 2. *Major Amendments:* Major Amendments shall be defined as those amendments not meeting the criteria set forth above to qualify as a Minor Comprehensive Sign Plan Amendment. Major Amendments shall be processed and approved in the same manner as the initial Comprehensive Sign Plan submittal.

5.17.7 Vistancia Marketplace and Vistancia Point Signage Requirements

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 and Parcels D-3A and D-5 at the intersection of El Mirage and Lone Mountain Road. 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 twenty-three (23) freestanding monument signs are permitted as referenced in the table below:

Table 5.17.7.A.1: 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-3A			
El Mirage Road	1	1	1**
Lone Mountain Road	1	1	0
Parcel D-5			
El Mirage Road	1	1	1**
Lone Mountain Road	1	1	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.

**Located at corner of El Mirage Road/Lone Mountain Road.

2. *Development Standards.* Signage at Parcels A-24, D-3A, D-5, D-9, and D-10 will be subject to the following standards in the table below:

Table 5.17.7.A.2: Development Standards for Freestanding Monument Signs			
Standard	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 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. Such signs shall not project more than fourteen (14) inches from a wall or fascia.
2. Such signs shall be illuminated only by internal or external indirect lighting. Illuminated signage within two hundred (200) feet of residential lots (not including common area tracts), whether directly adjacent or across a road, shall go dark between the hours of 10 p.m. and 5 a.m. or when the establishment is closed.
3. Sign permit required.
4. Development Standards Matrix

Table 5.17.7.B: Building-Mounted Wall Signs		
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 – 49,000 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

Notes:

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 the 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 Development subject to approval by the 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.

C. Under Canopy Blade Signs.

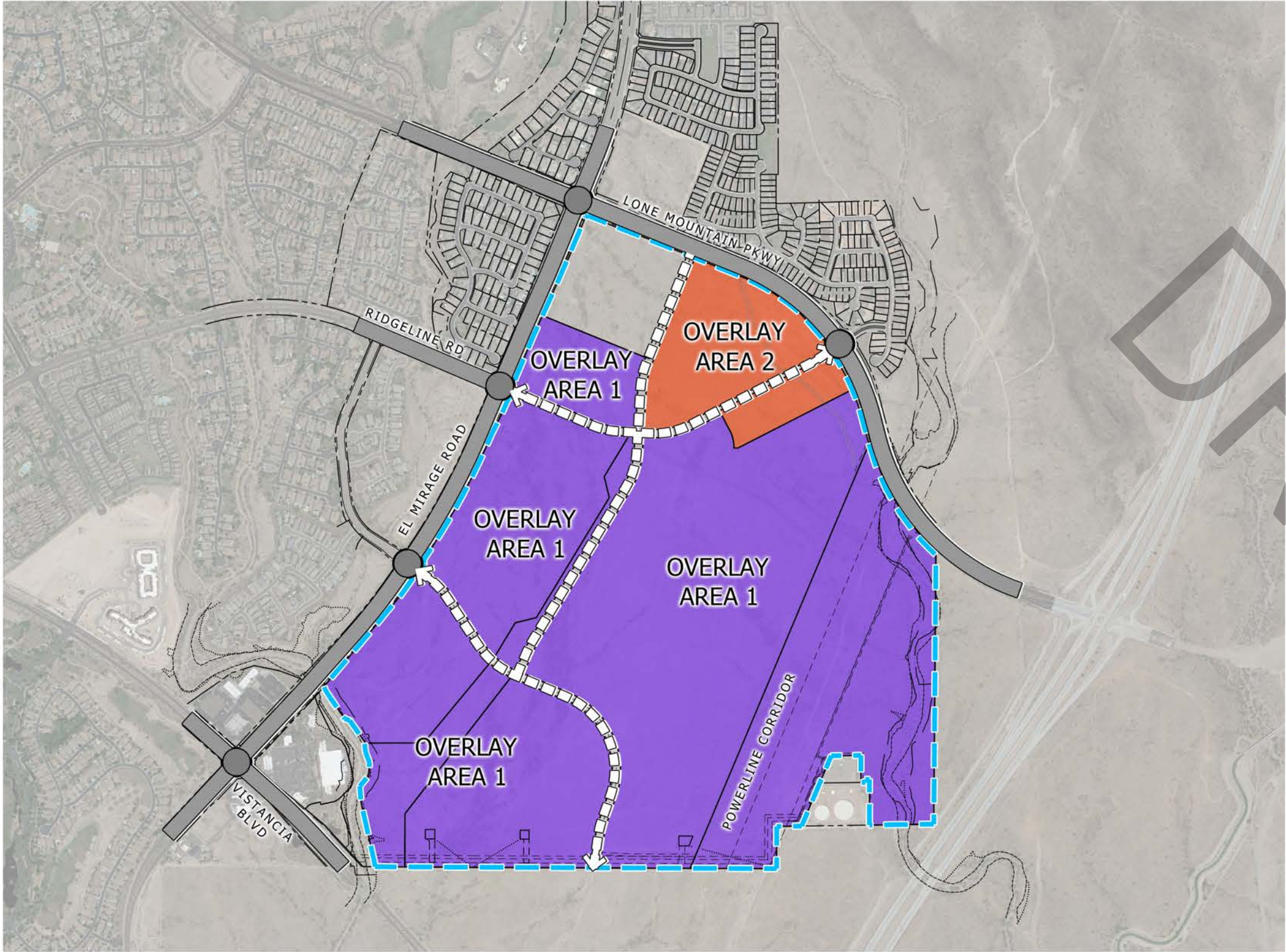
1. Such signs shall not exceed eight (8) square feet in area and shall maintain a minimum of eight (8) feet clearance from the sidewalk to the bottom of the sign.
2. Such signs shall not include any advertising copy.
3. No sign permit required.

5.17.8 Vistancia Commercial Core Signage Requirements

The following signage standards, hereafter referred to as the Master Thematic Plan, are Intended to accommodate higher intensity commercial, employment, industrial, as well as high density residential uses, and shall be applicable only for the Commercial Core. See **Exhibit 5.17.8: Commercial Core Overlay Areas** for locations of overlay areas.

Signage within the Commercial Core shall meet the following requirements:

- A. Sign Package. A signage package showing the proposed design and location of all signs shall be submitted to the Master Developer for review and approval prior to Sign Permit Submittal to the City.
- B. Sign Permit Submittal.
 - 1. A signage package showing the proposed design and location of all permanent and applicable temporary signs, which require a permit as outlined herein, shall be submitted for review and approval as part of the City's sign permit process.
 - 2. Applicants for sign permits must provide the Master Developer authorization for the application and approval of the proposed signage at the time of Sign Permit Submittal.
 - 3. The City's administrative review of signage within the Commercial Core shall be in accordance with standards within this Section, herein referred to as the Commercial Core Master Thematic Plan (or "Master Thematic Plan"), and applicable Definitions with Section 1.4.
- C. Master Developer. Vistancia Development shall be the declarant pursuant to the conditions, covenants and restrictions of the Master Thematic Plan. The number of signs and maximum square footage for such sign types as, but not limited to, individual tenants freestanding or building mounted signs will be at the discretion of the Master Developer (or "Owner") based on final sign design.



Commercial Core Overlay Areas

LEGEND

- OVERLAY AREA 1
- OVERLAY AREA 2
- MINOR COLLECTOR
- MAJOR ARTERIAL
- PROPERTY LINE
- INTERSECTION

EXHIBIT 5.17.8: Commercial Core Overlay Areas

5.17.8.1 Freestanding Signage.

See **Table 5.17.8.1 Freestanding Signage, Exhibit 5.17.8.1.A Commercial Core Identification Signage, Exhibit 5.17.8.1.B Placemaking and Wayfinding Signage – Vehicular and Exhibit 5.17.8.1.C Placemaking and Wayfinding Signage – Pedestrian.**

Freestanding signage within the Commercial Core area is separated into three categories as noted in **Table 5.17.8.1 Freestanding Signage**, which include:

- **Commercial Core Identification Signage** – this includes project signage, wayfinding, and street signage within Overlay Areas 1 and 2. These sign types shall not be counted as a portion of the total sign area for individual users.
- **Individual Parcel/Tenant Signage** – includes sign types such as monument signs, wall signs, gas station signage, and marque signage within those specific Overlay areas identified in **Table 5.17.8.1 Freestanding Signage**.
- **Placemaking Signage** – sign types within this category are limited to Overlay Area 2 and include gateway elements, wayfinding directional, parking trailblazers, etc.

A. Freestanding Signage Development Standards.

Freestanding signage shall comply with the Maximum Area, Maximum Height, Sign Permit requirements and locational restrictions specified within **Table 5.17.8.1 Freestanding Signage**, along with following spacing requirements:

1. Primary and Secondary Monumentation Signage Spacing.

- a. One (1) primary monument sign (or one freestanding wall sign), or Secondary Monument Sign for each three hundred (300) lineal feet upon which the lot has frontage;
- b. Such signs to not be closer than thirty (30) feet to any residential district;
- c. Such signs to be located a minimum of sixty (60) linear feet from any other freestanding sign on site; or sixty (60) linear feet from any other sign on adjacent property;
- d. Freestanding monument signs shall not be subject to any distance requirement from other freestanding signs, except for safety considerations. If there is a conflict on spacing between properties, the Zoning Administrator and ownership shall have the right to approve a spacing adjustment.

2. Placemaking Signage.

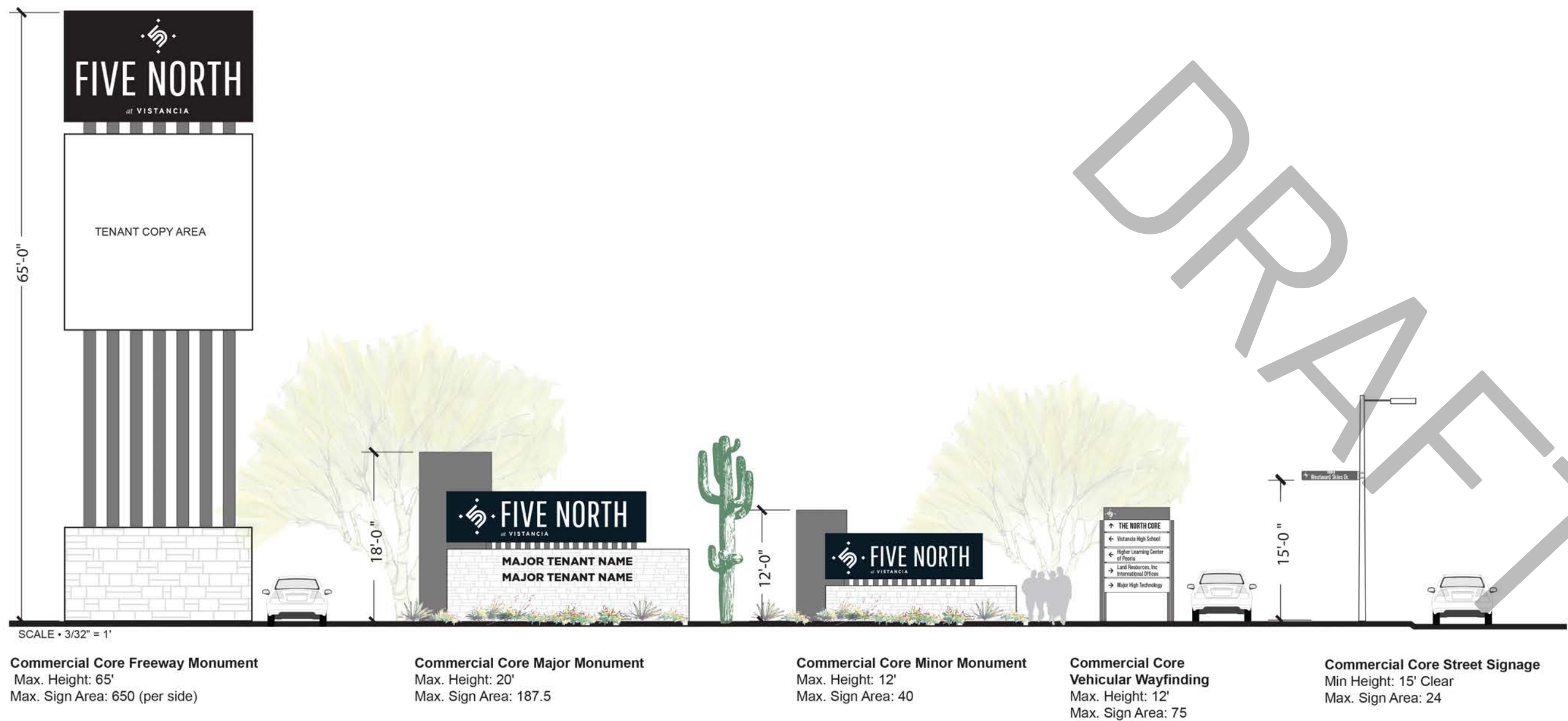
- a. Signs shall be of size and area as needed for adequate size of lettering that provides safe and effective wayfinding based on site viewing distances per the sign type. These may increase the minimum standards set forth in the previous table.
- b. All identification, directional or informational signs may be illuminated internally or indirectly with lights or use of reflective materials for improved vehicular and pedestrian wayfinding.
- c. All placemaking elements shall be designed with an integral theme representing the Commercial Core branding.

B. Freestanding Signage Design Standards.

All signs shall have design elements utilizing materials and finishes appropriate to the projects' specific material palette and with recognition of the Commercial Core Design Guidelines.

1. Monument type signs shall only identify the name of the business, the center/ complex, or place for which the sign is intended.
2. All signs may be illuminated internally, halo backlit or indirectly. All lighting shall be shielded from vehicular or pedestrian view.
3. All internal illumination shall be letters only. All cabinet or sign panels shall be opaque - no acrylic/plastic faces are allowed with exception of menu and preview signs.
4. Where signage is allowed within the City rights-of-ways or on City light structures as noted in **Table 5.17.8.1 Freestanding Signage**, it shall follow City standards, Manual on Uniform Traffic Control Devices (MUTCD) and American Association of State Highway and Transportation Officials (AASHTO) for materials, reflectivity but with a custom design in conformance with the Commercial Core Design Guidelines.
5. All internal illumination is recommended to be LED's.

Table 5.17.8.1: Freestanding Signage				
Sign Type	Maximum Area	Maximum Height	Signage Permit Required	Description / Location / Notes
Commercial Core Identification Signage (Overlay Areas 1 & 2)				
Commercial Core Freeway Monument	650 SF	65 FT	Y	Allowed ONLY in Character Area 4
Commercial Core Major Monument	188 SF	20 FT	Y	Identification of Commercial Core on parkway and arterial roadways - major entry points on Lone Mountain and El Mirage Roads
Commercial Core Minor Monument	40 SF	12 FT	Y	Identification of Commercial Core on arterial and collector roadways - secondary entry points on Lone Mountain and El Mirage Roads and internal to Commercial Core
Commercial Core Vehicular Wayfinding	75 SF	12 FT	Y	All roadways within Commercial Core, allowed within the City rights-of-way
Commercial Core Street Signage	24 SF	12 FT	Y	Custom street signage panels located along Lone Mountain, Vistancia Boulevard and El Mirage
Individual Parcel/Tenant Signage (Overlay Area 1)				
Primary Monument Sign (Non-Residential)	75 SF	15 FT	Y	Parkway/arterial/other roads one per each 300 ft of frontage
Secondary Monument Sign (Non-Residential)	30 SF	10 FT	Y	Parkway/arterial/other roads one per each 300 ft of frontage
Multi-Tenant Monument	100 SF 80 SF	16 FT 12 FT	Y	Parkway/arterial other roads
Primary Monument Sign (Residential)	60 SF 48 SF	13 FT 10 FT	Y	Parkway/arterial other roads
Perimeter Wall Screen Wall Signs (Residential)	40 SF	10 FT	Y	One per street frontage
Gas Canopy Signs	15 SF		Y	Gas canopy - allowed on all faces
Gas Station Monument Sign	40 SF	10 FT	Y	One per street frontage
Individual Parcel/Tenant Signage (Overlay Area 1 & 2)				
Menu & Preview Signs	45 SF	8 FT	N	
Placemaking Signage (Overlay Area 2)				
Gateways	64 SF	8 FT	Y	Primary monument identification signage. Iconic/sculptural elements integral to the gateway may to reach 30', with identification limited to 8'.
Vehicular Wayfinding Directionals	48 SF	10 FT	Y	A permanent freestanding sign located along complex roads and entryways with the intended use of directing vehicular traffic to various destinations. May be located in the public ROW if no commercial messages are used. Directionals using commercial messages is restricted to private property placement.
Light Pole Banners	16 SF	15 FT	Y	On parkways, arterial, collector and roadways. Commercial Core branding graphics, artistic/ seasonal graphics, special events and considered permanent and temporary installations - No commercial tenant graphics. May be located on both sides of pole. All require ventilation flaps unless 30% open mesh is used, or rigid signs and poles are engineered for wind loads per City standards.
Street Signage	24 SF	Per MUTCD	Y	Custom street signage panels located along Lone Mountain, Vistancia Boulevard and El Mirage Roads to identify the Commercial Core access points. Shall follow City standards for materials and size requirements to meet MUTCD guidelines.
Parking Trailblazers	16 SF	Min 15' within ROW	Y	Directs to public, or private parking areas or structures. Vehicular areas at 15ft minimum clearance. May be rigid cabinet and internally illuminated.
Internal Center Signs	8 SF	5 FT	Y	Found at entrances/driveways off roadways onto private or public property
Pedestrian Wayfinding	16 SF	10 FT	Y	8 ft minimum clearance in pedestrian areas when on a pole. 7ft maximum when ground mounted. Located within public/pedestrian rights-of-way. Can be installed on public or private poles.
Pedestrian Directory	16 SF	8 FT	Y	Freestanding or wall mounted element located in the public/pedestrian rights-of-way typically in sidewalks and located at major decision points. May be internally illuminated, back-lit, or externally illuminated provided the source of external illumination is shielded.



Illustrations are for diagrammatic and general specification only showing height and massing.
 Final design, colors and finishes to be determined.



SCALE • 1/4" = 1'

Gateways | Iconic Elements
Sign Max. Height: 8'
Max. Sign Area: 64 sf (per side)

Vehicular Wayfinding
Max. Height: 10'
Max. Sign Area: 48 sf

Light Pole Banners
Min. Height: 8' on pedestrian side
15' on street side
Max. Sign Area: 16 sf

Core Street Signage
Min. Height: 8'
Max. Sign Area: as required

Parking Trailblazers
Min. Height: 8' on pedestrian side
15' on street side
Max. Sign Area: 16

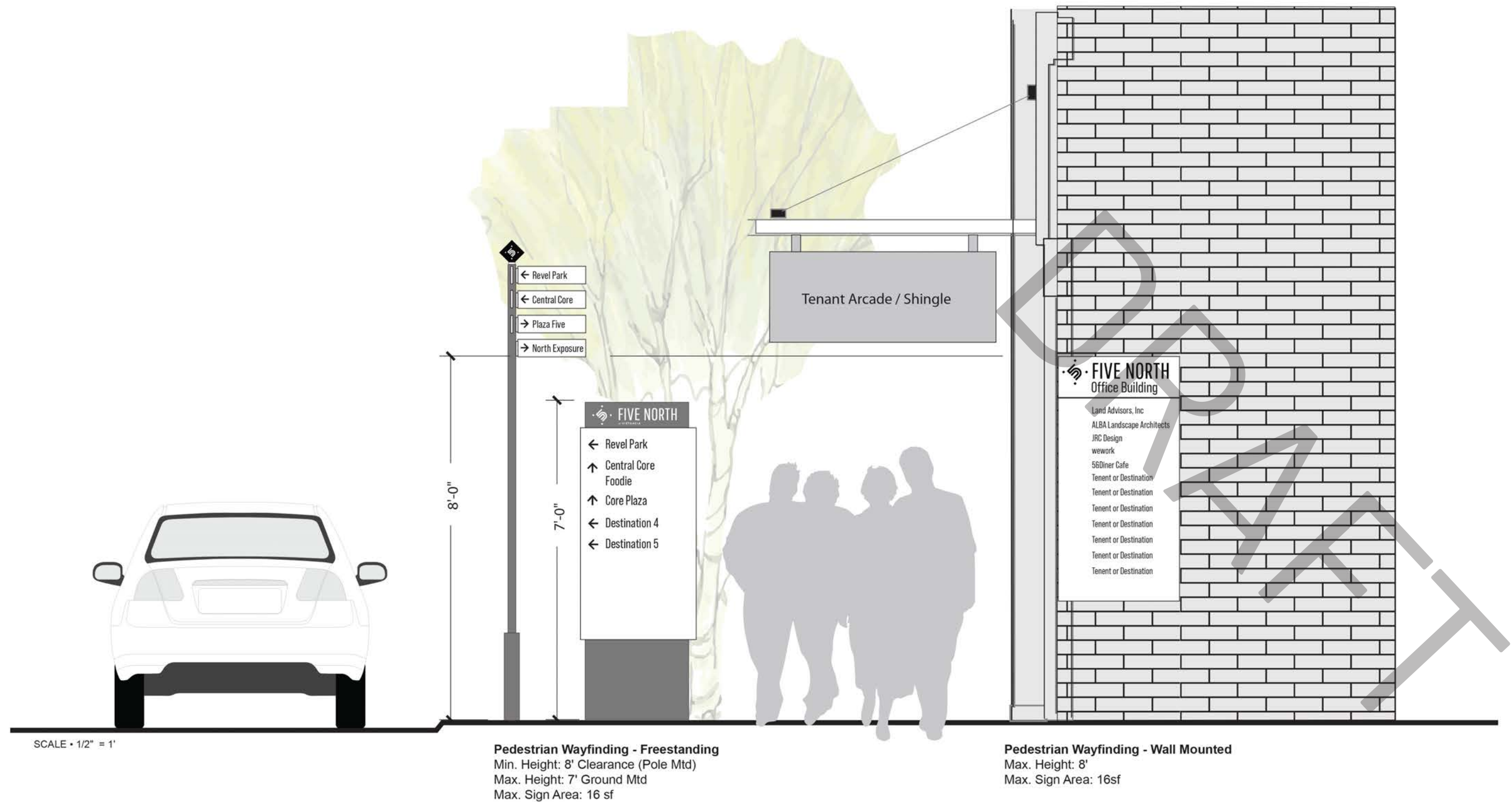
Internal Center Signs
Max. Height: 5'
Max. Sign Area: 7.5

Illustrations are for diagrammatic and general specification only showing height and massing.
Final design, colors and finishes to be determined.

AB  LA

April 2023

Exhibit 5.17.8.1.B Placemaking and Wayfinding
Signage - Vehicular



Illustrations are for diagrammatic and general specification only showing height and massing.
 Final design, colors and finishes to be determined.

5.17.8.2 Identification Signage

See **Table 5.17.8.2 Identification Signage, Exhibit 5.17.8.2.A Identification Signage – Projecting Types** and **Exhibit 5.17.8.2.B Identification Signage – Wall Types**.

Identification signage within the Commercial Core is limited to Overlay Area 2, and separated into the following five categories as noted in **Table 5.17.8.2 Identification Signage**. They are:

- Building Mounted or Wall Signs
- Projecting Signs
- Roof Signs,
- Storefront Signs, and
- Specialty Signs

A. Identification Signage Standards.

Identification signage shall comply with the Maximum Area, Sign Permit requirements and locational restrictions specified within **Table 5.17.8.2 Identification Signage**, along with the following standards:

1. Building Mounted or Wall Signs.

- a. Signs permitted for individual tenants within a complex/center or commercial/industrial building shall have a minimum fifty (50) square feet per Tenant, up to a maximum sign area of three (3) square feet per one (1) linear foot of business front footage.
- b. Signs permitted for tenants that are not part of a complex/center or commercial/industrial building shall be in accordance with the following regulations. Sign area for permanent signs requiring permits shall be based on the floor area of the use occupying the premises as specified below:
 - i. For users occupying less than twenty thousand (20,000) square feet of floor area, the total sign area shall be the maximum of three (3) square feet for each one (1) linear foot of business front footage.
 - ii. For users occupying more than twenty thousand (20,000) square feet of floor area and less than fifty thousand (50,000) square feet of floor area, the total sign area shall be the maximum of three (3) square feet for each one (1) linear foot of business front footage.
 - iii. For users exceeding fifty thousand (50,000) square feet of floor area but less than one hundred thousand (100,000) square feet, the total sign area shall be the maximum of three (3) square feet for each one (1) linear foot of business front footage.
 - iv. For users exceeding one-hundred thousand (100,000) square feet of floor, the total sign area shall be the maximum of three (3) square feet for each one (1) linear foot of business front footage.

c. Lighting.

- i. Such signs may be illuminated internally or with external indirect lighting. All lighting shall be shielded from vehicular or pedestrian view and meet dark sky requirements.
- ii. Such signs shall be illuminated only by internal or external indirect lighting. Illuminated signage within two hundred (200) feet of single-family residential lots (not including common area tracts), whether directly adjacent or across a road, shall go dark between the hours of 10 p.m. and 5 a.m. or when the establishment is closed.
- iii. Exposed raceways may be used with individual pan channel, reverse pan channel or halo illuminated letters when used as an architectural feature or integrated into a canopy and integrated into the overall design of the Tenant's identity.
- iv. Custom lighting when integral to the Tenants identification and brand may be used with Developer or building owners approval for appropriateness – this includes but not limited to, LED embedded acrylic, exposed and shielded neon, exposed bulbs, chasing bulbs.
- v. No full face illuminated cabinet signs are allowed. Cabinet type of signs must be of medallion design with opaque backgrounds. Letters may be face lit or halo illuminated.

d. Location.

- i. Signs may be placed on building walls non-contiguous to the Tenant leased space.
- ii. No individual sign to exceed eighty (80) percent of the horizontal or vertical dimensions of the sign band or wall space on which the sign is placed.

B. Projecting Signs Standards. Includes both pedestrian and Vehicular types.

1. Wall signs shall not project more than fourteen (14) inches from a plane on which it is installed.
2. Design shall be proportional to the building height and location on the building.
3. Horizontal flags of fabric perpendicular to the building for color and graphics must be of thirty (30) percent mesh material for wind. Brackets must be engineered for wind load.
4. Blade signs as primary identification sign shall be constructed of permanent materials and anchored accordingly. All may be internally or indirectly illuminated.
5. Custom lighting such as chasing bulbs, exposed neon, color changing LED lighting, including but not limited to, when integral to the Tenants identification and brand may be used with Developer and building owners approval for appropriateness.
6. Signage located within the City rights-of-ways when a building is located at or just behind property or right-of-way line shall obtain an encroachment permit for such signage.

C. Roof Signs Development Standards. A sign designed to be installed upon or attached to the roof of a building either as freestanding letters and/or graphic elements attached to a frame structure.

1. Signage elements shall be structurally sound with background or base structure integrally connected with roof or parapet.
2. May be internally illuminated – lighting may be exposed or shielded based on the design.
3. Roof Top signs require structural engineering integral with building roof structure.

D. Storefront Standards. Vertical or horizontal signage applications of Tenants leased/owned frontage. Includes applied vinyl or painted Tenant information which can include graphics, suite numbers, business hours, methods of payment accepted, marketing and lifestyle graphics, building dedications, etc.

1. Sign area percentage is of each window.
2. No black out material will be allowed without Developer or building owners written approval.
3. Horizontal applications shall be of cast materials or forms, and shall be flush to adjacent surface.
4. Does not contribute to the aggregate building signage of the Tenant.

E. Specialty Signs.

1. Electronic Display Standards. Electronic Display is a large format visual display that is made up of internally illuminated components that display an electronic image, which may or may not include text and is capable of changing either continuously or periodically.

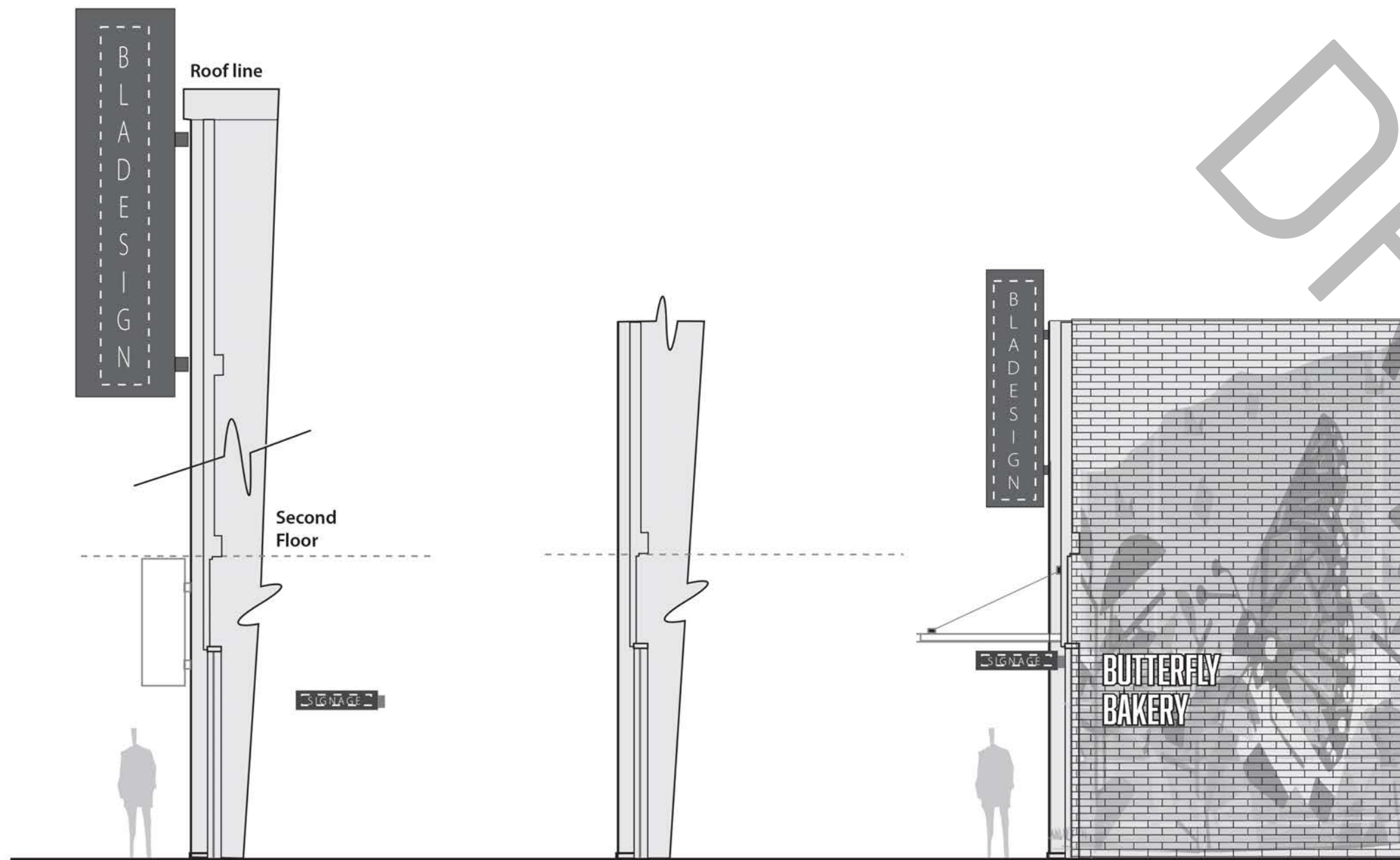
- a. An Electronic Display which contiguously wraps the corner of a building is to be considered as a single electronic display.
- b. Maximum total square footage for any Electronic Display will be limited to fifty (50) percent of the square footage of the facade for which it is located.
- c. Electronic Displays may only be located within Commercial Core Overlay Area 2.
- d. Electronic Displays may consist of digital video content (illuminated images, video, graphics, text, messaging, colors, and/or patterns) that slowly animate, move, shift, stream, scroll, or otherwise incorporate gentle motion as a smooth movement across or within the display area. "Fade" or "dissolve" transitions may be utilized, however movement shall always be appropriate to the scale and imagery, and shall not include flashing, blinking, strobing, quick cuts or fast motion. The primary elements within the display shall not move faster than five (5) feet per second.
- e. Freeway Monument Signage Electronic Displays may only have eight (8) second refresh, a prohibition on dissolves/fades or full animation, illumination limits of three hundred (300) nits to 10 p.m. (extinguished 10 p.m.-5:00 a.m.); however, in no case will the Electronic Display have flashing or distraction content.

- f. Light intensity, brightness and illumination requirements will correspond with City lighting regulations.
 - i. Lighting intensity level will be protected from end-user manipulation through password-protected software or through other acceptable means.
 - ii. All Electronic Displays will be dimmable, zero to one hundred (0-100) percent and brightness levels will be tied to an astronomical clock which aligns reductions in brightness levels with changes in sunset / sunrise throughout the year to ensure the signage levels are always appropriate to the environment. Additional sensors may be used to supplement the astronomical dimming schedule with ambient light level information.
- g. At the time of sign permit, a manufacturer certification (and specifications) will be provided for the display portion of the sign. The certification should include:
 - i. Specify display unit type.
 - ii. Light intensity (day and night).
 - iii. Auto-adjust capability (dimming) capabilities.

2. Wall Art and Murals.

- a. All such elements shall be of tasteful and high design artistic theme. No “street graphic” style is allowed.
- b. Compositions will be reviewed by the Developer or building owner for their style, content and proposed medium of application to ensure quality.
- c. Can be painted or semi-permanent vinyl/fabric surface applied to building wall.
- d. Any commercial copy within the art work shall be considered signage and will be counted against the Tenants aggregate.
- e. All art shall be maintained in good condition. When art becomes worn or otherwise altered from its original design or character in any way, they shall be removed or replaced.

Table 5.17.8.2: Identification Signage			
Sign Type	Maximum Area	Signage Permit Required	Description / Location / Notes* * All tenant identification signage located in Overlay Area 2 shall be reviewed by Ownership for aesthetics, style and form appropriate for the building and branding of the district. ** Shall be submitted during architectural plan review for location, theme and size.
Wall Signs (Overlay Area 2)			
Individual Letters/Logos	3 SF per 1 LF	Y	Halo-Illuminated reverse pan channel letters, face-Illuminated pan channel letters, dual- lit channel letters, non-illuminated reverse pan channel letters, & non-illuminated FCO letters. Signs shall be designed in a manner to ensure raceways are not visible.
Medallions	3 SF per 1 LF	Y	Self contained signage of individual letters, logos and graphics where raceways are integrate into the design of the identification to create a custom shape.
Marquees	3 SF per 1 LF	Y	Sign area a maximum of 80% width, 75% of the - height. Lighting and architectural detailing does not count against aggregate.
Awnings & Attached Canopies	3 SF per 1 LF	Y	Allowed only on 1st floor. Signs may be mounted on the fascia, suspend below, or mounted on the upper ledge and extend above attached canopy. Awning/canopy structure does not count as signage against the tenants aggregate.
Wall Placard (entry sign) (Residential And Non- Residential)	2 SF	N	Sign located next to entry door. Can be internally backlit or externally indirect Maximum of 2.5 square feet installed at 60" to the bottom of the sign.
Projecting Signs (Overlay Area 2)			
Blades (Vehicular Oriented)	3 SF per 1 LF	Y	Located on 2nd floor and above - Vertical flags of color and graphics as placemaking elements. As a primary tenant sign, a fabricated cabinet is required. Maximum blade width to be six (6) feet, max projection of 14" from face of building. May break the roof line by 10% of the buildings height, or 20 ft which ever is less.
Blade Sign (Pedestrian Oriented)	3 SF per 1 LF	Y	Located on first floor. Minimum clearance from grade of 8' Maximum installed height TBD based on building design. Maximum blade width to be four (4) feet, max projection of 14" off face of building.
Arcade Shingle (Projecting or Suspended)	15 SF	Y	1 per business at primary public entry. May be illuminated, but can not be a whole face lit cabinet type; Indirectly illuminated if light source is shielded. 8' clearance from underneath paved surface.
Roof Signs (Overlay Area 2)			
Roof Top	750 SF	Y	Built open frame structure with individual letters mounted above the roof line. 20% of Height x Width of Building elevation. Total sign height (letters and structure) limited to 25% of height of the Building Building must be 4 stories or greater.
Ledge		Y	Individual letters mounted on the parapet of the building.
Merchandise Area (Overlay Area 2)			
Window Graphics	50% totality of any window area in which it is installed	N	Can be a combination of: 1. Various Vinyls (Typical), acrylic, painted metals, neon tubing applied to tenants storefront glazing. Cannot be black out material, or fluorescent colors. 2. Small cabinet or panels signs suspended behind the store front glazing identify the tenant or be open/closed signs - Can be internally illuminated. Sign may be displayed within 3.75 feet of a window pane.
Sidewalk Graphics		N	in ground plane - Any lettering or plaque embedded directly into the concrete of a sidewalk or walkway on private property.
Specialty Signs (Overlay Area 2)			
Electronic Displays		N	Used in high pedestrian traffic areas, courtyards, event spaces for creative and artistic content, theater information.
Wall Art / Mural / Supergraphics **	100% of wall area	N	Can be painted, semi-permanent vinyl/fabric surface applied. Any commercial copy within the art work shall be considered signage and will be counted against the tenants aggregate.



Illustrations are for diagrammatic and general design styles.
Final design, colors and finishes to be determined by individual tenants.



Illustrations are for diagrammatic and general design styles.
Final design, colors and finishes to be determined by individual tenants.

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April 2023

Exhibit 5.17.8.2.B: Identification Signage
- Wall Types

5.17.8.3 Temporary Signage

Temporary signage within the Commercial Core is limited to Overlay Area 2 is limited to those sign types as noted in **Table 5.17.8.3 Temporary Signage**.

A. Temporary Signage General Requirements.

1. In order to ensure structural stability and safety, freestanding signs seven (7) feet or greater in height shall be constructed to standards required for a permanent sign as described by the Arizona Sign Association.
2. Signs seven (7) feet or greater in height require a sign permit.
3. Temporary signs shall be located outside of the visibility triangles.
4. Signs shall be maintained in good condition and shall be removed if torn, soiled, or faded.
5. Signs shall be weighted and/or secured to resist displacement by wind or similar disturbances.
6. Temporary signs shall not be illuminated.
7. Contact information of the party responsible for the sign shall be listed on the back of all temporary signs, except those located on developed single family residential lots.
8. Such signs which are deemed to be unsafe, defective, or which create an immediate hazard to persons or property, or are not in compliance with the provisions of this Section, shall be declared to be a public nuisance and subject to removal by the City in accordance with state statutes.

*B. Temporary signage shall comply with the Maximum Area, Maximum Height, Sign Permit requirements, duration, and locational restrictions specified within **Table 5.17.8.3 Temporary Signage**.*

Table 5.17.8.3: Temporary Signage					
Sign Type	Maximum Area	Maximum Height	Signage Permit Required	Duration	Description / Location
Temporary Signage (Overlay Area 2)					
Festoons / Sign Walkers / Teardrops	15 SF	8 FT	N	During day light / Business Hours	Behind sidewalks, within courtyard and along roadways located on private property.
Banners and Pennants	40 SF	NA	Y	Per Code	Coming Soon, Grand Opening type messaging Building Mounted on tenants leased space
Future Development / Construction Signs - Less than 1 Acre	8 SF	8 FT	N	While property is under construction. Must be removed upon receipt of CofO	Typically fabricated of plywood and square post(s) displaying Project information, developer, architect, contractor
Future Development / Construction Signs - Greater than 1 Acre	40 SF	10 FT	Y	While property is under construction. Must be removed upon receipt of CofO	Typically fabricated of plywood and square post(s) displaying Project information, developer, architect, contractor
Property/Land For Sale	40 SF	10 FT	N	While property is under construction. Must be removed upon closing.	Typically fabricated of plywood and square post(s) displaying ownership, phone, land description, etc
Event Wayfinding			Y	4 hours before the event. Must be removed upon conclusion of the event.	Directional signage to a special, community oriented event located along roadways leading up to the location from major roadways around the commercial core
A-Frame And Pedestal Signs	8 SF	45 Inches	N	During Business Hours	May be located within eight (8) feet of the doorway of the customer entrance to the building. Shall not be located within the street right-of-way, median, vehicle or bicycle travel lane, or sidewalk, nor within any sight visibility triangle
Construction Site Screening	Full fence run	6 FT	N	During Construction	Fencing used to display advertisements and informatin of the project behind. • Boarding - temporary boarded fence in a public place, usually erected around a building site. • Scrims - mesh or solid banner material with graphics applied.

5.17.9 Nonconforming Signs

A sign lawfully in existence on the date of adoption of this Section, and which does not conform to the provisions of this Sign Code, but which was in compliance with applicable regulations at the time it was constructed, erected, affixed or maintained shall be regarded as a legal nonconforming sign.

- A. Reasonable repairs may be made to legal nonconforming signs. However, to the extent any legal nonconforming sign is:
 - 1. Damaged in any manner and that damage exceeds fifty (50) percent of the reproduction cost according to an appraisal by licensed appraisers or fair market cost,
 - 2. Is destroyed, or
 - 3. Is removed by any means whatsoever, including acts of God or other calamities, then such sign may be restored, reconstructed, or altered only in conformance with the provisions of this Sign Code.
- B. Any sign which does not fall within the provisions of this Section shall be brought immediately into compliance with all provisions of this Sign Code

5.17.10 Abandoned Signs

Any nonconforming Sign which advertises a business that has not been conducted or a product that has not been offered for sale on or from the premises on which the sign is located, for over one hundred eighty (180) days shall be modified to bring it into conformance with this **Section 5.17: Signage** prior to the issuance of a new certificate.

5.17.11 Liability Of Damages

The provisions of this Section shall not be construed to relieve or to limit in any way the responsibility or liability of any person, firm, or corporation which erects or owns any sign, for personal injury or property damage caused by the sign; nor shall the provisions of this Section be construed to impose upon the City of Peoria, its officers, or its employees any responsibility or liability by reason of the approval of any sign under the provision of this **Section: 5.17: Signage**.

5.17.12 Effect Of Amendment On Pending Suits

The amendment of this Section shall not (1) affect suits pending or rights existing immediately prior to the effective date of this **Section 5.17: Signage**, or (2) impair or avoid or affect any grant or conveyance made or right acquired or cause of action now existing under any such Peoria City Code or amendment thereto affected by this **Section 5.17: Signage**, or (3) affect or impair the validity of any bond or other obligation issued or sold in constituting a valid obligation of the issuing authority immediately prior to the effective date of this.

5.17.13 Permit Required

No sign shall be erected, installed, repaired, or moved unless a permit for such has been obtained from the City of Peoria, except as specified in this **Section 5.17: Signage**. Where signs are illuminated electrically, a separate electrical permit shall be obtained as required by the electrical code of the City of Peoria.

A permit shall not be required for the following signs, provided, however, that such signs shall be subject to any and all applicable provisions of this **Section 5.17: Signage**.

- A. *Government Signs*. The signs described herein, are an important component of measures necessary to protect the public safety and serve the compelling governmental interest of protecting traffic safety, serving the requirements of emergency response, and protecting property rights or the rights of persons on property. Government signs, including, but not limited to the following:
 - 1. *Address Signs*. Numerals that identify the street address of a property for public safety purposes as required and regulated by applicable Building and Fire Codes adopted by the City of Peoria.
 - 2. *Emergency or Warning Signs*. Where a federal, state, or local law requires a property owner to post a sign on the owner's property to warn of a danger or to prohibit access to the property either generally or specifically, the owner must comply with the federal, state, or local law to exercise that authority by posting a sign on the property.
 - 3. *Government Flags*. Flags that have been adopted by the federal government, this State, or the City of Peoria may be displayed as provided under the law that adopts or regulates its use.
 - a. The flags described in this Section are permitted to serve a compelling governmental interest in promoting the rule of law by establishing symbolic representations of the governments who pass, protect, and preserve those laws.
 - 4. *Traffic Signs*. Traffic signs and traffic control devices installed and maintained in compliance with the regulations of an authorized public agency.
 - 5. Official Notices or advertisements posted or displayed by or under the direction of any public or court officer in performance of official or directed duties; provided that all such signs must be removed by the property owner no more than ten (10) days after their purpose has been accomplished or as otherwise required by law.
- B. *Grave markers, headstones, statuary, or similar remembrances of persons*.
- C. *Holiday and Seasonal Decorations*. Temporary, non-commercial decorations or displays associated with the celebration of a particular civic, patriotic, or religious holiday or season. Holiday decorations may be displayed in season only from November 1st to January 31st and, during other times of year, from three weeks before to two (2) weeks after any religious holiday or any nationally recognized secular holiday; and must be maintained in good condition (e.g. not torn, soiled, or faded). Such decorations shall not be displayed in such a manner as to constitute a hazard to pedestrian or vehicular traffic.

- D. *Interior Signs.* Signs located inside a building, or other enclosed facility, which are not intended to be viewed from the outside.
- E. Memorials, public monuments, or historical identification signs installed in accordance with all applicable regulations, including historical markers up to three (3) sq. ft. in area.
- F. Original Art Displays approved by the Peoria Arts Commission or other authorized City of Peoria department or agency.
- G. Signs not located in an enclosed building and not visible to the naked eye from a street or public right of way so long as the signs do not pose a hazard.
- H. Temporary Signs for Exterior Sales where the property is one (1) acre or greater in size. Signs located on the premises where most of the business is conducted, or items are displayed, in an open exterior area in compliance with all City Codes.

Nothing contained herein shall prevent the erection, construction, and maintenance of official traffic, fire and police signs, signals, devices and markings of the State of Arizona and the City of Peoria, or other competent public authorities, or the posting of notices required by law.

5.17.14 Permit Application And Expiration

- A. *Permit Application.* For signs requiring permits as described in this Section, a sign permit application shall be submitted to the Department, together with the required materials, and applicable fee, on an official form provided by the Department. The application shall satisfy the submittal requirements of the associated Process Guide for the appropriate sign type.
- B. *Permit Expiration.* Permits issued by the City under the provisions of this Sign Code shall expired and become void if the work authorized by such permit is not completed within one hundred eighty (180) days from the date of issuance of said permit.
- C. *Permit Revocation.* The Department Director or designee shall have continuing jurisdiction over all permits issued under the provisions of this Sign Code and may revoke a permit if it was obtained by fraud or misrepresentation.
 - 1. Notice of the City's decision to revoke a sign permit shall be provided to the property owner by first class mail, or delivered in person to any person responsible for the premises on which the sign is located, or if no responsible party can be identified, by affixing a copy of the notice in a conspicuous location at the entrance to the premises.
- D. *Nuisance.* No permit issued under the provisions of this Sign Code shall be deemed to constitute permission or authorization to maintain a public or private nuisance, nor shall such permit constitute a defense in an action to abate a nuisance.

5.17.15 Design And Construction Specifications

All signs shall be designed and constructed according to the specifications of the City's adopted Uniform Building Code and Electrical Code and equivalent to the standards of the Arizona Sign Association as administered by the Building Safety Director. Design and Integration. All permanent signs shall be fully integrated with the design of the building and the site development, reflecting the architecture, building materials and landscape elements of the project.

- A. The means of integrating freestanding monument signs within the architecture of the building shall be achieved through replication of architectural embellishments, colors, building materials, texture and other elements exhibited in the building design.
- B. In no case shall any sign be secured with wires such as guy wires or strips of wood which are visible and not an integral part of the sign.
- C. Signs shall be designed in coordination with landscape plans, planting materials, storm water retention requirements, and utility pedestals, so as not to create problems with sign visibility or prompt the removal of required landscape materials.

5.17.16 Permitted Lighting And Movements

- A. *Lighting.* Signs may be illuminated as provided by this **Section 5.17: Signage** and specified by approved sign criteria, if applicable, in accordance with the following regulations:
 - 1. In residential zoning districts, illuminated signs for permitted non-residential uses within two hundred (200) feet of residential uses or undeveloped residentially zoned property, whether directly adjacent or across a road, shall go dark between the hours of ten (10) p.m. and five (5) a.m. or when the establishment is closed.
 - 2. All signs with exposed LED illumination shall be limited to a brightness of 0.3-foot candles above ambient lighting. All other internally illuminated signs shall be limited to a brightness of 0.6-foot candles above ambient lighting.
 - 3. Signs allowed to be illuminated may utilize internal illumination (direct or backlit) or external illumination, unless otherwise specified.
 - 4. External illumination shall be compliant with Dark Sky light control requirements, including the requirements in **Chapter 20, Sections 20-60 through 20-67** of the Peoria City Code.
- B. *Movement.* No sign shall be permitted which moves by any means except flags and except as may otherwise be provided in this Section.

5.17.17 Entry Monumentation

The continuation of experiences that defines a traveler's sense of "arrival" at a destination begins to naturally terminate at the point of entry into a subdivision. As such, design and durability of primary, Secondary Monument Sign and subdivision entries throughout a community all lead to reinforcement of branding and neighborhood identity. These objectives may be achieved through the following elements:

- A. The developer shall provide an appropriately-scaled sense of arrival at all entries into the community and individual subdivisions. For example, utilization of scaled thematic elements to distinguish between primary and Secondary Monument Sign.
- B. Subdivision entries should be designed to terminate on axis with a formative neighborhood park or large open space area, thereby creating a visual and physical demarcation for vehicles entering the area that they are exiting the public realm and entering into a reserved area for residents.
- C. Landscaped medians should be provided at subdivision entry areas at designated primary entrances. Should topographical or utility constraints limit the ability to effectively landscape within the median area, significantly increased and enhanced landscape tracts on either side of the subdivision entry may be substituted in lieu of the median. Where enhanced landscape tracts are provided, they shall be devoid of a retention basin, to the greatest extent possible.
- D. All plant material shall be selected from the Phoenix Active Management Area Low Water Use Plant List. The use of turf is prohibited.
- E. Hardscaped accented entries shall be provided at primary subdivision entries, and include durable materials including but not limited to, stamped or colored concrete or pavers, as approved by the City Engineer or designee.
- F. In addition to the above, at least one (1) or more of the following thematic design elements shall be provided to create visual interest and differentiation between subdivision entries:
 - 1. A signature entry monument (excluding signage), sculpture, or other identifying vertical element.
 - 2. Specialized fencing, accent walls, and/or incorporated light fixtures.
 - 3. Specialized thematic tree and shrub plantings, or enhanced plant palette / plant densities or plant sizes to create visual interest.

5.17.18 Multi-Family Entries

- A. Beyond their functional purpose, primary entries into multi-family residential projects shall create identifiable entry into the site through a defined transition between the public and private realm.
- B. Primary entries should convey a sense of privacy while expressing a welcome entryway for those who approach. Additionally, the design of the entry should respond to the level of activity along the street.
- C. A combination of ornamental landscaping, landscaped medians, architectural monuments, decorative walls, signs, and/or enhanced paving shall be incorporated into the primary themed entry as follows:
 - 1. Required elements include:
 - a. Distinguished entry into the development through the use of hardscape materials such as pavers or colored concrete.

- b. At least one (1) primary elements, such as:
 - i. Mature theme trees
 - ii. Landscaped median
 - iii. Prominent vertical architectural feature or monument, such as an obelisk, spire, porte-cochere, or arbor.
- c. At least two (2) secondary elements, such as:
 - i. Unique pedestrian scale lighting or bollards along sidewalks and walkways.
 - ii. Decorative theme walls
 - iii. Ornamental vehicular pedestrian and vehicular gates.
- 2. Other feature(s) may be considered and approved through the Site Plan Review process.
- D. Plant material shall be selected from the Phoenix Active Management Area Low Water Use Plant List. The use of turf is prohibited.

5.17.19 Project Entries And Corner Treatments

- A. All developments shall employ an overarching design theme that is threaded and integrated throughout the various project features such as walls, entry areas, pedestrian walkways, lighting.
- B. The selection and use of thematic elements at project entries should be designed appropriately to the size, scale, and contextual impact of the project.
- C. Larger developments that exceed ten (10) acres in size, and have one or more buildings that collectively exceed fifty thousand (50,000) square feet in area, shall be subject to the following:
 - 1. The development shall employ a clear hierarchy of entry points into the site.
 - 2. The primary themed entrance shall be positioned to foster a sense of arrival into the development by avoiding parking/access conflicts. The primary themed entry shall align the corridor with a prominent building, feature, or centralized public gathering space on site.
 - 3. Secondary entrances from arterial or collector roadways shall reinforce the theming of the primary entrance.
 - 4. The primary themed entry into the site shall utilize a combination of the following elements to distinguish and provide a sense of arrival into the site:
 - a. Icons, Sculptural Elements, or Artwork.
 - b. Thematic Entry Arches, Obelisks, Trellises, or Gateway Structures.
 - c. "Tree-lined" landscaped medians.
 - d. Alternative driveway paving materials (such as pavers, stamped colored asphalt, stamped textured concrete), or similar materials.

- e. Architectural or Decorative Lighting.
 - f. Accent Landscaping, mature trees, or shade structures.
5. If sculptural elements are provided, they should be situated in a manner to create focal interest. Additionally, these elements shall be located outside of sight visibility triangles, rights-of-way, and public utility easements.
 6. Accentuated corner treatments should be designed along collector and arterial streets to elevate the visual impact of the development.
 7. Corner treatments should include an enhanced pedestrian entrance into the site to serve as a gateway into the development.

5.18 Lighting

A. Exterior Lighting

1. *Purpose.* The Exterior Lighting regulations are intended to create awareness and maintain a high level of the City's physical and visual qualities by limiting light pollution, promoting energy conservation, reducing glare, and limiting pole height.
2. *Applicability.* All lighting within the Peoria City limits shall comply with the Dark Sky Ordinance set forth in **Chapter 20, Sections 20-60 through 20-67** of Code, and all amendments thereof. These regulations shall apply to all outdoor lighting including, but not limited to, search, spot, or floodlights for all structures, recreational areas, parking lots, landscape areas, or other outdoor lighting except as follows:
 - a. All sport field lighting;
 - b. The Master Development and the Zoning Administrator may allow other exceptions.
3. *Allowable Height.* 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 arenas and amphitheaters
 - d. Public parks
 - e. Street Lighting
4. *Adjacent to Residential Districts.* Lighting in any non-residential zoning district shall be shielded in a manner in which the light source is not visible from, nor are there spillover effects into, the residential zoning district. Additionally, any outdoor light fixture in a non-residential zoning district shall be a minimum of ten (10) feet from any adjacent residential zoning district.
5. *Within Residential Districts.* Any lighting on residential properties shall be directed downward and shielded in a manner that the illumination source shall not be visible from any adjacent property.
6. *Sign Lighting.* Any lighting used to illuminate wall or ground mounted signs shall be directed downward and shielded in a manner that the illumination source shall not be visible from any adjacent property.
7. *Submittal Requirements.* All new development submittals shall include an outdoor lighting plan for the entire site that describes compliance with the standards of this section and the Dark Sky Ordinance set forth in the **Chapter 20, Sections 20-60 through 20-67** of Code.
8. Refer to the *Peoria Engineering Standards Manual* for more information on applicable street lighting requirements.

5.18.1 Residential Lighting

5.18.1.1 Single Family Lighting

A. Streetscape, Site, and Accent Lighting

1. Incorporate lighting into the overall street or trail design to provide a uniform design element and safe street environment, while creating a visually pleasing environment.
2. The use of accent lighting is encouraged to improve the ambience in areas of high pedestrian activity or to highlight architectural or landscape features such as entries, signs, plantings, and art.
3. Decorative theme lighting, accent lighting and/or lighted bollards shall be placed along pedestrian connections and trails in activated open space areas to improve visibility and safety.
4. Care should be used in designing and selecting lighting fixtures to avoid off-site night glare and light pollution, especially within environmentally sensitive areas. Backlit decorative lighting and full cut-off fixtures shall be used to the greatest extent possible and are required in sensitive desert areas.

5.18.1.2 Multi-Family Lighting

A. Lighting

1. Lighting shall be provided within outdoor spaces to provide visual interest as well as a security function.
2. Decorative theme lighting, accent lighting, or lighted bollards shall be placed along pedestrian connections and in activated open space areas to improve visibility and safety.
3. Gated entry features shall use integrated decorative lighting to enhance walls and signage.
4. Lighting design shall be compatible with the building architecture, with fixtures of a consistent type and size within the development.

5.18.2 Commercial and Mixed-Use Lighting

A. Exterior Lighting

1. Light fixtures shall be compatible with the building architecture and development character.
2. When multiple buildings are present, building lighting should have a consistent, thematic design, with complementary lighting fixtures and structural supports throughout the development.
3. When utilizing wall wash lighting techniques to illuminate building elevations, multiple luminaires should be utilized, rather than a single high-intensity light.

B. Landscape Lighting

1. Landscape lighting should be used to illuminate and accentuate an architectural or landscape feature that is unique to the project, and not be used solely to attract attention. Lighting may include decorative elements incorporated into the planting materials themselves such as rope lighting within theme trees. Lighting shall be sited in a manner in which the lighting does not exceed its subject and does not create light pollution.

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Appendix A: Vistancia Property Legal Description

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Vistancia Property Legal Description

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.

LEGAL DESCRIPTION FOR VISTANCIA NORTH

Parcel 1:

THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER, SECTION 3, TOWNSHIP 5 NORTH, RANGE 1 WEST, OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA.

Parcel 2:

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

Parcel 3:

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

Parcel 4:

THE NORTH HALF OF THE NORTHEAST QUARTER; THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER; AND THE NORTH HALF OF THE SOUTH HALF OF THE NORTHEAST QUARTER OF SECTION 7, TOWNSHIP 5 NORTH, RANGE 1 WEST, OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA.

Parcel 5:

THE NORTH HALF OF THE NORTHEAST QUARTER; THE EAST HALF OF THE WEST HALF OF THE EAST HALF OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER; AND THE EAST HALF OF THE EAST HALF OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 8, TOWNSHIP 5 NORTH, RANGE 1 WEST, OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA.

Parcel 6:

ALL OF SECTION 9, TOWNSHIP 5 NORTH, RANGE 1 WEST, OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA.

Parcel 7:

ALL OF SECTION 10, TOWNSHIP 5 NORTH RANGE 1 WEST, OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA.

Parcel 8:

ALL OF SECTION 11, TOWNSHIP 5 NORTH, RANGE 1 WEST, OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA.

Parcel 9:

LOTS 1 - 10 INCLUSIVE; THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER; THE NORTH HALF OF THE NORTHWEST QUARTER; THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER; AND THE SOUTH HALF OF THE SOUTHWEST QUARTER OF SECTION 14, TOWNSHIP 5 NORTH, RANGE 1 WEST, OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY. ARIZONA.

Parcel 10:

LOTS 1 - 10 INCLUSIVE; THE NORTH HALF OF THE NORTHEAST QUARTER; THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER; THE NORTHWEST QUARTER; AND THE NORTH HALF OF THE SOUTHWEST QUARTER OF SECTION 15, TOWNSHIP 5 NORTH, RANGE 1 WEST, OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA.

Parcel 11:

THE NORTH HALF OF THE NORTH HALF; AND THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 22, TOWNSHIP 5 NORTH RANGE 1 WEST, OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA.

Parcel 12:

THE SOUTHWEST QUARTER; THE NORTH HALF OF THE SOUTHEAST QUARTER; THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER, THE WEST HALF OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER; AND THE WEST HALF OF THE EAST HALF OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 8, TOWNSHIP 5 NORTH, RANGE 1 WEST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA.

DRAFT

Appendix B: Traffic Impact Study - Vistancia PCD Traffic Impact Analysis, 2019 (Southwest Traffic Engineers)*

**Submitted under a separate cover, the Vistancia PCD Traffic Impact Analysis (Southwest Traffic Engineers) 2019, is intended to supersede the previous analyses.*

Appendix C: Master Drainage Report - Phase I, Phase II, and proposed Phase III Drainage Report for Vistancia (Wood/Patel & Associates, Inc.), Vistancia Master Drainage Report Update for Twin Buttes Wash and Unnamed Wash B Hydrology, April 2013 (Goodwin and Marshall, Inc.) & "Vistancia North Drainage Report" (Stanley Consultants, Inc.)*

**Submitted under separate cover are 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, and Vistancia Master Drainage Report Update for Twin Buttes Wash and Unnamed Wash B Hydrology - prepared by Goodwin and Marchall, Inc. dated April, 2013 and the "Vistancia North Drainage Report" prepared by Stanley Consultants, Inc. dated March 2007.*

Appendix D: Water and Wastewater Facilities Master Plan - Vistancia Master Utility Plan 2013 Update (Wilson)*

**The Vistancia Utility Master Plan 2013 Update (Wilson Engineers) has been submitted under separate cover and supersedes previous analysis.*

DRAFT

**Appendix E: Peoria City Council Conditions of Planned Community District
Zoning Approval**

DRAFT



City of Peoria

Planning and Community Development

9875 N. 85th Avenue, Peoria AZ 85345

May 2, 2012

Chris Reed
Vistancia South LLC
6720 N. Scottsdale Rd., Suite 160
Scottsdale, Arizona 85253

RE: Z01-10A.11 Vistancia North & South

Dear Mr. Reed:

On May 1, 2012 the Peoria City Council approved Case Z01-10A.11 Vistancia North & South, Ordinance 2012-07, subject to the following conditions:

Land Use

1. The Development shall comply with the Vistancia Planned Community District (Vistancia PCD) Development Plan & Standards Report, dated February 2012, except as modified herein.
2. The total number of dwelling units for the Vistancia Planned Community shall not exceed the maximum units permitted within each development village and 10,500 units for the project as a whole as outlined in *Table C.1*. The number of dwelling units shall be tracked by the Developer during the review of each subdivision and/or site plan
3. Within 60 days of City Council adoption, the applicant shall provide to the City three (3) copies of the Vistancia PCD in its final format, which shall include the incorporation of all exceptions to the City's Zoning Ordinance into the appropriate Appendices containing the applicable section(s) of the Zoning Ordinance.
4. The golf course zoning shall be aligned with the adjoining zoning districts.
5. The residential development units shall adhere to Table D.1 Residential Development Standards of the Vistancia PCD.

Open Space

6. A Wash Corridor Protection Plan, documenting the location of all significant washes on the site, as illustrated in the Vistancia PCD, shall be

- approved with each applicable preliminary plat or site plan for any development unit. The plan shall identify the relationship between the existing wash corridors, proposed development activity, and all wash protection measures, road crossings, and pedestrian and recreational amenities planned along the wash corridor. All washes shall be protected in accordance with Section 14-22B (Desert Lands Conservation Overlay) of the Zoning Ordinance as modified in the Vistancia PCD document.
7. The City acknowledges that the Developer intends to donate, per the terms of the Amended and Restated Development Agreement, an initial 900 acres of Natural Mountain Preserve to the City of Peoria as depicted in the Vistancia PCD document. Subsequent donations to the City of Peoria shall occur concurrent with the final plat approval for any development unit in which the additional Preserve Area is located or as otherwise determined through the Amended and Restated Development Agreement for Vistancia. A revised boundary survey of the Preserve shall be provided at no cost to the City at the time of donation.
 8. The Developer shall site, construct and dedicate all public park sites, as depicted in the Vistancia PCD document, with future sites totaling a minimum of ten (10) useable acres or more, to the City of Peoria for use as Neighborhood Parks. During the platting process of adjacent parcels, the Developer and City shall work together to determine timelines to dedicate land and construct capital facilities for the Neighborhood Parks. Future park sites less than 10 acres shall be private parks and are not subject to dedication to the City. Final park locations shall be subject to the approval of the Community Services Director or designee at the time of Preliminary Plat review and approval. The Developer shall dedicate such lands and construct such facilities as determined by the Community Services Director and as provided for in the Vistancia PCD document and/or the Amended and Restated Development Agreement for Vistancia.
 9. An archaeological survey of the subject property shall be conducted, prior to the filing of the first preliminary plat north of the CAP canal, to locate and evaluate cultural resources that might be present. Once the survey is complete, a report of the results shall be forwarded to the Arizona State Historic Preservation Office and the City's Historic Preservation Officer for review and comment before any ground disturbing activities related to development are initiated. If prehistoric or historic sites are identified within the subject area, it may be necessary to have archaeological testing performed at the sites to evaluate their eligibility for the National or State Register of Historic Places. Further, if Register eligible properties cannot be avoided by project activities, then the Arizona State Historic Preservation Office shall determine if a data recovery (excavation) program is necessary. Should federal permits be required for the project, then any archaeological work performed must meet the Secretary of Interior Standards, and will be subject to the provisions of Section 106 of the National Historic Preservation Act.

10. Not less than 137 acres shall be set aside and donated for neighborhood and community park space.
11. Prior to filing each preliminary plat, north of the CAP Canal, and excluding the Clementine Mine Exemption area as shown in the PCD, the developer will submit a landscaping inventory and salvage plan which identifies and assesses the native trees and cacti within the development parcel, and which determines the preservation/disposition for each of the selected native trees and cacti.

Utilities

12. All water, wastewater and reclaimed water infrastructure necessary for each plat and site plan shall be constructed in conformance with both the current Utility Master Plans approved by the Public Works-Utilities Director and the Water Appendix (Exhibit G) of the Amended and Restated Development Agreement for Vistancia.
13. The City of Peoria, at its discretion, may place a hold on the approval of preliminary plats, construction documents, final plats, infrastructure permits, and/or building permits to insure that sufficient treatment capacity in the Jomax Water Reclamation Facility and availability of water resources and capacity to the site is available prior to actual demand for such services and resources.
14. All water, wastewater and reclaimed water system infrastructure shall be designed and constructed by the Developer or Vistancia Community Facilities District in accordance with the most current City Water, Sewer and Disposal Code, City's Utility Master Plans, Vistancia Utility Master Plan, and the City's Infrastructure Design Guidelines.
15. The City reserves the right to request that the utility infrastructure be oversized to accommodate development outside the project area. The City shall be responsible to pay for the incremental cost between that which is needed to serve the Vistancia development and the oversizing request.
16. Any or all of the above referenced infrastructure may be located off-site but shall be planned and developed to accommodate this project. All infrastructure and water resources required for this development will be developed and dedicated to the City of Peoria by the Developer at no cost to the City.
17. The Developer is responsible to provide water supplies for the development that will be physically, legally, and continuously available for 100 years. Prior to recording individual plats for the project / property, the Developer must demonstrate that the plat is included in Peoria's most current approved Designation of Assured Water Supply. The developer shall be responsible to fund the City's acquisition of additional CAP water resources for the project in accordance with the Water Appendix (Exhibit G) of the Amended and Restated Development Agreement for Vistancia.
18. Public water, sewer and reclaimed water lines located outside of right-of-way shall be located in easements dedicated for that use and shall comply with the City's minimum requirements. Easements shall be dedicated at

- no cost to the City. The City at its own discretion may require such easements for public water and sewer lines to be located within designated roadway cross-sections and or tracts.
19. The City of Peoria, at its discretion, may request that an update / revision to the Utility Master Plan be submitted and approved prior to the approval of individual preliminary plats to ensure the necessary water, wastewater and reclaimed water infrastructure is completed to support the plat and/or development phase.
 20. All water for construction purposes, irrigation supplied to golf courses and large common areas, and water used to fill or refill lakes shall be used in a manner that is consistent with the City of Peoria Reclaimed Water Service Ordinance and the rules, regulations and policies of the Arizona Department of Water Resources governing the use of water for turf-related facilities.

Transportation

21. Improvements shall be consistent with development standards set forth in the City Infrastructure Guide.
22. The developer shall build Lone Mountain Road (outside lanes) from El Mirage Road to the Loop 303 by Spring 2012.
23. The developer shall build Lone Mountain Road (lanes 3 and 4) from El Mirage Road to the Loop 303 interchange. This project shall be initiated when the City has determined the existing level of service has reached “C” (as defined by Table 2.1 of the Northwest Valley Transportation Study Peoria Community Transportation Plan) on Lone Mountain Road east of El Mirage Road. The improvements shall be completed within 24 months after being initiated; unless extended with valid reasoning and receiving support from the City Engineer.
24. The developer shall build El Mirage Road (the half-street) from Jomax Road to Happy Valley Road. This project shall be initiated when the City has determined that the existing level of service has reached “C” (as defined by Table 2.1 of the Northwest Valley Transportation Study Peoria Community Transportation Plan) on Vistancia Boulevard east of El Mirage Road. The improvements shall be completed with a Letter of Acceptance from the City within 36 months of project initiation unless extended with valid reasoning and receiving support from the City Engineer.
25. The developer shall build El Mirage Road (the half-street) from Happy Valley Road to the Loop 303 interchange. This project shall be initiated when the City has determined that the existing level of service has reached “C” (as defined by Table 2.1 of the Northwest Valley Transportation Study Peoria Community Transportation Plan) on El Mirage Road north of Happy Valley Road. The improvements shall be completed with a Letter of Acceptance from the City within 36 months of project initiation unless extended with valid reasoning and receiving support from the City Engineer. If this level of service is not reached at

- build out of the Vistancia community, this improvement shall cease to be a developer obligation.
26. The developer shall be responsible for construction of all public and private on-site roadways within the designated Vistancia PCD boundaries. Further, the homeowners association shall be responsible for the maintenance and upkeep of all private roads, washes / wash crossings, roadway median landscaping, landscaping within the public rights-of-way, and of pedestrian, bicycle, and multi-use pathways within or adjacent to public right-of-ways.
 27. The Developer shall dedicate the required right-of-way and construct full and half street improvements where necessary to serve this project as determined by the City Engineer or his designee and in accordance with an approved Phasing Plan.
 28. The Developer shall provide both on-site and off-site roadway infrastructure to serve this development in accordance with the current, approved Vistancia Traffic Impact Study, subject to the approval of the City Engineer or his designee. The City Engineer or his designee may require the developer to provide an updated Traffic Impact Analysis periodically due to phasing issues as preliminary plats for the development of the PCD are submitted. The developer shall use reasonable efforts to acquire off site rights-of-way as necessary and required by the City of Peoria, consistent with the current, approved Traffic Impact Analysis.
 29. At the time of the submittal of the first residential preliminary plat north of the Central Arizona Project Canal, if Vistancia Boulevard provides the only roadway access to the proposed area, the applicant shall prepare and submit a report addressing emergency access to and from the site in the event of a blockage or failure of the Vistancia Boulevard crossing of the Central Arizona Project Canal. The report shall be subject to the approval of the City Engineer, Fire Chief and Police Chief prior to approval of said preliminary plat.
 30. A Final Master Traffic Impact Analysis (TIA) prepared in accordance with the City's Traffic Impact Study Criteria shall be approved prior to any preliminary plat, site plan or infrastructure plan submittal for that phase. Additional TIA for each phase of development will be required by the City Engineer to provide recommendations for the interim traffic conditions.
 31. A site specific (individual) TIA, or update letter as approved by the City Engineer or designee, shall be submitted with all residential and nonresidential parcels within the development.
 32. The right-of-way dedications and roadway sections will be determined based on the City Standards that are in effect at the time of the preliminary plat and/or site plan approval process.
 33. The Developer shall submit a noise mitigation study addressing the anticipated truck traffic on the arterial roadways. All walls shall be designed in accordance with the recommendations of the sound study and per the Zoning Ordinance.

34. The Developer shall dedicate ROW on all roadways per the City of Peoria standards in place at the time of the preliminary plat or final plat submittal / approval for all arterials, collectors, and residential roadways within this subdivision.
35. The Developer shall dedicate an additional 10-foot ROW within 500-feet of a major arterial roadway intersection.
36. The Developer shall dedicate an 8' PUE outside of the ROW or private roadway Tract. No walls, or retention or other encumbrances shall be allowed within the PUE without approval from the City Engineer or his designee.
37. The Developer shall dedicate a 30-foot by 30-foot ROW chamfer at all intersections with collectors or arterials. The Developer shall dedicate a 20-foot by 20-foot ROW chamfer at all local/local roadway intersections.
38. The Developer shall install traffic signal interconnect conduit along all arterials. Plans for the installation of the traffic signal interconnect conduit shall be submitted with the improvement plans. The traffic signal interconnect shall also be shown on the paving plans.

Drainage

39. This development shall implement the recommendations of the "North Peoria Area Drainage Master Plan 'low-impact' development alternative" for any activity within the floodway fringe or erosion hazard zone that does not significantly alter the natural form and function of the watercourse. The following standards are proposed to quantify the definition of "low impact":
 - Minimal velocity increases:

The average 10-year velocity in the *channel* or over bank should not change (± 0.0 fps).

The average 100-year velocity in the *channel* or over bank should not change (increase or decrease) by more than 10 percent or one-foot per second (fps), whichever is less.

- Minimal water surface elevation increase:

The 10-year water surface elevation should not change (± 0.0 ft.).

The 100-year water surface elevation should not increase or decrease by more than 0.1-foot.

- Minimal disturbance of the main channel:

No decrease in the full bank width of the main channel.

No excavation or deepening of the streambed in the main channel.

No removal of bank vegetation. Where bank vegetation is temporarily disturbed by construction, it should be replaced, monitored for health, and irrigated if required to assure its survival.

No relocation of the low-flow channel within the floodplain.

- No offsite impacts:

No erosion, sedimentation, or flood impacts to adjacent properties without written permission of affected property owners.

Engineering and geomorphic analysis required to demonstrate no long-term, short-term or 100-year off-site impacts.

Preservation of natural landscape character and habitat within the floodplain. Alternatives that exceed the standards listed above are not considered low-impact alternatives.

40. In addition to establishing 100-year floodplain limits, erosion hazard zone delineations shall be conducted on all watercourses with drainage areas more than $\frac{1}{4}$ of a square mile or have a 100-year estimated flow rate of more than 500 cfs. Erosion hazard delineation shall be conducted at a minimum in conformance with State Standard for Watercourse System Sedimentation Balance (State Standard 5-96) guidelines.

41. A Maintenance Plan shall be developed for all structural type improvements. The Plan will document required maintenance to be provided by the owner/owners of structural type drainage improvements. The Plan shall include the following items as applicable:

Type of facility.

Owner of facility.

Required maintenance activity.

Vegetation maintenance.

Bank protection maintenance.

Grade control maintenance.

Removal of debris and sediment from structures.

Required permits for maintenance activity.

Required inspection/monitoring activity.

Schedule for inspection and monitoring activity.

Required agency notification.

42. A Phased Drainage Plan must be submitted and approved for each proposed development phase prior to any preliminary plat or site plan approval for that phase. Each approved phased drainage report must be updated at the completion of each phase based on final design conditions. This requirement must be satisfied for each phase prior to submittal of the next construction phase unless specifically permitted by the City Engineer or his designee.

43. The post development flows exiting this project shall not exceed the pre-development peak flow rate and volume generated from the 100-year, 6-hour storm event. This site must demonstrate that the post runoff peak and volume from the 2, 10, 50, and 100 years storm event do not exceed the pre-development values. This will essentially require the use of retention and detention systems within the site.

44. A site specific Drainage Report shall be submitted with each preliminary plat and/or site plan and shall be in conformance with the approved Master Drainage Report and the Master Drainage Plan for that phase of construction.

45. First flush runoff (first 1-inch of rainfall) must be treated prior to discharge to any adjacent drainage way or public drainage system. All first flush treatment system(s) must be outlined and approved by the City of Peoria prior to approval of the preliminary plat.

46. All non-single family residential parcels shall retain 100% of the 100-year, 2-hour storm event. In the event site specific geologic and topographic conditions do not permit compliance with the retention requirement, the developer may request from the City Engineer a waiver from the retention requirement. If approved by the City Engineer, the developer shall design each site to detain 100% of the 100-year, 2-hour storm event with a discharge rate designed to permit the detained volume to drain within 36-hours per the City Infrastructure Guide.
47. Street drainage shall conform to the City of Peoria Street Drainage Policy outlined in the City Infrastructure Design Guidelines. Specifically, the street right-of-way shall be designed to carry a maximum 100-CFS; a storm drain system is required when that capacity is exceeded with discharge of such a system to an approved facility.
48. The City's Policy is not to permit any crossings that will be designed for less than the 100-year storm capacity and will permit overtopping of such a storm event. However, depending on the location and ownership of such roadway, a waiver may be granted by the City Engineer or his designee. Such a waiver must be requested and approved on a case by case basis.
49. All construction activities within the State of Arizona shall comply with the AZ Pollutant Discharge Elimination System (AZPDES) rules and regulations as a minimum standard in addition to City of Peoria established criteria.
50. All floodplains must be shown on the preliminary and final plats.
51. No structure shall be constructed within the limits of the Federal Emergency Management Agency (FEMA) designated flood plain. Any modification to existing flood plain shall be pre-approved by FEMA through the City of Peoria Site Development Division and the Engineering Department.
52. A Final Drainage Report shall be approved by the City of Peoria for each subdivision plat.

Other

53. One Emergency Response Facility (fire and police) shall be located within Vistancia North as depicted on Figure C-3 and Figure C-6 in the PCD ('Emergency Response Plan'). The station shall be dedicated at the City's discretion and as otherwise specified in the Amended and Restated Development Agreement for Vistancia.
54. Approval of this zoning amendment is not a waiver or amendment by the City of any provision of the Amended and Restated Development Agreement for Vistancia affecting the property. If any provision of this PCD is inconsistent with the Amended and Restated Development Agreement for Vistancia, then the Developer must amend the Agreement prior to implementing the conflicting zoning, or be in breach of the Agreement.
55. The Developer shall provide a library site within the Vistancia property, in a location acceptable to the City of Peoria, subject to the provisions

identified within the Amended and Restated Development Agreement for Vistancia.

56. The Developer shall preserve, in their entirety except as necessary to accommodate road and utility crossings, the McMicken, White Peak, and Twin Buttes washes, as identified on Figure B-3 of the PCD. The preservation area is considered an area fifty (50) feet from each side of the “sandy bottom” of said washes. The developer shall be responsible for providing a survey to determine the sandy bottom of said washes prior to or concurrent with each preliminary plat application.

According to Section 14-39-6.L of the Zoning Ordinance for the City of Peoria, all rezoning amendments shall become effective thirty (30) days after the date of adoption by the City Council. Should you have further questions in this regard, please contact the undersigned at 623-773-5168.

Sincerely,



Adam Pruett
Senior Planner